

FOR LEASE-SUNSET STRIP RETAIL END-CAP



8539 SUNSET BOULEVARD
WEST HOLLYWOOD, CA 90069

FOR LEASE-SUNSET STRIP RETAIL END-CAP



PROPERTY INFORMATION

Address: 8539 Sunset Boulevard, West Hollywood, CA 90069

Available Space: Unit 12/13: Approximately 1,800 square feet.
Unit 19: Approximately 900 square feet.

Asking Price: \$3.95 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance. For information purposes only, 2020 NNN expenses are at \$1.12 per square foot per month.

PROPERTY HIGHLIGHTS

- ◆ Located on the world famous Sunset Strip;
- ◆ 96,931 vehicles per day at Sunset and La Cienega Boulevards;
- ◆ Area retailers include H&M, Club Monaco, Armani Exchange, Hugo Boss, Nicole Miller, BCBG, and many other world-renown stores and restaurants.

For further information or tour, please contact exclusive agents:

Marc Pollock

License #00881177

Marc@WestsideRetail.com

Mark Einbund

License #00826287

Mark@WestsideRetail.com

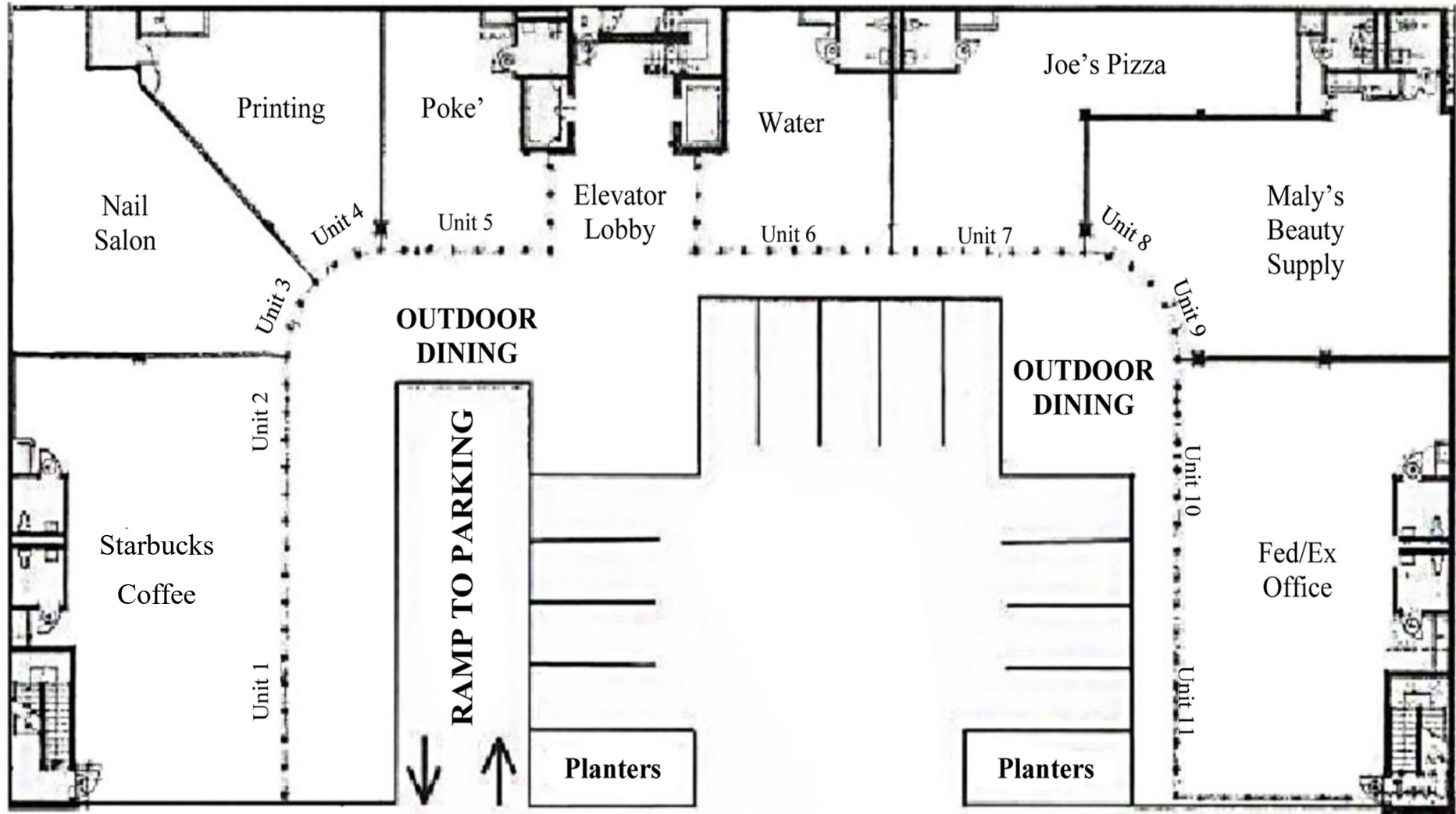
This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2020

**8539 SUNSET BOULEVARD
WEST HOLLYWOOD, CA 90069**



FOR LEASE-SUNSET STRIP RETAIL END-CAP

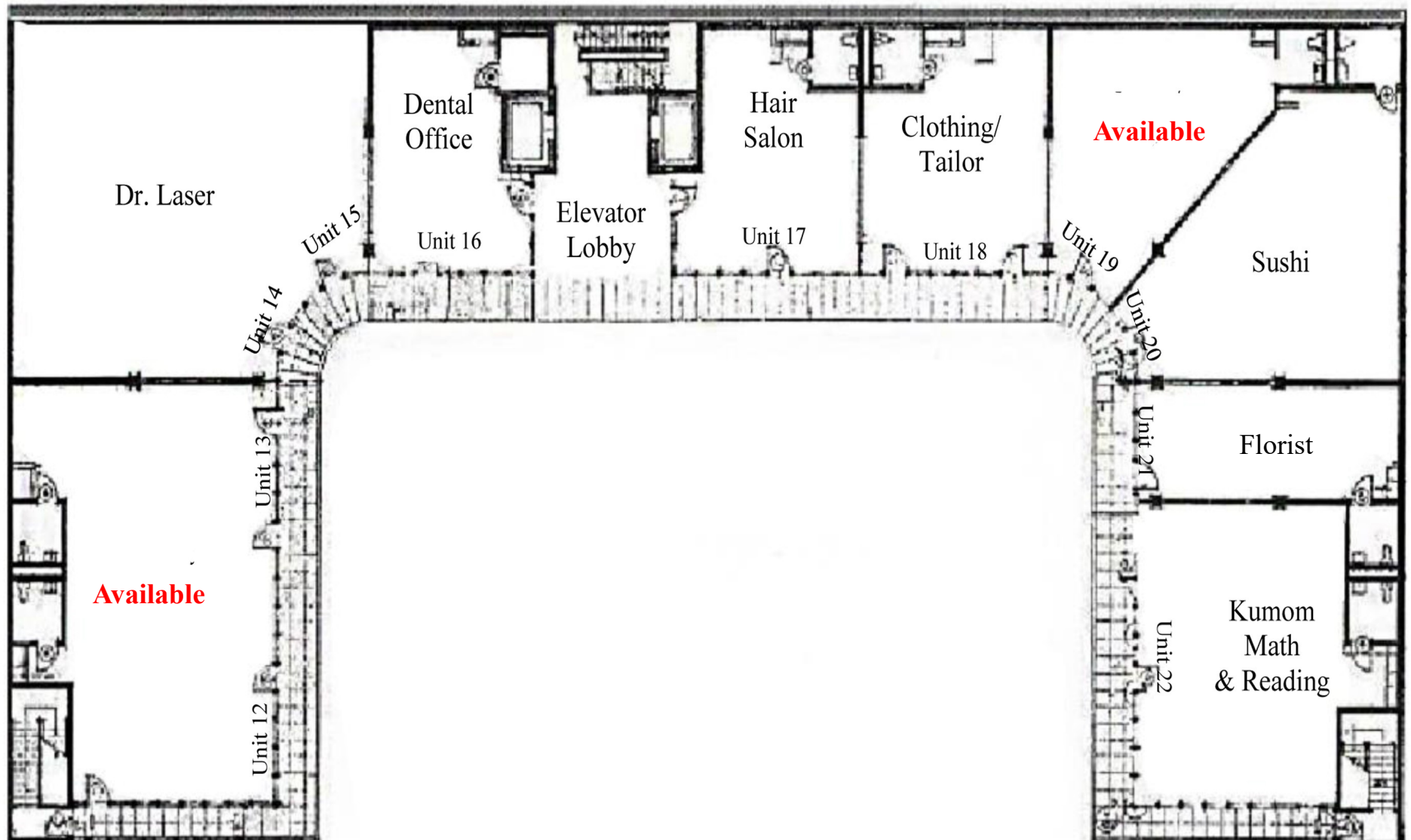
FIRST LEVEL



8539 SUNSET BOULEVARD
WEST HOLLYWOOD, CA 90069

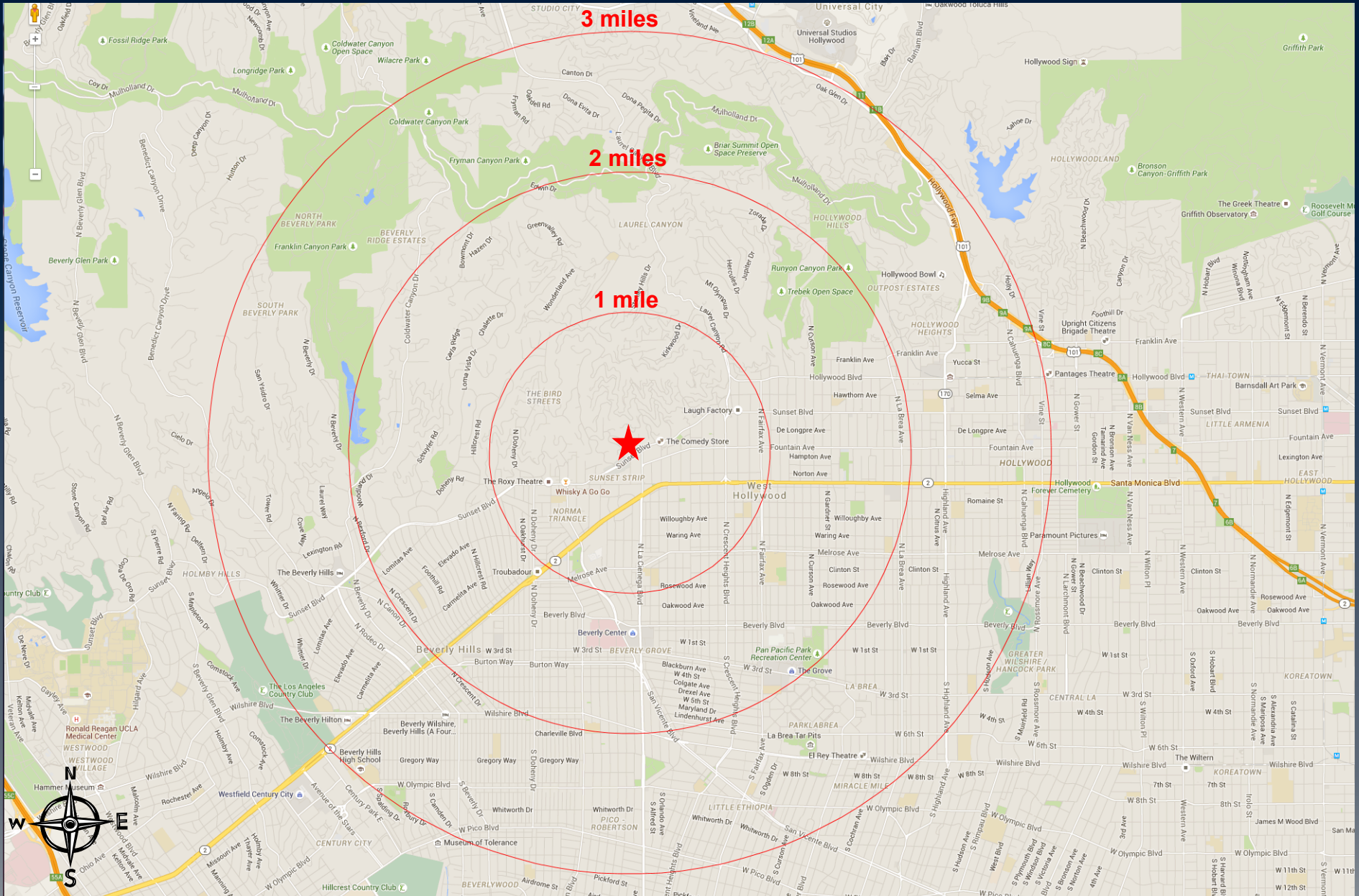
FOR LEASE-SUNSET STRIP RETAIL END-CAP

SECOND LEVEL



8539 SUNSET BOULEVARD
WEST HOLLYWOOD, CA 90069

FOR LEASE-SUNSET STRIP RETAIL END-CAP



8539 SUNSET BOULEVARD
WEST HOLLYWOOD, CA 90069

