



- Address:** 8801 West Pico Boulevard, Los Angeles, CA 90035
- Available Space:** Approximately 2,400 square feet
- Parking:** 27- car metered parking lot behind the property
- Rental Rate:** \$4.35 NNN per square foot per month. Tenant to be responsible for its pro-rata share of real property taxes, general liability and fire insurance, common area repairs and maintenance, currently 60¢ per square foot per month.
- Comments:**
- ▶ Formerly Radio Shack;
 - ▶ Available January 1, 2018;
 - ▶ Excellent signage facing two major streets;
 - ▶ More than 80,000 cars pass through this location daily;
 - ▶ Neighbors include Walgreens, Petco, Starbucks Coffee, Wells Fargo Bank, and many other nationally and regionally recognized stores and restaurants.

For further information
or tour, please
contact exclusive agents:

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Additional information on this
property can be found online at
www.WestsideRetail.com



8801 WEST PICO BOULEVARD
LOS ANGELES, CA 90035



ROBERTSON BOULEVARD

The information contained on this site plan is for illustration purposes only, not necessarily drawn to scale, and is not intended to make any representation or warranty as to the actual number of parking spaces, or to the size and nature of improvements, the identity or location of any current or proposed neighboring businesses. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use and needs. Westside Retail, Inc. 2017