



- Address:** 10767 West Pico Boulevard, Los Angeles, California 90064
(Two blocks West of Overland Avenue)
- Available Space:** Approximately 3,696 square feet.
- Parking:** 4 exclusive parking spaces in rear. City-owned metered parking lot includes 19 additional spaces offering parking up to 10 hours.
- Asking Rate:** ~~\$3.50 NNN~~ **\$2.95 NNN** per square foot per month. Tenant to pay property taxes, property and general liability insurance, currently estimated at 62¢ per square foot per month.

- Comments:**
- ▶ Directly across from the Westside Pavilion (a 760,320 square foot regional mall anchored by Nordstrom, Macy's, Barnes & Noble, and Landmark Theatres);
 - ▶ Newly remodeled interior and exterior with rooftop signage;
 - ▶ Approximately 40,587 cars per day on Pico Boulevard (according to 2007 survey);
 - ▶ Neighbors include Guitar Center, Pep Boys, F & S Fabrics, LensCrafters, La-Z-Boy Furniture Galleries, Ken Crane's Big Screen, Barbeques Galore, Centinela Feed & Pet, and many other well-established retailers, showrooms, and restaurants.

For further information
or tour, please
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10767 PICO BOULEVARD LOS ANGELES, CA 90064

