



**Address:** 10931 West Pico Boulevard, Los Angeles, California 90064

**Available Space:** Approximately 6,000 square feet (4,800 square foot ground floor plus 1,200 square foot mezzanine)

**Parking:** Small parking area in rear, plus a city-owned parking lot one block East offering 40 metered spaces.

**Asking Rate:** \$2.35 NNN per square foot per month for ground floor  
\$1.35 NNN per square foot per month for mezzanine  
Tenant to pay real property taxes, property and general liability insurance, currently estimated at 29¢ per square foot per month.

**Comments:**

- ▶ High ceilings with large display windows facing both streets;
- ▶ Tremendous signage. Usable mezzanine overlooking ground floor;
- ▶ Neighbors include The Westside Pavilion (a 760,320 square foot regional mall anchored by Nordstrom, Barnes & Noble, and Landmark Theatres), Centinela Feed and Pet, Barbeques Galore, Guitar Center, and many other established retailers and restaurants.

For further information or tour, please contact exclusive agents:

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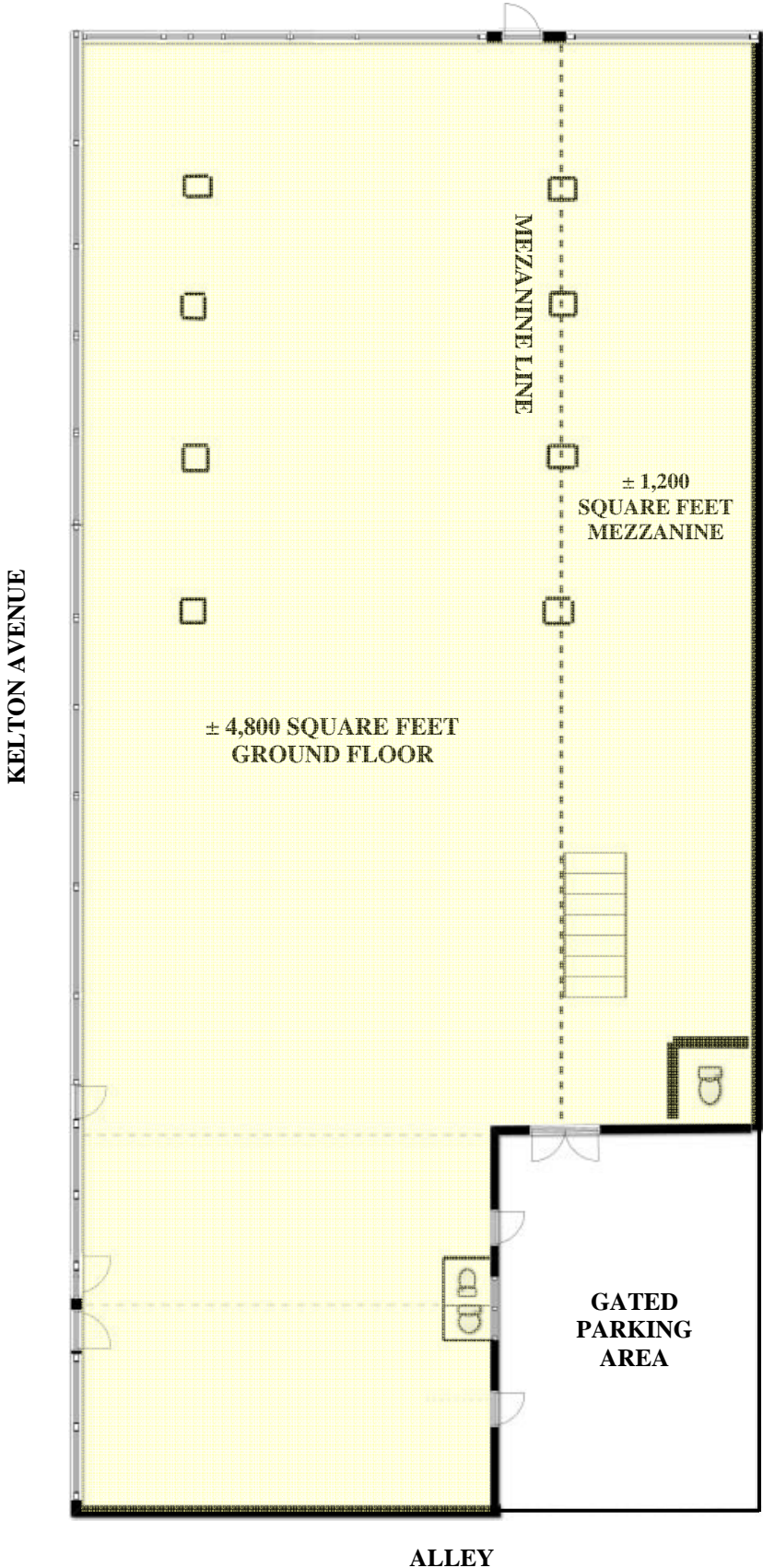
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Additional information on this property can be found online at [www.WestsideRetail.com](http://www.WestsideRetail.com)



**10931 WEST PICO BOULEVARD  
LOS ANGELES, CA 90064**

**PICO BOULEVARD**



*The information contained on this 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, nature of improvements, identity or location of any existing or proposed tenant. It is your responsibility to independently confirm its accuracy and completeness. 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 needs. Westside Retail, Inc. 2012*