



- Address:** 10942 and 10944 West Pico Boulevard, Los Angeles, California 90064
- Available Space:** ±1,800 square feet
- Parking:** 6 parking spaces in rear (3 tandem stalls).
- Asking Rate:** \$2.95 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, insurance, and common area repairs and maintenance, currently estimated at 63¢ per square foot per month.
- Comments:**
- ▶ 80,000+ vehicles per day pass through the intersection of Pico and Westwood Boulevards;
 - ▶ Premises under complete renovation, to include new storefront, HVAC, plumbing & electrical.
 - ▶ Neighbors include the Westside Pavilion (a 760,320 square foot regional mall featuring Nordstrom, Macy's, Barnes & Noble, and the Landmark Theatres), Guitar Center, Pep Boys, 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
contact exclusive agents:

Marc Pollock

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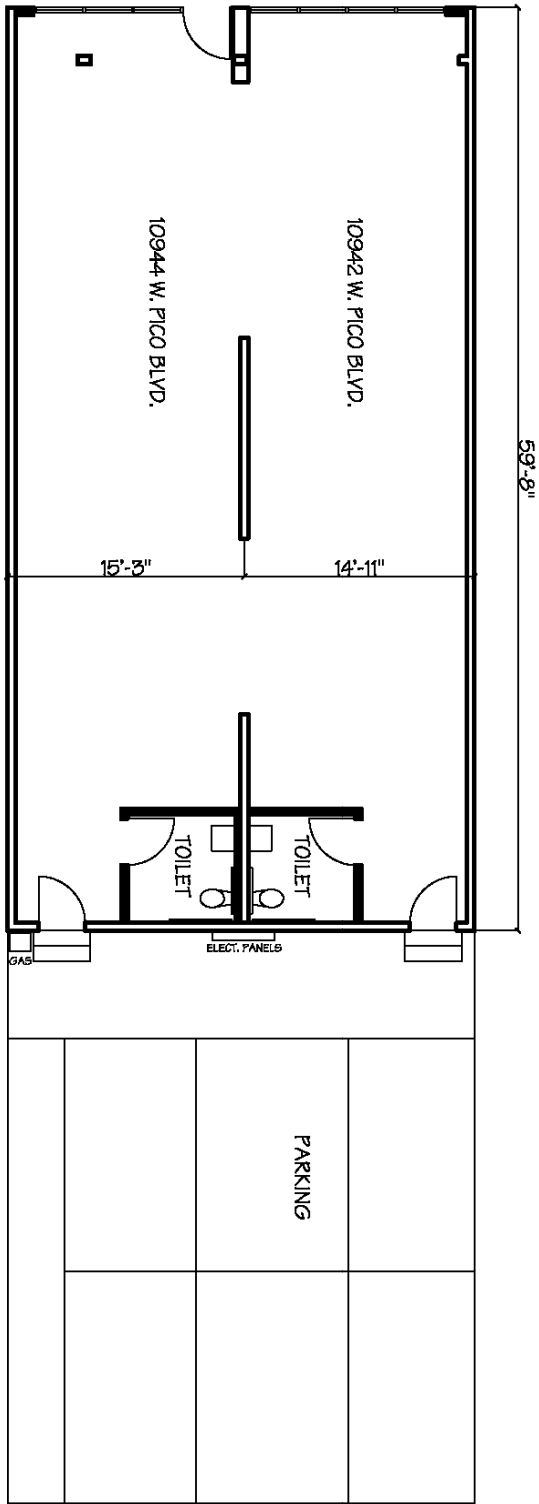
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Additional information on this
property can be found online at
www.WestsideRetail.com



10942 AND 10944 WEST PICO BOULEVARD
LOS ANGELES, CA 90064

PICO BOULEVARD



ALLEY

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(s). It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your needs. Westside Retail, Inc. 2009