



Address: 8471 Beverly Boulevard, Los Angeles, California 90048

Available Space: Suite 200: Approximately 2,000 square feet.

Parking: \$1.00 for 1 hour parking with validation.

Rental Rate: \$2.35 NNN per square foot per month. Tenant to pay its pro-rata share of property taxes, property, and general liability insurance, common area repairs and maintenance, currently estimated at 50¢ per square foot per month.

Comments:

- ▶ Landmark shopping center on the major signalized intersection of Beverly and La Cienega Boulevards.
- ▶ Neighbors include Fed Ex Office, AT&T, Lenscrafters, H&R Block, the Beverly Center (a 883,00 square foot regional mall anchored by Macy's and Bloomingdales), the Beverly Connection (a 370,000 square foot shopping center anchored by Nordstrom Rack, Sports Chalet, Marshalls, Old Navy, and Loehmanns), Sofitel, Cedar Sinai Medical Center, and many other established retailers and restaurants.

For further information
or tour, please
contact exclusive agents:

Marc Pollock

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Stacy Shakib

License #01851022

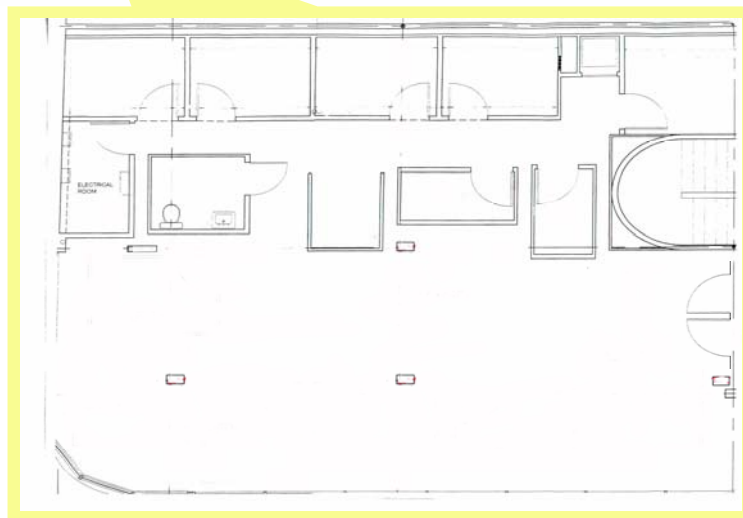
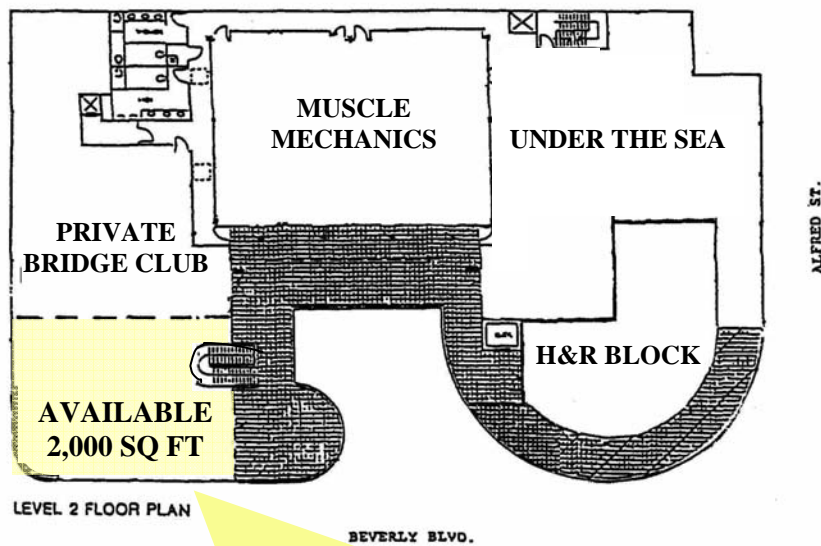
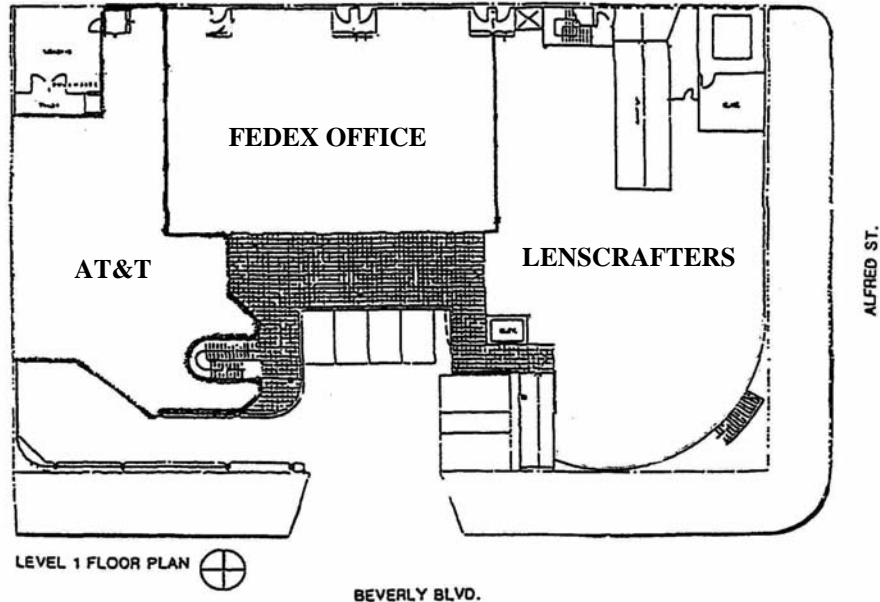
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Additional information on this
property can be found online at
www.WestsideRetail.com



**8471 BEVERLY BOULEVARD
LOS ANGELES, CA 90048**



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. 2011