



- Address:** 1070 South La Cienega Boulevard, Los Angeles, CA 90035
- Occupancy:** 3rd quarter 2009
- Retail Storefront:** 548 to 7,081 square feet available
- Parking:** 18 on-grade parking spaces, 52 subterranean spaces (3/1000 parking)
- Asking Rate:** \$2.95-\$4.95 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 88¢ per square foot per month.
- Comments:**
- ▶ 44,000+ vehicles pass this location per day;
 - ▶ Located on the "going home" side of the Santa Monica (10) Freeway traffic, the main freeway exit servicing Beverly Hills, West Hollywood, and Century City;
 - ▶ Neighbors include AutoZone, 20/20 Video, Frazee Paint, Bank of America, Hertz Rental Car, and many other well-established retailers, showrooms, and restaurants.

For further information
or tour, please
contact exclusive agents:

Marc Pollock

Marc@WestsideRetail.com

Megan Peel

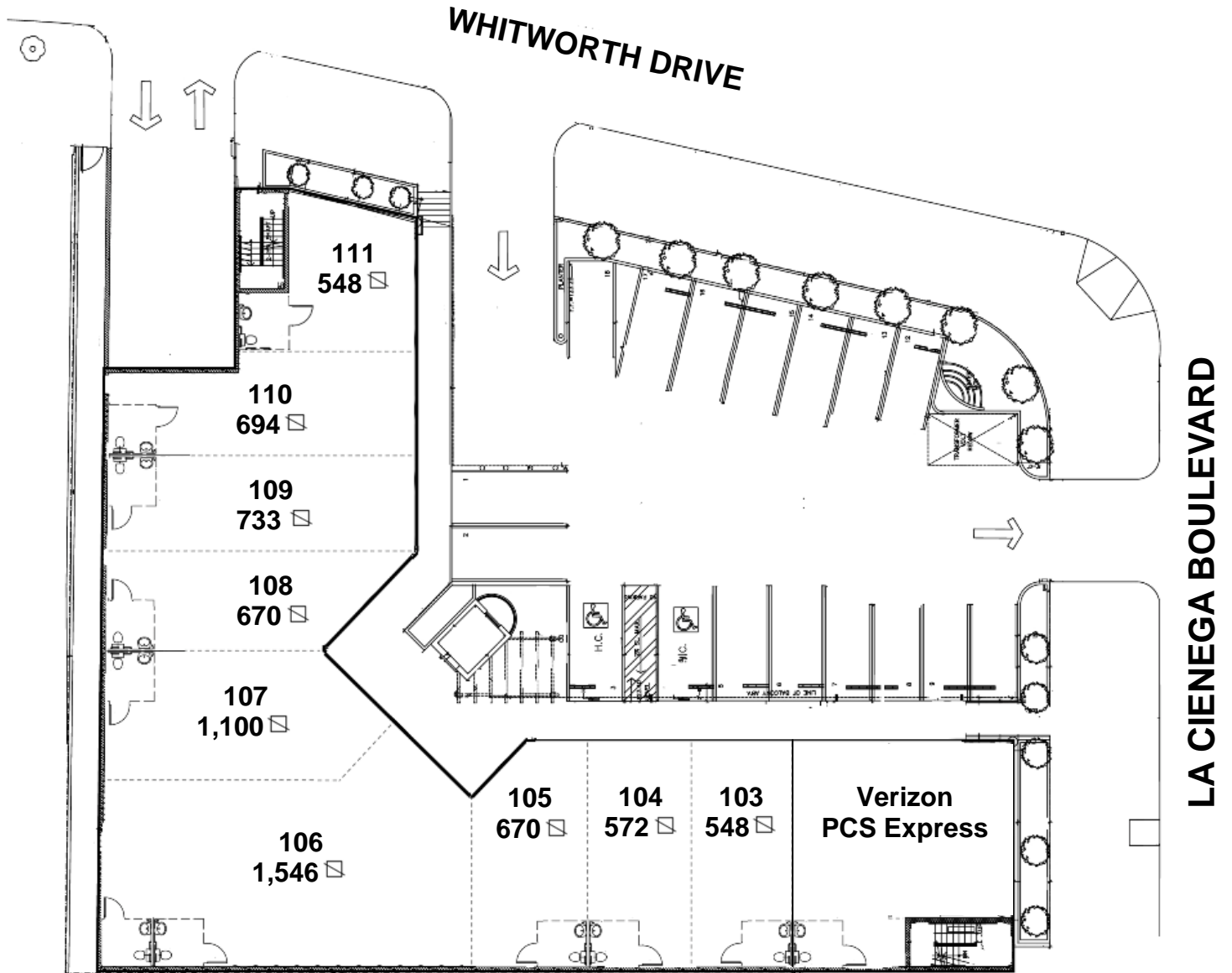
Megan@WestsideRetail.com

11847 Gorham Avenue
Suite 120
Los Angeles, CA 90049
Phone 310.826.8000
Fax 310.826.8333

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

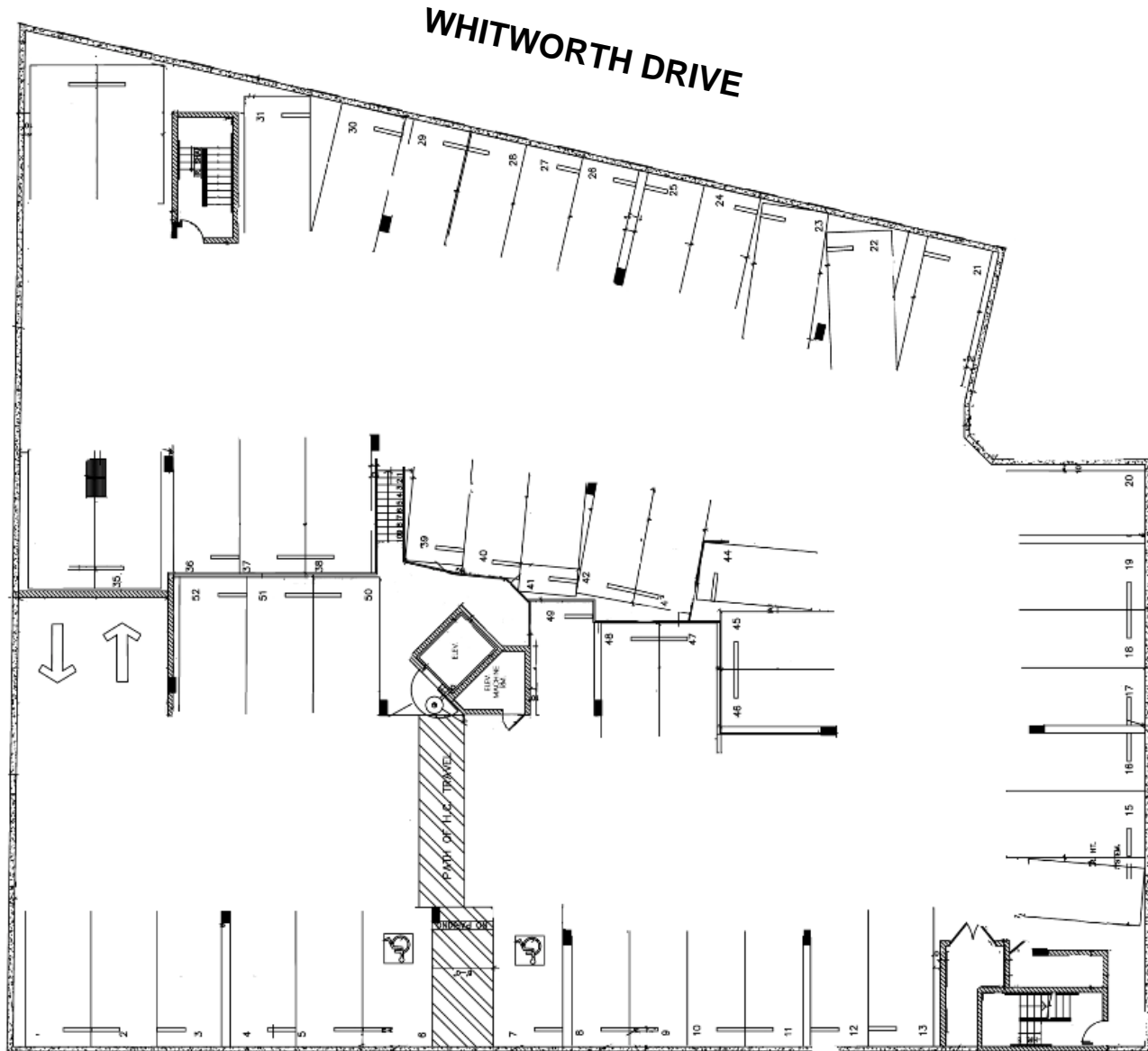


MARSEL PLAZA
1070 SOUTH LA CIENEGA BOULEVARD
LOS ANGELES, CA 90034



GROUND LEVEL RETAIL

MARSEL PLAZA
1070 SOUTH LA CIENEGA BOULEVARD
LOS ANGELES, CA 90034



SUBTERRANEAN PARKING

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