



**Address:** 10837 Santa Monica Boulevard, Los Angeles, California 90025  
(North West corner of Santa Monica Boulevard & Glendon Avenue)

**Available Space:** Approximately 1,344 square feet (expandable, call for details)

**Parking:** 2 exclusive parking spaces in rear, plus street parking

**Rental 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 / maintenance, currently \$0.29 per square foot per month

- Comments:**
- ▶ Available for occupancy August 1, 2006;
  - ▶ Latest available traffic counts at the intersection of Santa Monica and Westwood Boulevards reflect 76,365 vehicles passing through each day.
  - ▶ Area retailers include Staples, Cost Plus, Sherwin Williams Paints, Casual Male XL, PC Club Computers, Ross Dress-for-Less, and many other established stores and restaurants.

For further information  
or tour, please  
contact exclusive agent:

**Marc Pollock**

Phone 310.826.8000

Fax 310.826.8333

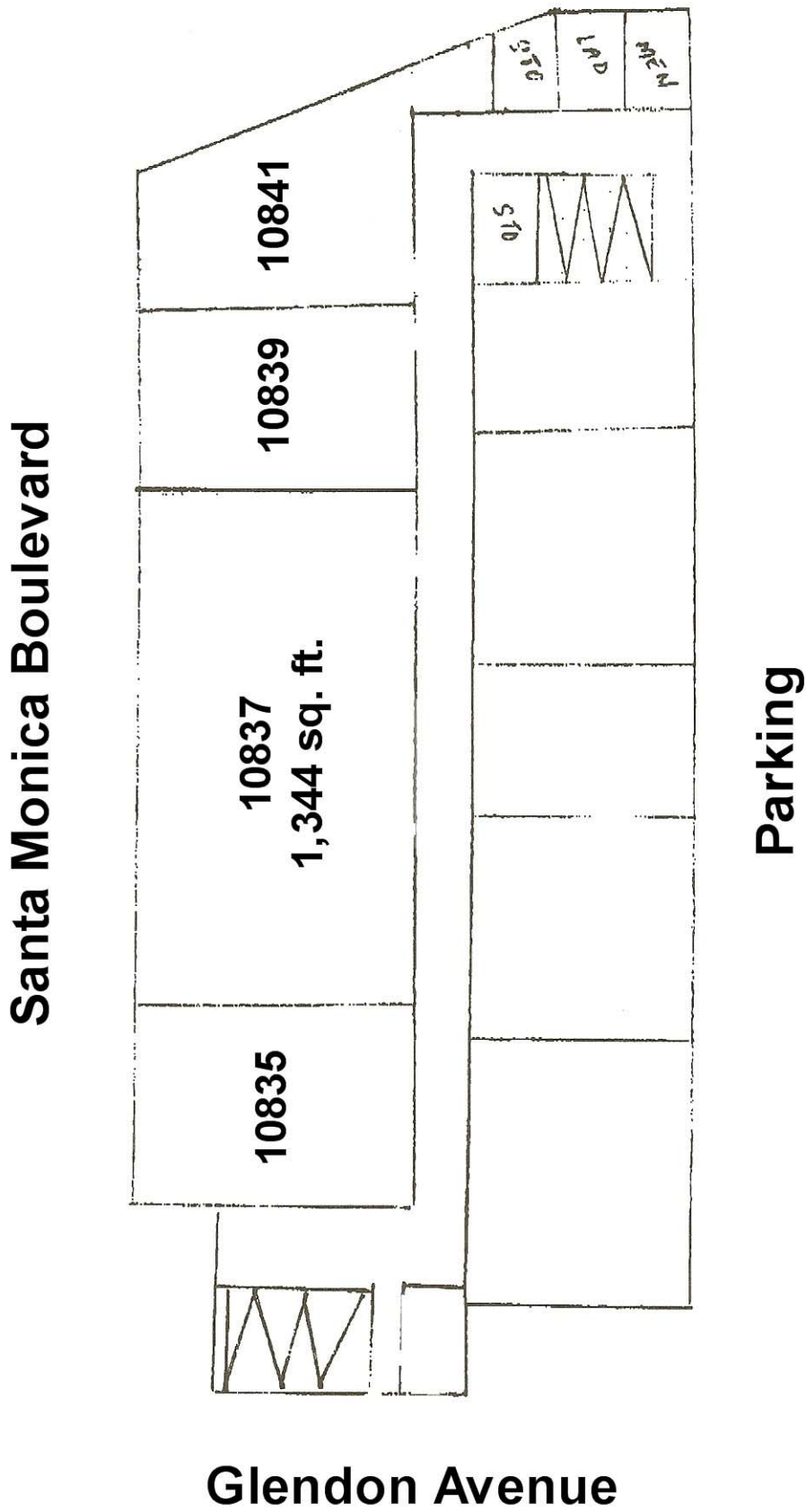
[Marc@WestsideRetail.com](mailto:Marc@WestsideRetail.com)

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

## WESTSIDERETAIL

11847 Gorham Avenue  
Suite 120  
Los Angeles, CA 90049

**10837 Santa Monica Boulevard  
Los Angeles, CA 90025**



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