



Address: 10913 West Pico Boulevard, Los Angeles, California 90064
(One block West of Westwood Boulevard)

Size: ± 1,126 square feet (525 square feet of rear storage available for an additional \$2.00 MG)

Parking: Two reserved parking stalls in the rear

Rental Rate: \$4.95 NNN per square foot per month. Tenant to pay its prorata share of property taxes, property and general liability insurance, common area repairs and maintenance, currently estimated at \$0.35 per square foot per month.

Comments:

- ▶ 80,000+ vehicles per day pass through the intersection of Pico and Westwood Boulevards;
- ▶ Adjacent to Starbucks Coffee;
- ▶ Neighbors include the Westside Pavilion (a 759,200 square foot regional mall featuring Nordstrom, Robinson-May, and Barnes & Noble), Pep Boys, Hobby People, Krause's Sofa Factory, Ken Crane's Big Screen, Barbeques Galore, Centinela Feed & Pet, and many other established retailers and restaurants.

For further information
or tour, please
contact exclusive agent:

Marc Pollock

Phone 310.826.8000

Fax 310.826.8333

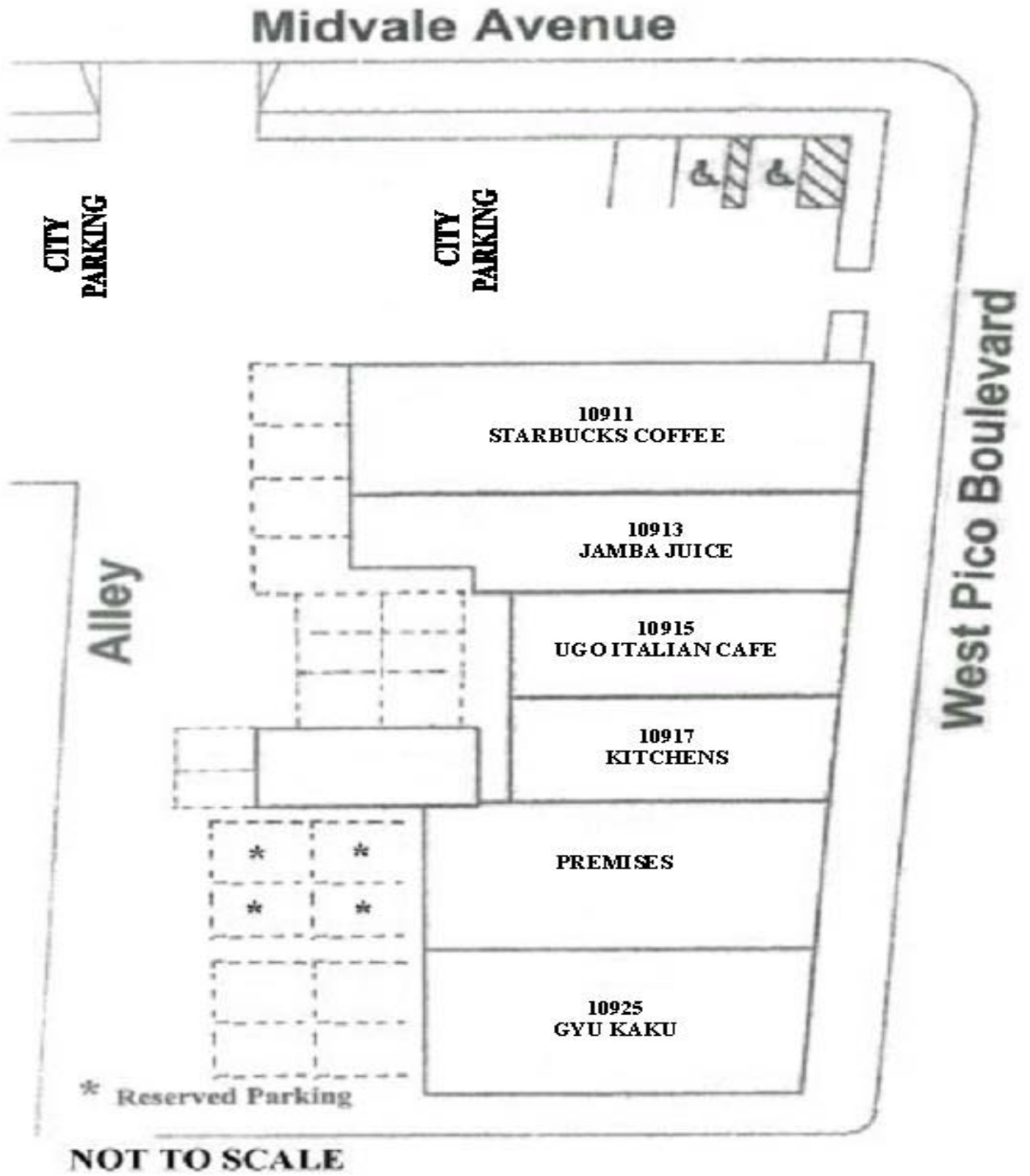
Marc@WestsideRetail.com

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

WESTSIDERETAIL

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Suite 120
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**10913 WEST PICO BOULEVARD
LOS ANGELES, CA 90064**



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