



- Address:** 8525 Santa Monica Boulevard, West Hollywood, CA 90069
- Available Space:** Approximately 3,950 square feet (70' of prime Santa Monica Boulevard frontage).
- Parking:** 6 exclusive parking spaces.
- Asking Rate:** \$4.95 NNN per square foot per month. Tenant to pay real property taxes, insurance, repairs, and maintenance. 2008-09 property taxes were 69¢ per square foot per month.
- Comments:**
- ▶ Located at the corner of Santa Monica Boulevard and West Knoll Avenue;
 - ▶ According to a 2005 study, 80,697 vehicles pass through the intersection of Santa Monica and La Cienega Boulevards;
 - ▶ Close in proximity to Sunset Plaza and the Pacific Design Center;
 - ▶ Frameless glass storefront;
 - ▶ Adjacent to La Cienega Boulevard, with access to the Santa Monica (10) Freeway;
 - ▶ Neighbors include Wells Fargo Bank, Trader Joe's, CVS Pharmacy, Al n Ed's Auto Sound, Koo Koo Roo, 24 Hour Fitness, and many other well-established retailers, showrooms, and restaurants.

For further information
or tour, please
contact exclusive agents:

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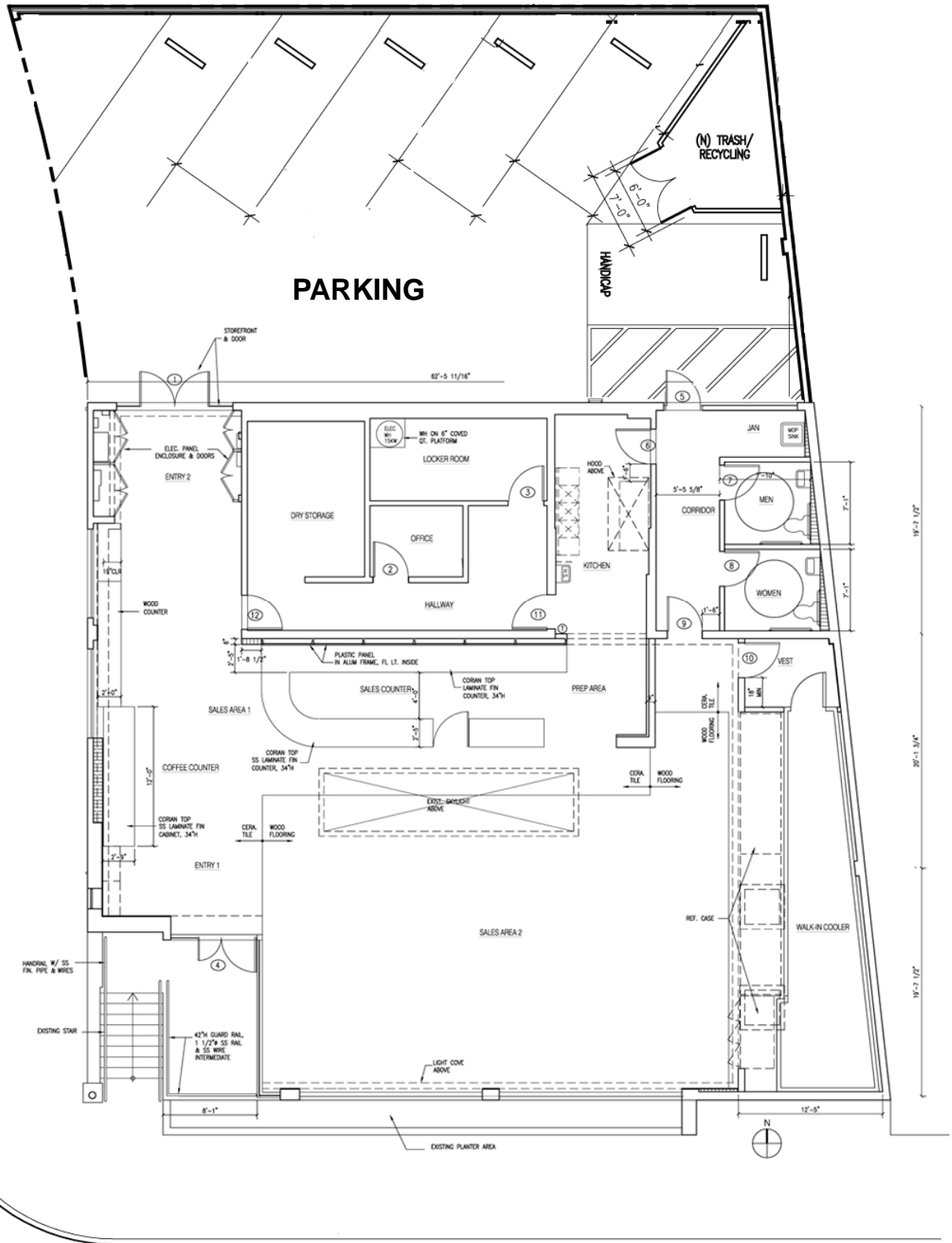
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Additional information on this
property can be found online at
www.WestsideRetail.com



8525 SANTA MONICA BOULEVARD WEST HOLLYWOOD, CA 90069

WEST KNOLL AVENUE



SANTA MONICA BOULEVARD

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. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Westside Retail, Inc. 2008