



Address: 8575 Santa Monica Boulevard, West Hollywood, California 90069

Available Space: Approximately 1,830 square feet of ground floor restaurant;
Approximately 530 square feet of mezzanine (storage/office/freezer);
Approximately 963 square feet of outdoor dining area.

Parking: 1 hour free parking for customers

Rental Rate: \$6.95 NNN per square foot per month for the ground floor restaurant, \$3.95 MG per square foot per month for the mezzanine and outdoor dining area. Tenant to pay its pro-rata share of property taxes, property and general liability insurance, common area repairs and maintenance attributable to the ground floor area, currently estimated at 87¢ per square foot per month.

Key Money: \$100,000

Comments:

- ▶ Prime mixed-use project anchored by internationally-recognized Ramada West Hollywood;
- ▶ Available now;
- ▶ Tenant must be open 365 days a year for breakfast, lunch and dinner, and provide to-go service for hotel patrons;
- ▶ Located just blocks from Beverly Hills and Pacific Design Center;
- ▶ Neighbors include Trader Joe's, CVS Pharmacy, Wells Fargo Bank, 24-Hour Fitness, Al n Ed's Auto Sound, Koo Koo Roo, Starbucks Coffee, Jamba Juice and many other well established stores and restaurants.

For further information
or tour, please
contact exclusive agents:

Marc Pollock

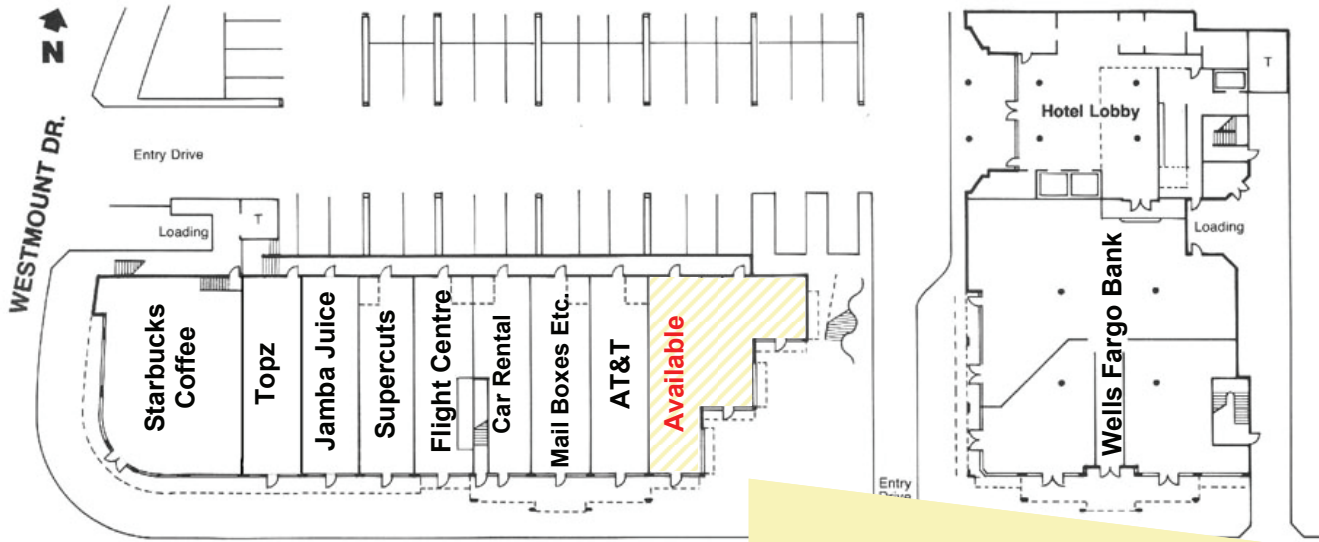
Marc@WestsideRetail.com

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

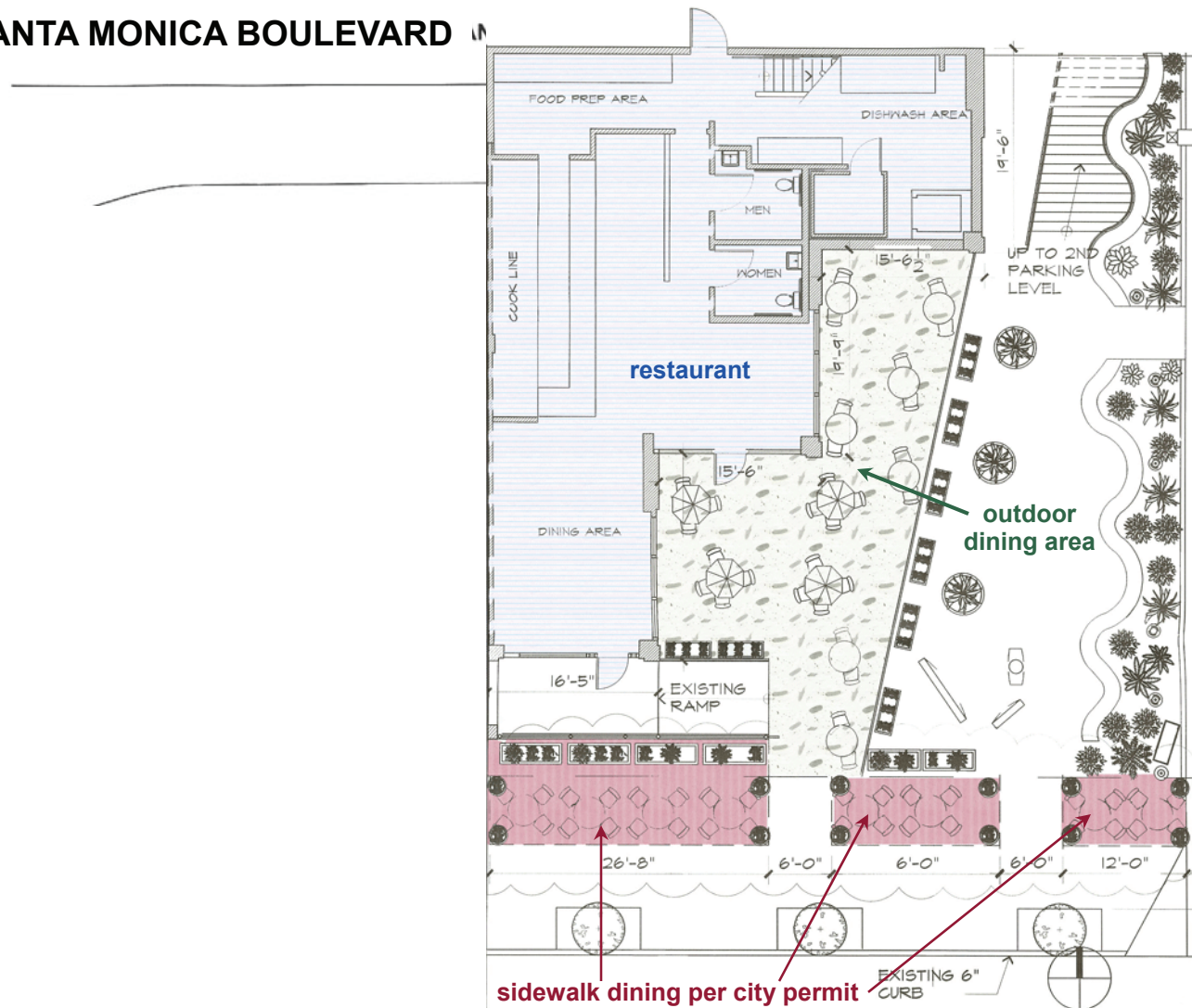
Additional information on this
property can be found online at
www.WestsideRetail.com



8575 SANTA MONICA BOULEVARD WEST HOLLYWOOD, CA 90069



SANTA MONICA BOULEVARD S



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