



- Address:** 8591 Santa Monica Boulevard, West Hollywood, California 90069
- Available Space:** Approximately 995 square feet plus patio in front
- Parking:** 1 hour free parking for customers
- Rental Rate:** \$6.95 NNN per square foot per month. Tenant to pay its pro-rata share of property taxes, property and general liability insurance, common area repairs and maintenance currently estimated at 87¢ per square foot per month.
- Available:** February 1, 2008
- Comments:**
- ▶ Prime mixed-use project anchored by internationally-recognized Ramada West Hollywood;
  - ▶ Currently occupied by Jamba Juice, please do not disturb occupant;
  - ▶ 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 and many other well established retailers and restaurants.

For further information  
or tour, please  
contact exclusive agents:

**Marc Pollock**

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**Cheryl David**

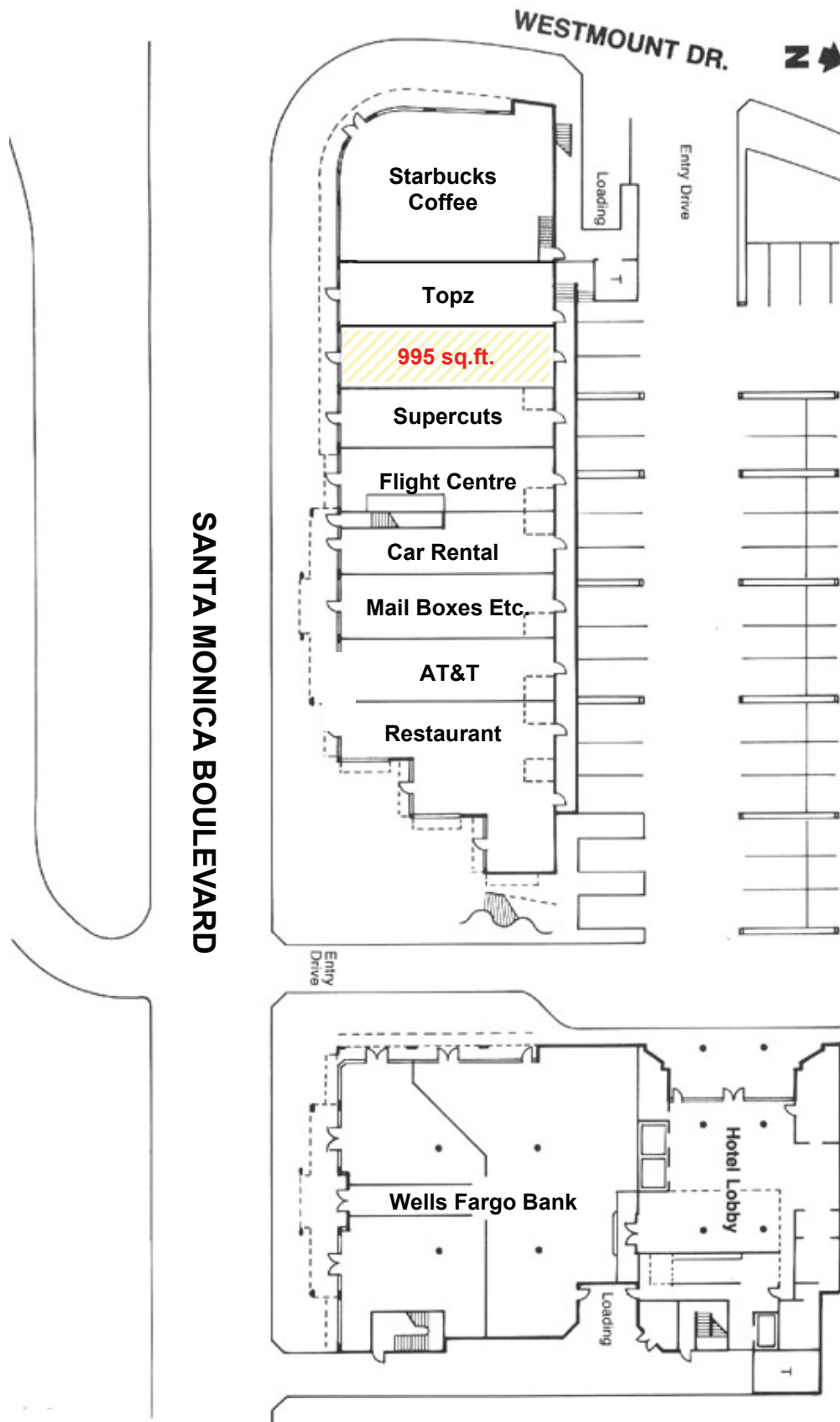
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Additional information on this  
property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)



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West Hollywood, CA 90069



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