

- Address:** 10531 West Pico Boulevard, Los Angeles, CA 90064
- Available Space:** Approximately 4,387 square feet.
- Parking:** 23 convenient shared parking spaces.
- Rental Rate:** \$3.15 NNN per square foot per month. Tenant to be responsible for its pro-rata share of real property taxes, general liability and fire insurance, common area repairs and maintenance, currently 40¢ per square foot per month.
- Comments:**
- ▶ Prime Pico Boulevard end-cap;
  - ▶ High ceiling, high presence retail box;
  - ▶ More than 15,000 cars pass through this location daily;
  - ▶ Neighbors include Rancho Park Golf Course, 20th Century Fox Studios, Pep Boys, Lenscrafters, Guitar Center, Urban Home, Landmark Theaters, F & S Fabrics, and many other established retailers and restaurants.

For further information  
or tour, please  
contact exclusive agents:

### Marc Pollock

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### Mark Einbund

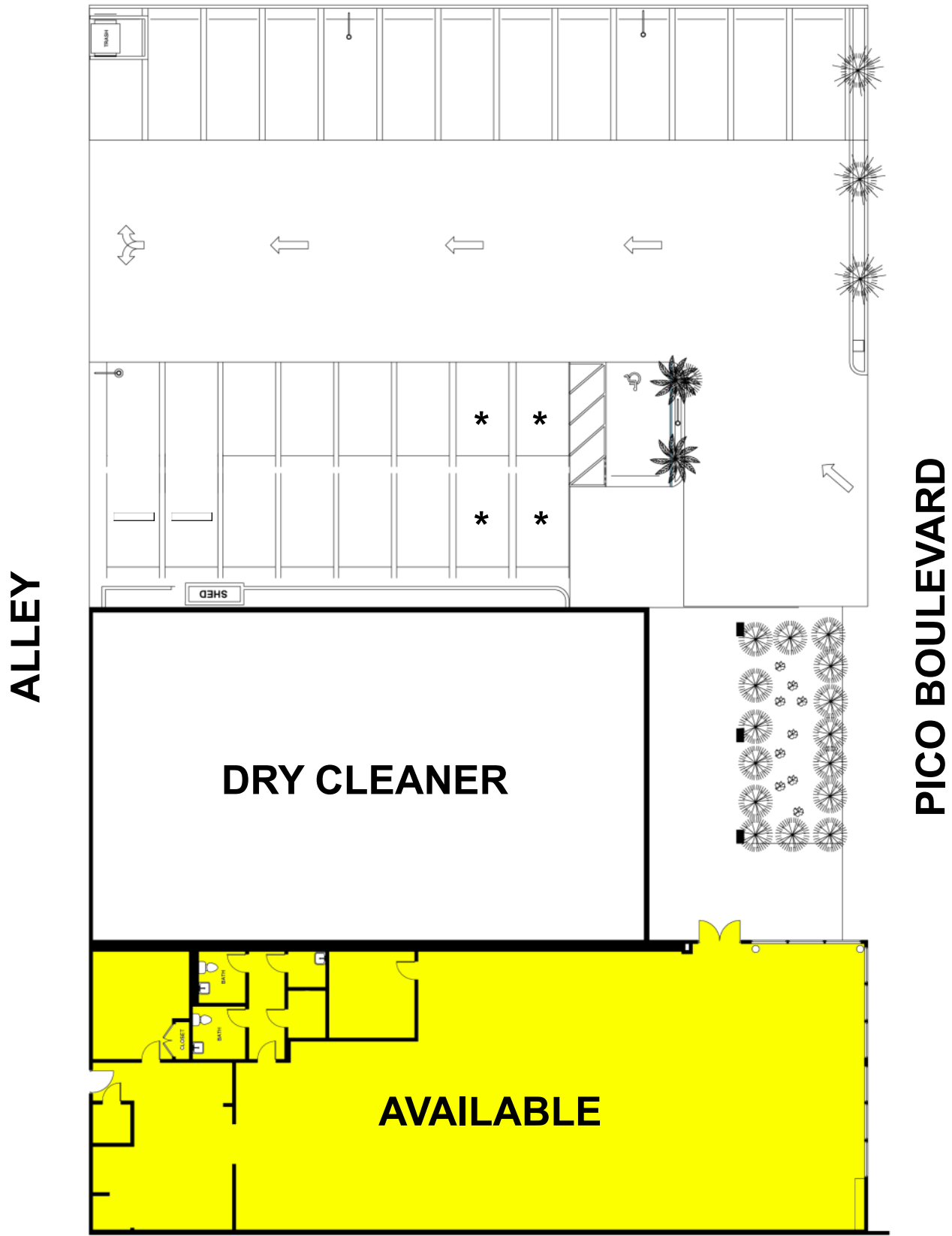
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Additional information on this  
property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)



**10531 WEST PICO BOULEVARD  
LOS ANGELES, CA 90064**



\* Designated Cleaners Parking

*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. 2018*