



Address: 8471 Beverly Boulevard, Los Angeles, CA 90048

Available Space: Suite 200: Approximately 2,246 square feet.
Suite 208: Approximately 1,800 square feet.

Customer Parking: \$2.00 for the first hour with validation.

Rental Rate: Suite 200: \$2.45 NNN per square foot per month.
Suite 208: \$1.95 NNN per square foot per month.
Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance, currently at 80¢ per square foot per month.

Comments:

- ▶ Landmark shopping center adjacent to the major signalized intersection of Beverly and La Cienega Boulevards;
- ▶ Approximately 99,598 cars pass through the intersection of Beverly and La Cienega Boulevards;
- ▶ Neighbors include the Beverly Center (a 883,000 square foot regional mall anchored by Macy's and Bloomingdales), the Beverly Connection (a 370,000 square foot shopping center anchored by Nordstrom Rack, Target, Ross, Marshalls, and Old Navy), Trader Joes, Sofitel Hotel, Cedar Sinai Medical Center, and many other established retailers and restaurants.



For further information
or tour, please
contact exclusive agents:

Marc Pollock

License #00881177

Marc@WestsideRetail.com

Mark Einbund

License #00826287

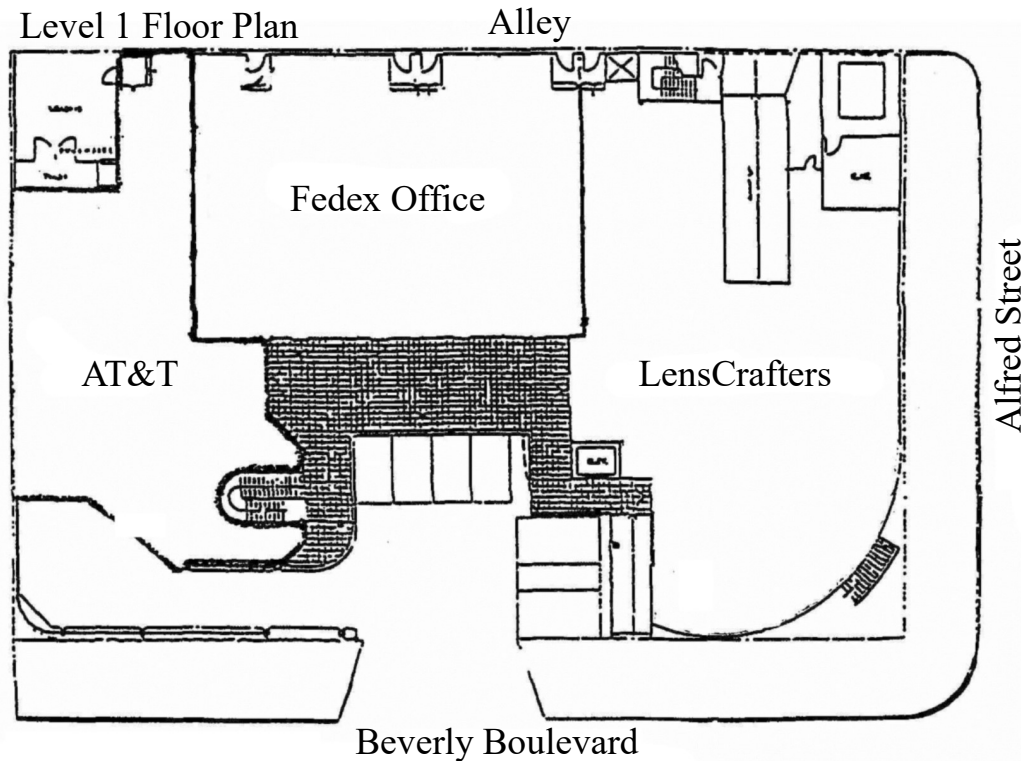
Mark@WestsideRetail.com

17412 Ventura Boulevard
Suite 395
Encino, CA 91316
Phone 310.826.8000
Fax 310.826.8333

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

**8471 BEVERLY BOULEVARD
LOS ANGELES, CA 90048**

Level 1 Floor Plan



Level 2 Floor Plan

