



- Address:** 10955 West Pico Boulevard, Los Angeles, CA 90064
- Available Space:** Approximately 2,700 square feet.
- Parking:** 8 exclusive parking spaces (see attached map);
- Asking Rate:** \$2.95 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, estimated at 29¢ per square foot per month.
- Comments:**
- ▶ Located on the hard corner at a signalized intersection;
  - ▶ Approximately 53,265 cars pass this location daily;
  - ▶ Neighbors include the Anawalt Lumber, Barbeques Galore, Centinela Feed & Pet, Smart & Final, Party City, Guitar Center, Google (coming soon) and many other nationally and regionally recognized stores and restaurants.

For further information  
or tour, please  
contact exclusive agents:

### Marc Pollock

License #00881177  
[Marc@WestsideRetail.com](mailto:Marc@WestsideRetail.com)

### Mark Einbund

License #00826287  
[Mark@WestsideRetail.com](mailto:Mark@WestsideRetail.com)

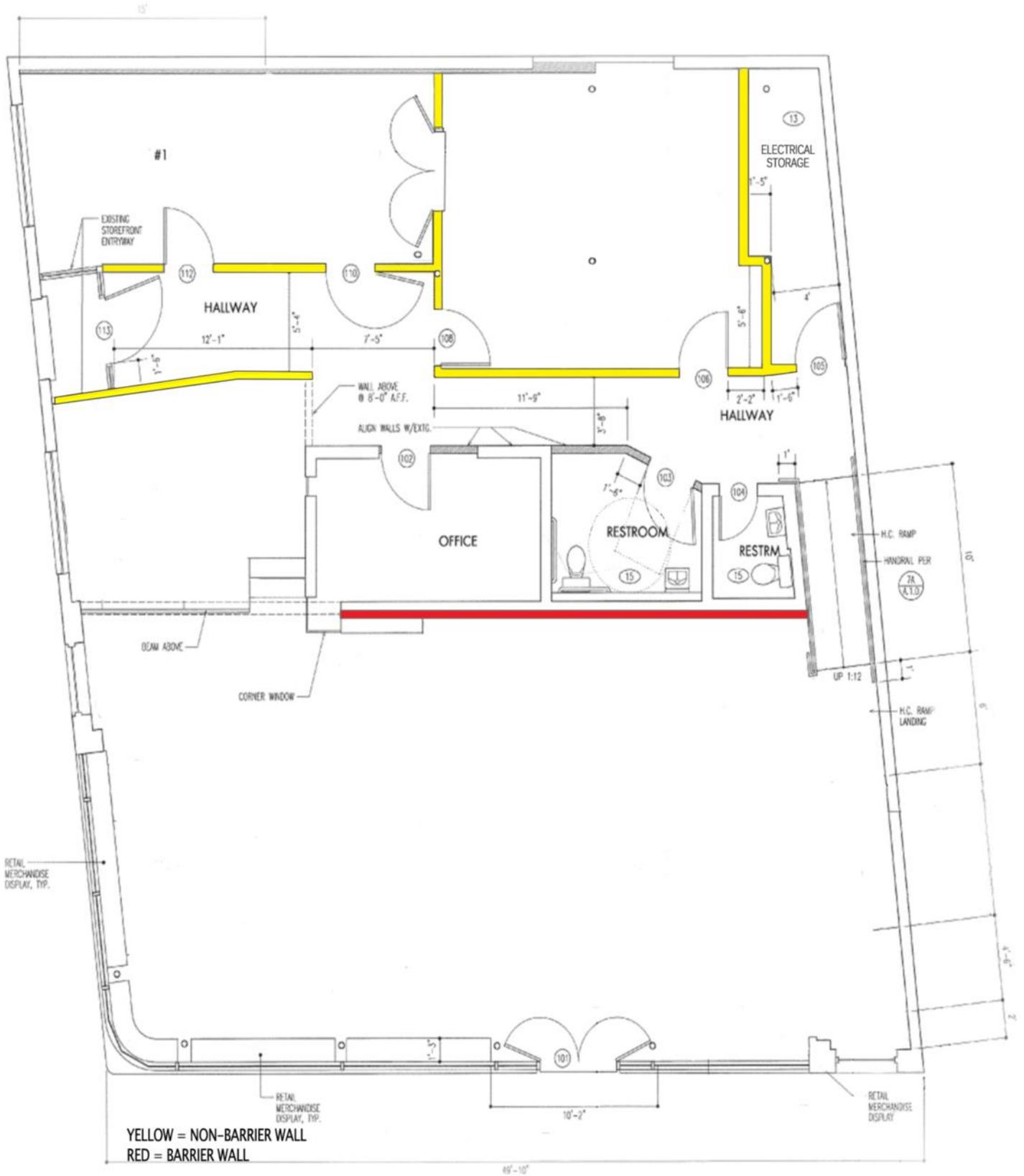
11847 Gorham Avenue  
Suite 120  
Los Angeles, CA 90049  
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Additional information on this  
property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)

# 10955 WEST PICO BOULEVARD LOS ANGELES, CA 90064

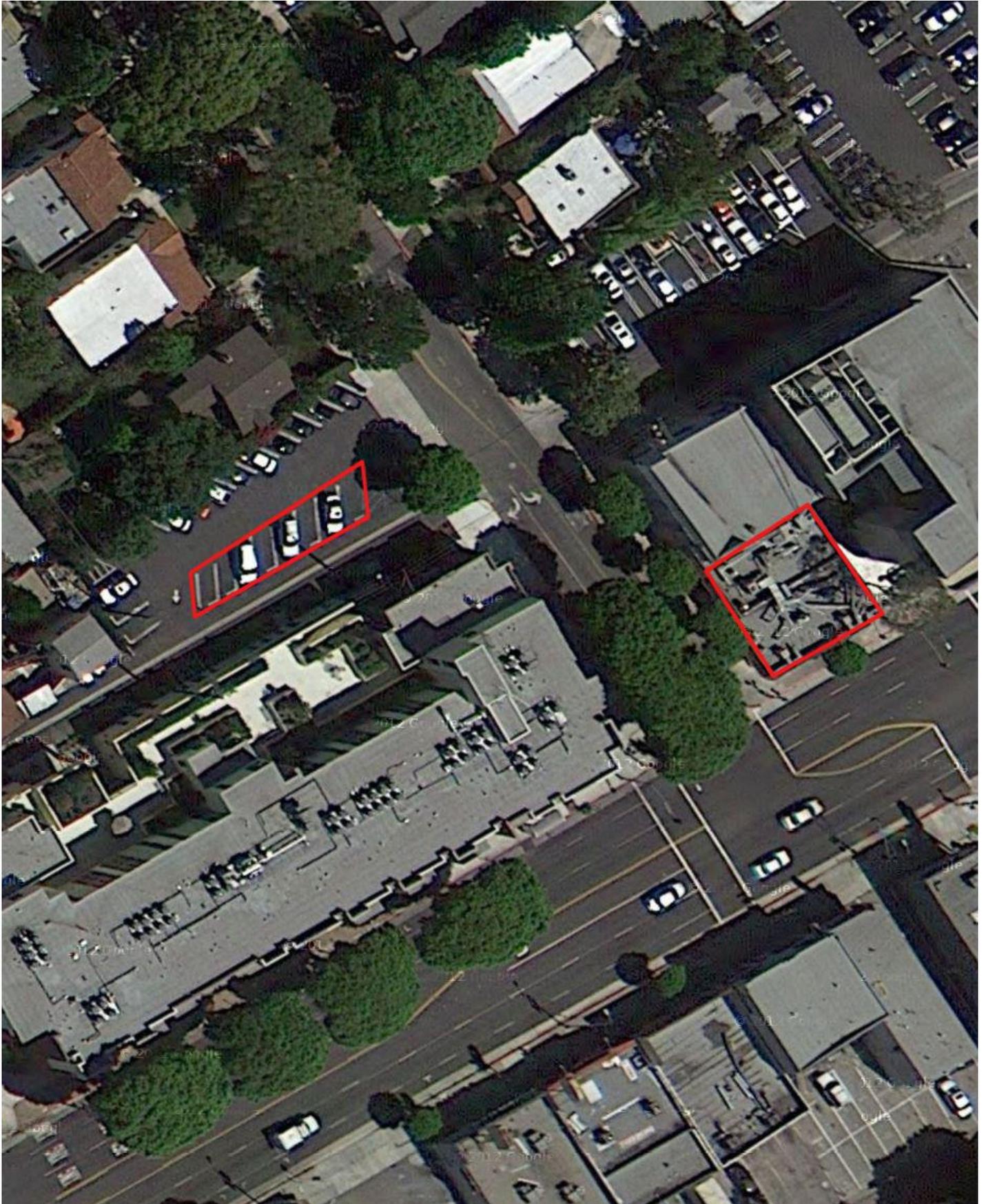
VETERAN AVENUE



## PICO 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. 2019

**10955 WEST PICO BOULEVARD  
LOS ANGELES, CA 90064**



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