



- Address:** 1314 Wilshire Boulevard, Los Angeles, CA 90404
- Available Space:** Approximately 17,360 total square feet of commercial space. (Ground Level: 9,940 square feet. Second Level: 7,420 square feet)
- Parking:** 20 exclusive subterranean parking spaces, plus two city-owned parking lots behind the Premises with a total of 98 parking spaces.
- Rental Rate:** \$2.95 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, fire, and liability insurance, estimated at 55¢ per square foot per month.
- Comments:**
- ▶ Landmark location on desirable Wilshire Boulevard;
 - ▶ Excellent signage;
 - ▶ Approximately 39,806 cars pass this location daily (according to 2009 data);
 - ▶ Neighbors include Rite Aid, Staples, Gap, Whole Foods, New Balance, Ulta Beauty, Video & Audio Center, Unleashed, LensCrafters 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

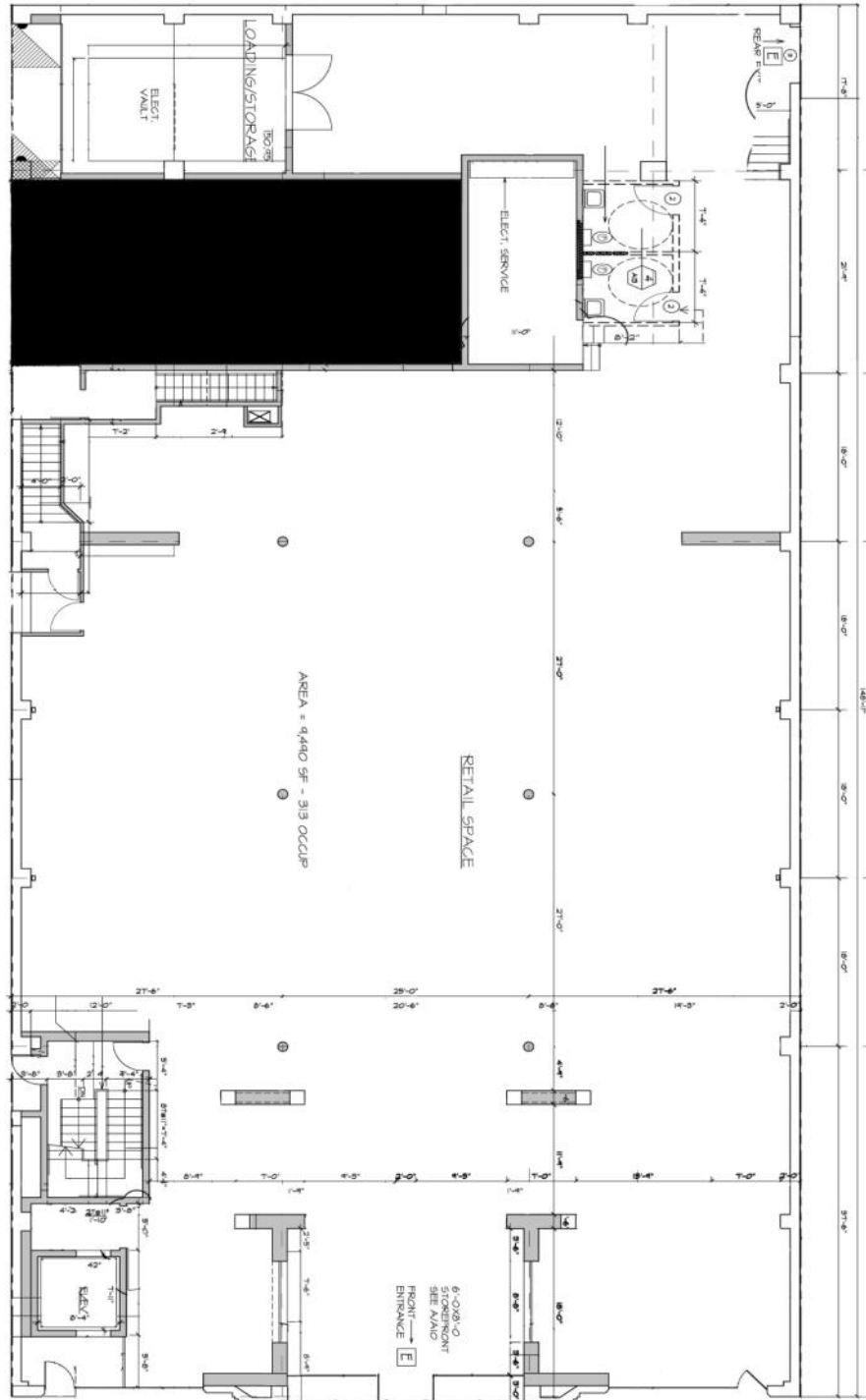
11847 Gorham Avenue
Suite 120
Los Angeles, CA 90049
Phone 310.826.8000
Fax 310.826.8333

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



1314 WILSHIRE BOULEVARD SANTA MONICA, CA 90404

FIRST FLOOR

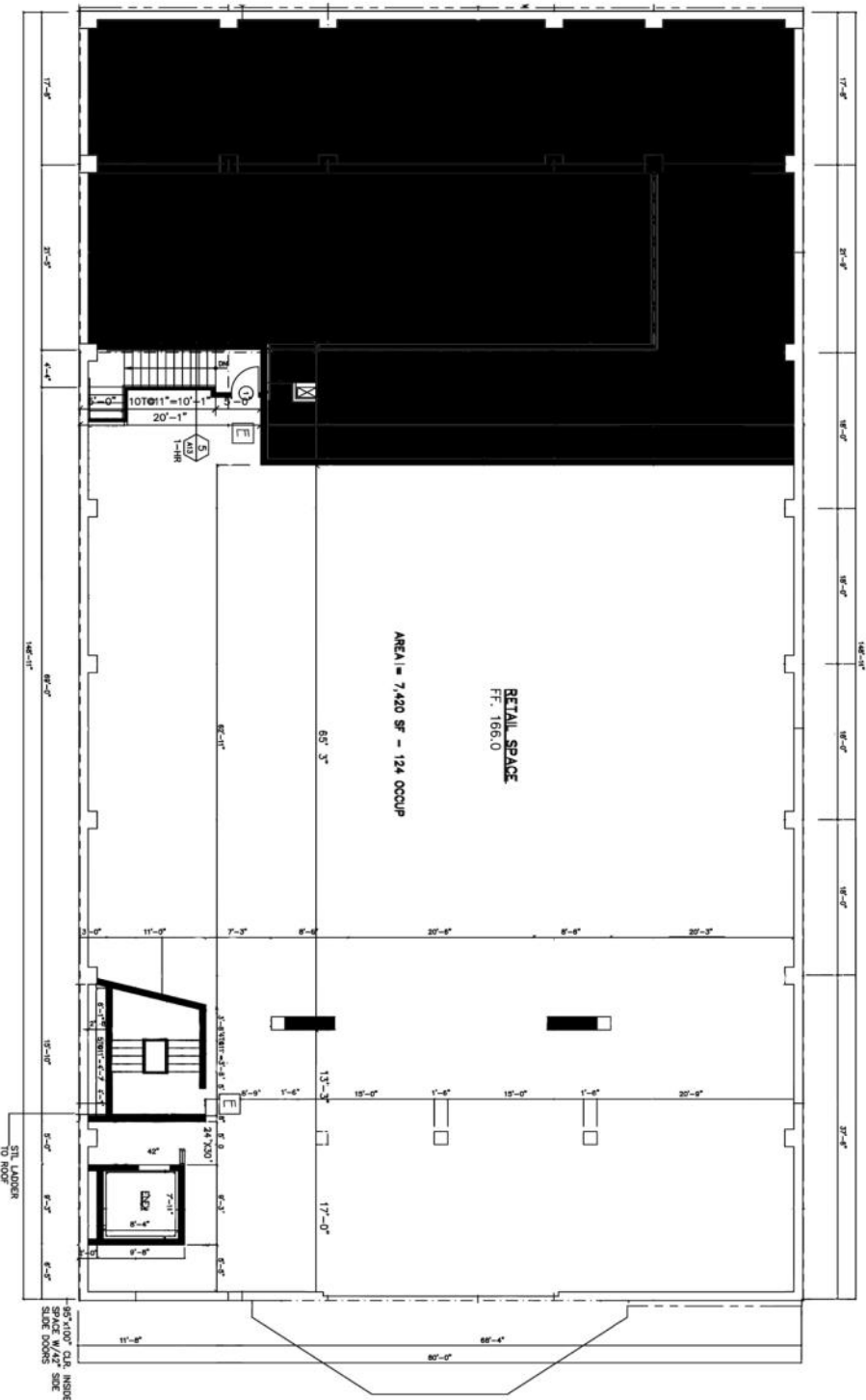


WILSHIRE BOULEVARD

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

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SECOND FLOOR

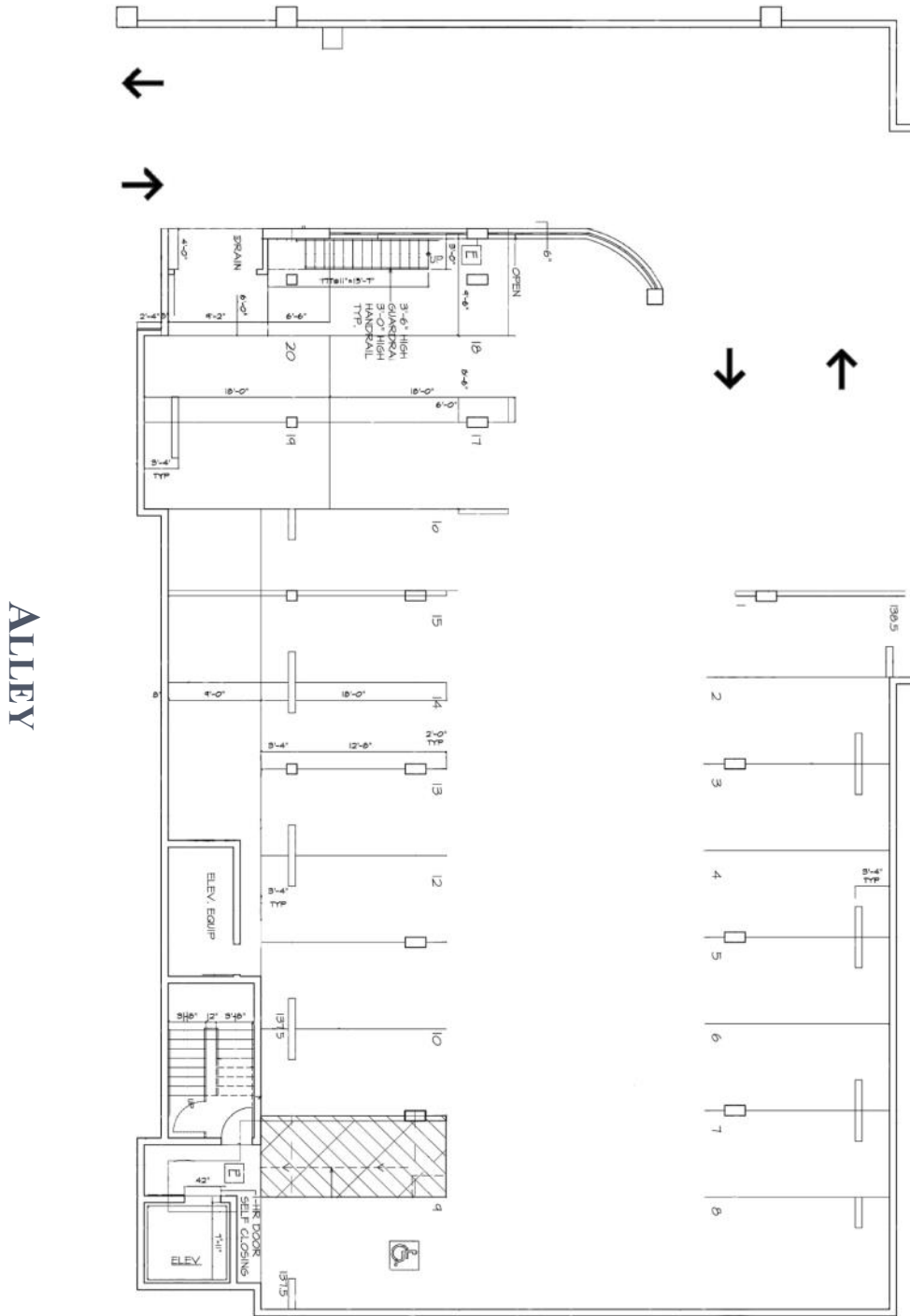


WILSHIRE BOULEVARD

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GARAGE



WILSHIRE BOULEVARD

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