

FOR LEASE - SUNSET STRIP RETAIL



8539 SUNSET BOULEVARD
WEST HOLLYWOOD, CA 90069

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WEST HOLLYWOOD, CA 90069**

PROPERTY INFORMATION

Address: 8539 Sunset Boulevard, West Hollywood, CA 90069

Available Space: Unit 13: Approximately 600 square feet.
~~Unit 12: Approximately 1200 square feet. LEASED~~
~~Unit 19: Approximately 900 square feet. LEASED~~

Asking Price: Unit 13: \$4.25 NNN per square foot per month.
~~Unit 12: \$3.95 NNN per square foot per month. LEASED~~
~~Unit 19: \$2.95 NNN per square foot per month. LEASED~~

Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance. For information purposes only, 2024 estimated NNN expenses are at \$1.68 per square foot per month.

PROPERTY HIGHLIGHTS

- ◆ Located on the world famous Sunset Strip;
- ◆ 96,931 vehicles per day at Sunset and La Cienega Boulevards;
- ◆ Area retailers include H&M, Club Monaco, Armani Exchange, Hugo Boss, Nicole Miller, BCBG, and many other world-renown stores and restaurants.

For further information or tour, please contact exclusive agent:

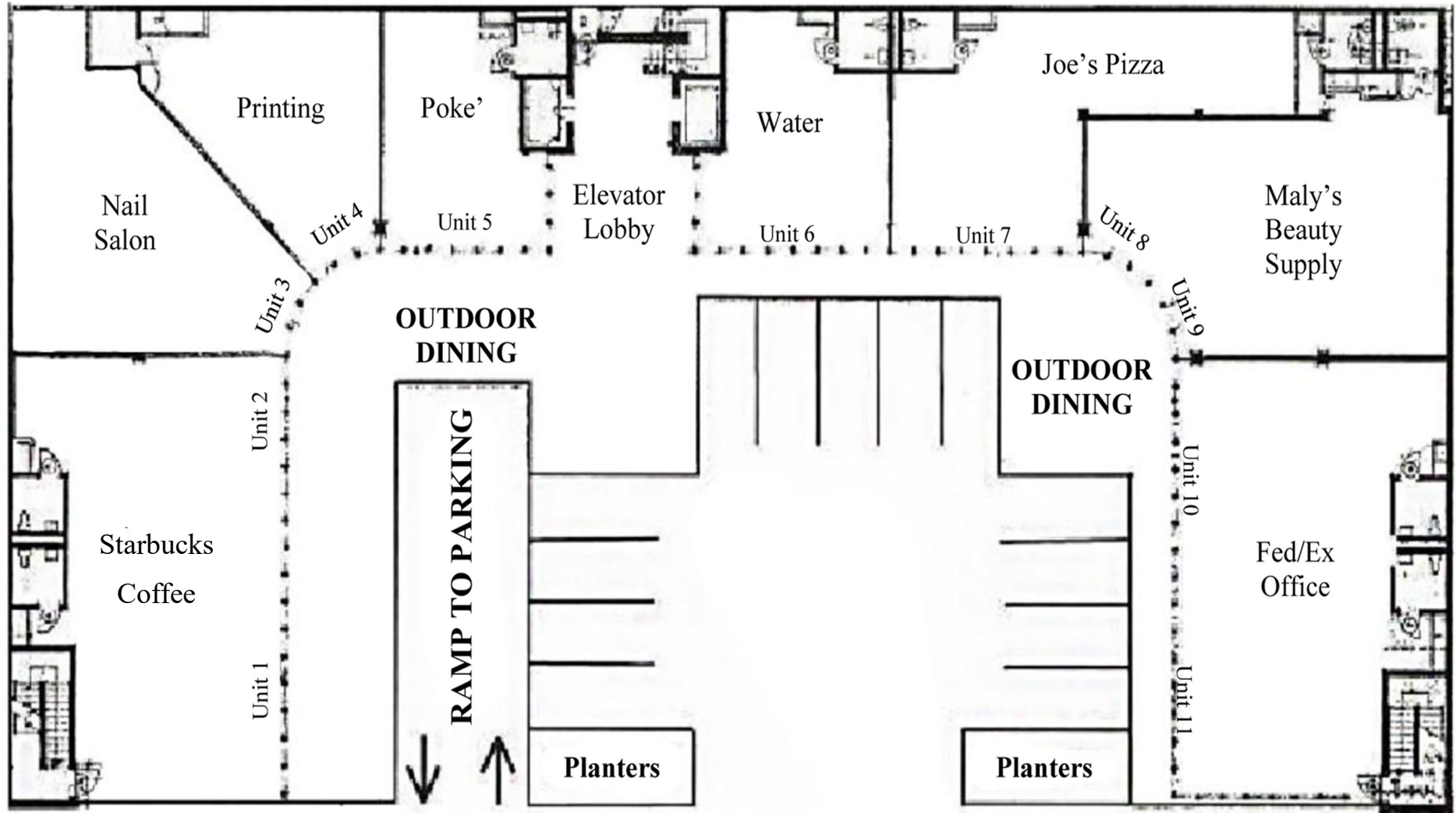
Marc Pollock, DRE License #00881177

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This information has been obtained from sources believed reliable, and the information contained on any 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 or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2024

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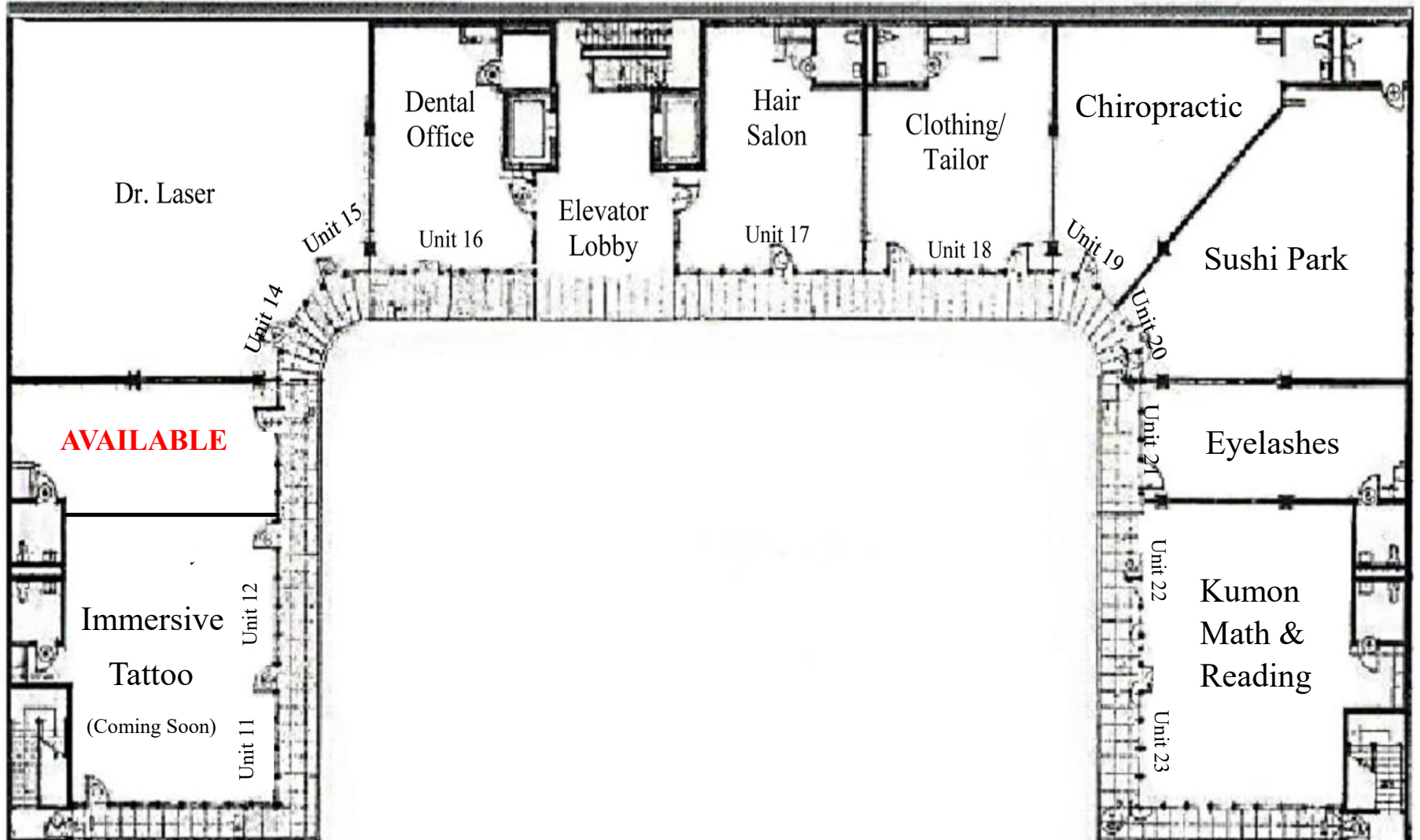
FIRST LEVEL



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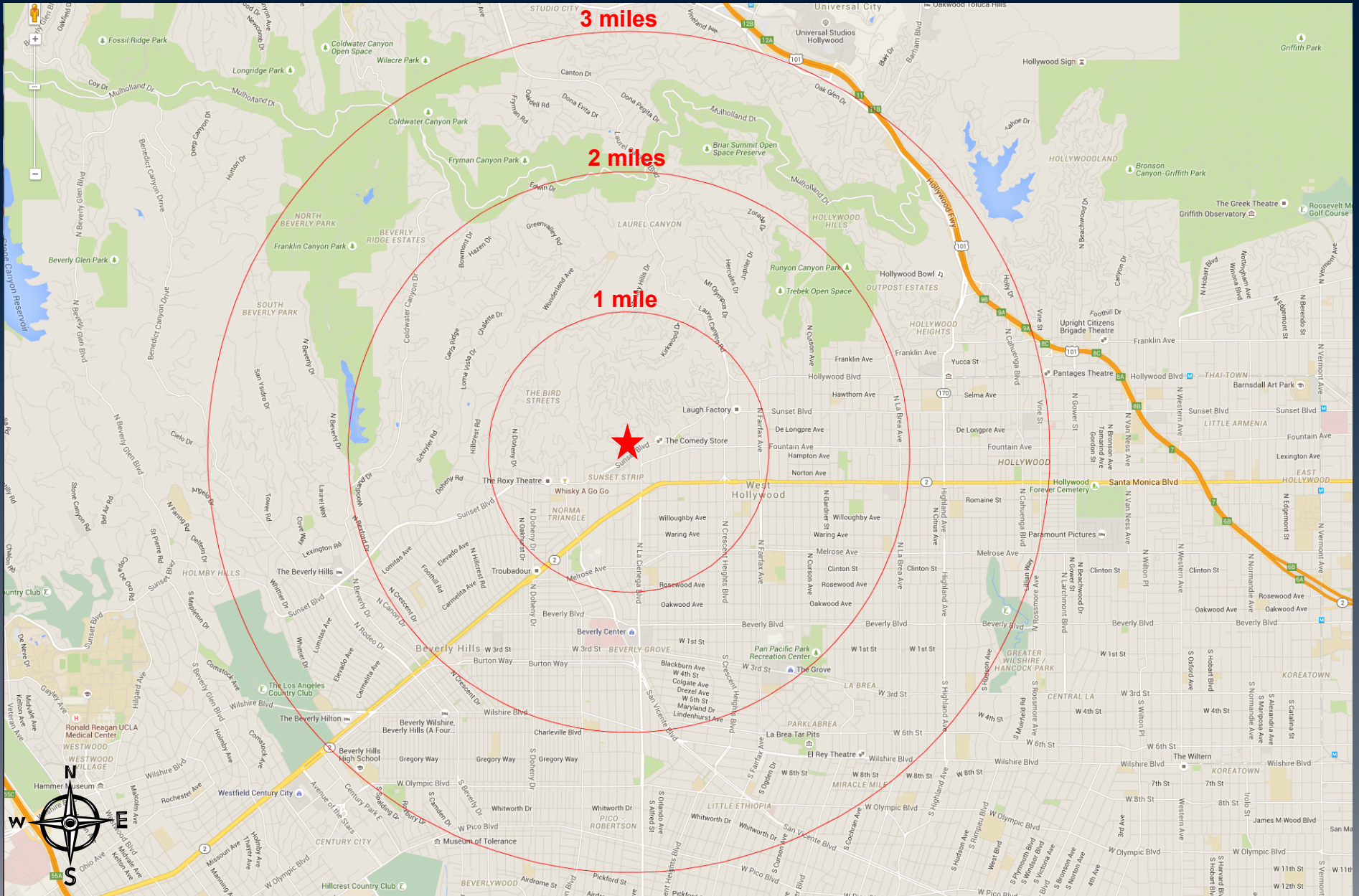
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SECOND LEVEL



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