



- Address:** 2285 Westwood Boulevard, Los Angeles, CA 90064
- Available Space:** 4,617 square feet of ground level space, plus approximately 515 square feet of mezzanine space.
- Parking:** 4 parking spaces in rear.
- Rental Rate:** ~~\$2.95~~ **\$2.75** NNN per square foot per month for the ground level space, no charge for the mezzanine. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance, estimated at 50¢ per square foot per month.
- Comments:**
- ▶ Frameless glass storefront, lots of natural light, bow-truss ceilings in the rear portion, HVAC throughout;
 - ▶ Approximately 73,012 cars pass through the intersection of Pico and Westwood Boulevards daily;
 - ▶ Neighbors include Westside Pavilion (a 759,200 square foot regional mall featuring Nordstrom, Macy's, and Urban Home), Guitar Center, 99¢ Only Store, Anawalt Lumber, Barbeques Galore, Centinela Feed & Pet, and many other nationally and regionally, recognized stores and restaurants.

For further information
or tour, please
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**2285 WESTWOOD BOULEVARD
LOS ANGELES, CA 90064**

