

FOR LEASE - "GOOGLE ADJACENT" HARD CORNER



**10931 WEST PICO BOULEVARD
LOS ANGELES, CA 90064**

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PROPERTY INFORMATION

- Address: 10931 West Pico Boulevard, Los Angeles, California 90064
- Available Space: Approximately 6,000 square feet (4,800 square foot ground floor, plus 1,200 square feet of mezzanine).
- Parking: 4 parking spaces on-site plus unlimited monthly employee parking available for \$135 per space per month. City-owned parking lot one block East offering additional customer and employee parking.
- Asking Price: Ground floor—\$2.65 NNN per square foot per month.
Mezzanine— \$1.50 NNN per square foot per month.
Current NNN charges = \$0.29 per square foot per month.

PROPERTY HIGHLIGHTS

- ◆ Highly visible storefront exposure;
- ◆ Tremendous rooftop signage;
- ◆ Clear-span 14' ceiling heights;
- ◆ 3 blocks from the Westwood/Rancho Park Expo Line Station;
- ◆ Neighbors include the 584,000 square foot Google campus (expected occupancy 2022), and dozens of well-established retailers and restaurants.

For further information or tour, please contact exclusive agent:

Marc Pollock

License #00881177

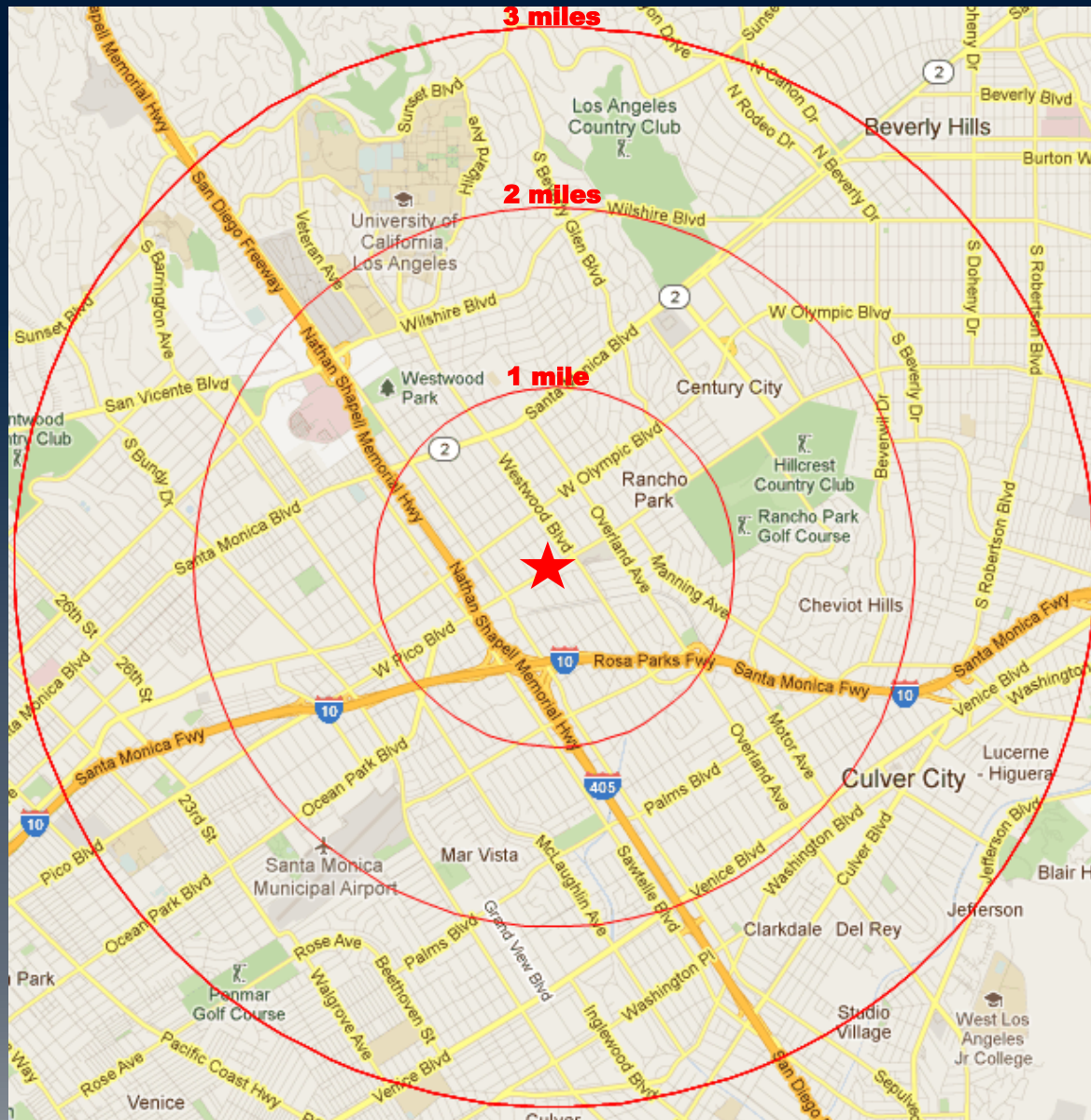
Marc@WestsideRetail.com

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. 2021**

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