



SUBJECT PROPERTY SHOPPING CENTER

pekoe

specialty tea with 5 locations in California and the East Coast including MGM National Harbor Hotel and Casino

kitchen & bath SHOP
Design | Build

19+ locations in Los Angeles and the East Coast

SUITE 100

LAST SPACE REMAINING

3,880 SF with additional 2,000 SF of storage available

Summary

- Suite 100 – Last space remaining
- 3,880 SF additional 2,000 SF of storage available
- Lease rate: \$60.00/SF NNN charges estimated at \$9.50/sf

Property Highlights

- New building
- Great visibility
- On busy Fairfax Boulevard
- Ample parking
- Traffic count 37,236
- Current tenants include:
 - **Pekoe** – Coming soon, specialty tea with 5 locations in California and the East Coast including MGM National Harbor Hotel and Casino
 - **Kitchen and Bath Shop** – 19+ locations in Los Angeles and East Coast

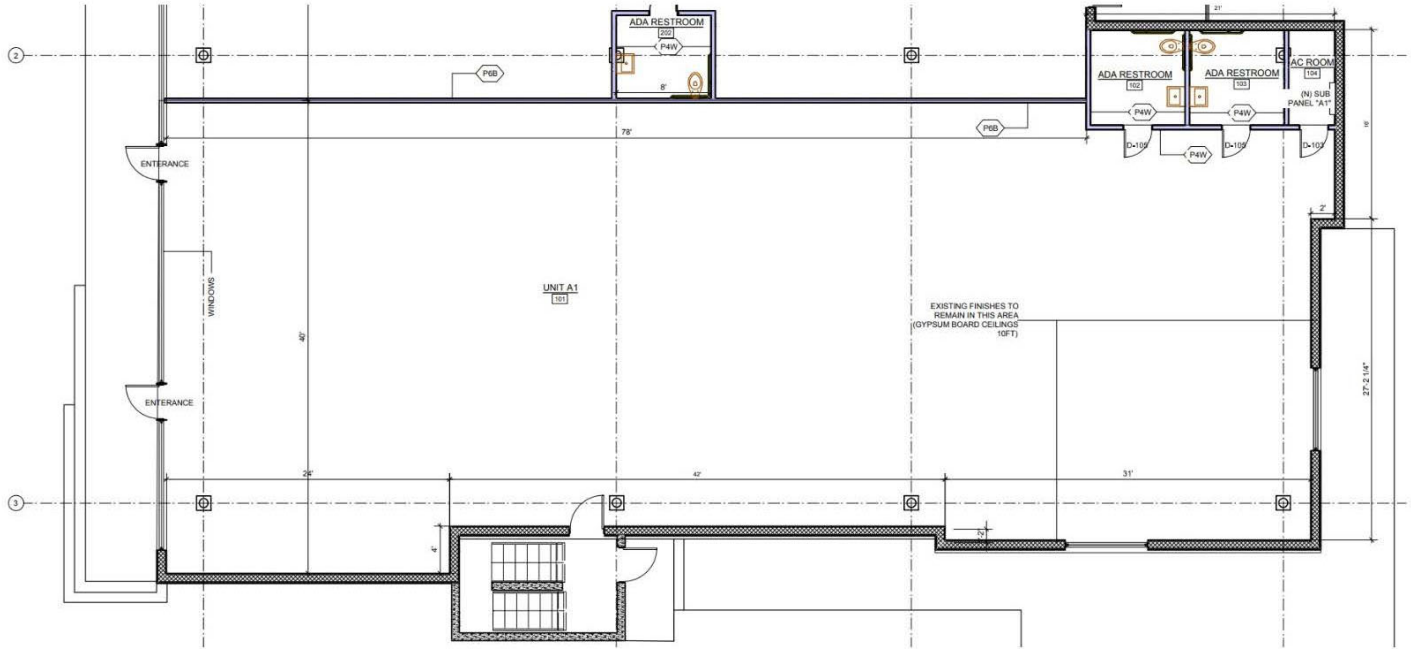
| Demographics | 2 Miles | 5 Miles | 10 Miles |
|-------------------|-----------|-----------|-----------|
| Total Households: | 22,378 | 112,727 | 445,125 |
| Total Population: | 59,590 | 310,645 | 1,178,433 |
| Average HH Income | \$155,557 | \$156,936 | \$153,852 |

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna

703.435.4007 x 109

ohanna@veritycommercial.com



Oyku Hanna
703.435.4007 x 109
ohanna@veritycommercial.com