

FOR LEASE

PRICE REDUCTION

**HIGH VISIBILITY BILLBOARD
CORNER RESTAURANT/RETAIL**

8 7 8 3

WEST PICO BLVD

LOS ANGELES, CA 90035



WESTMAC

Commercial Brokerage Company



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BUILDING INFO

AVAILABLE SPACE

Approximately 1,650 square feet

LEASE TERM

Five [5] to Ten [10] Years

RENTAL RATE

\$3.95 ~~\$4.45~~ per Square Foot, per Month, net net net
(Triple Nets are approximately \$1.00 per SF/Month)

PARKING

Two [2] tandem spaces (Parking for 4 cars)

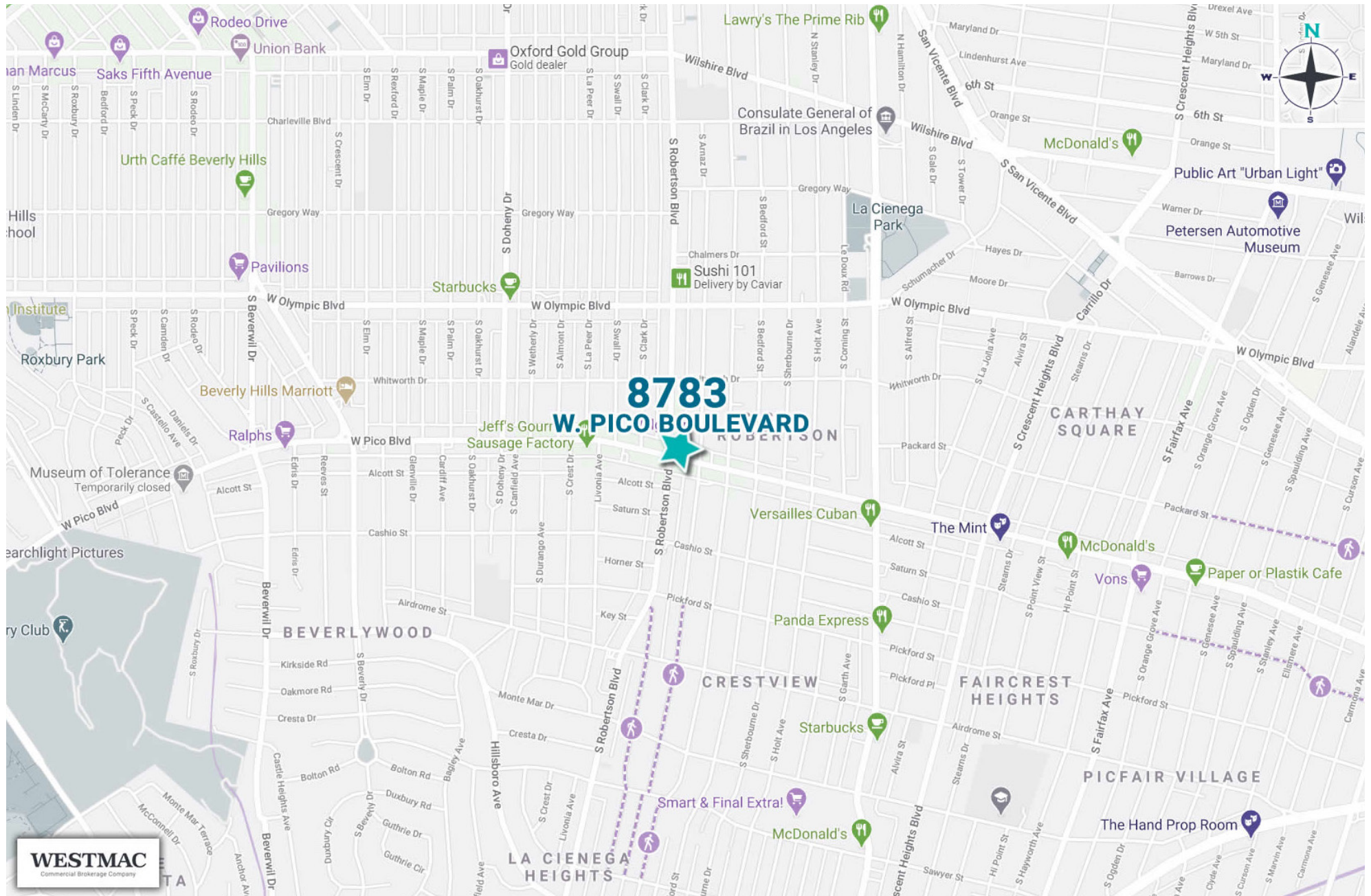
COMMENTS

- Tremendous visibility for restaurant and retail branding at West Pico Boulevard and Robertson Boulevard.
- Property Features:
 - » High ceilings approximately 16' with windows covering the entire corner
 - » Former Starbucks location, has two [2] ADA restrooms, floor drains, and sinks currently
- Centrally located in West Los Angeles



The information contained within this property set-up, while not guaranteed, has been secured from sources we believe to be reliable. We obtained the information contained herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AREA MAP



PARKING MAP



PREVIOUS PROPERTY PHOTOS



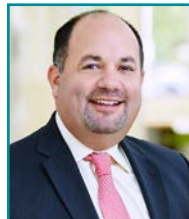
CURRENT PROPERTY PHOTOS



CONTACT PROPERTY AGENTS:

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