

FOR LEASE - RETAIL/RESTAURANT SPACE



10911-25 WEST PICO BOULEVARD
LOS ANGELES, CA 90064

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Proposed Interim Housing



UCLA Research Facility



PROPERTY INFORMATION

Address: 10911-25 West Pico Boulevard, Los Angeles, CA 90064 (previously Starbucks Coffee, Backhouse Restaurant and Tam Hair Salon)

Property Size: 10911 - 2,050 square feet (previous Starbucks Coffee)
10913 - 1,055 square feet (previously Backhouse Grille)
~~10921 - 1,550 square feet (LEASED)~~

Asking Rent: **REDUCED!!!** ~~\$3.95~~ **\$2.85 NNN per square foot per month.** Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, repairs and maintenance, estimated at \$0.58 per square foot per month.

PROPERTY HIGHLIGHTS

- ◆ More than 58,000 vehicles per day pass through the intersection of Pico and Westwood Boulevards;
- ◆ New UCLA Research Campus (opening 2025) with 584,000 square feet of office & lecture space;
- ◆ Neighbors include Guitar Center, Centinela Feed & Pet, Barbeques Galore, Anawalt Lumber, and many more established name-brand retailers.

For further information or tour, please contact exclusive agent:

Marc Pollock

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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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