

# FOR LEASE - 2nd GENERATION RESTAURANT SPACE



10911-13 WEST PICO BOULEVARD  
LOS ANGELES, CA 90064

# FOR LEASE - RETAIL/2ND GENERATION RESTAURANT SPACE



## PROPERTY INFORMATION

Address: 10911-13 West Pico Boulevard, Los Angeles, CA 90064 (previously Starbucks Coffee and Backhouse Restaurant)

Property Size: 10911 - 2,050 square feet  
10913 - 1,055 square feet

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, Gyu-Kaku, Barbeques Galore and Anawalt Lumber.

For further information or tour, please contact exclusive agent:

Marc Pollock

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