

# RETAIL SPACE FOR SUBLEASE WEST LOS ANGELES



11515 WEST PICO BOULEVARD, LOS ANGELES, CA 90064

SIZE: APPROXIMATELY 2,056 SQUARE FEET

RATE: \$3.05 PER SQUARE FOOT PER MONTH, NNN (NNN ESTIMATED TO BE \$.50/SF/MO)

TERM: THROUGH JUNE 30, 2025 (LONGER TERM AVAILABLE)

PARKING: FOUR (4) RESERVED SPACES WITH METERED PARKING ALONG PICO BLVD. AND EXPOSITION AVE.

AVAILABLE: IMMEDIATELY

- EXCELLENT FRONTAGE (APPROX 23')
- NEIGHBORS INCLUDE ROSE GOLD SALOON, TOP TIER TREATS AND BEST BUY
- EASY ACCESS TO 10 FREEWAY AND EXPO LINE
- HIGH TRAFFIC COUNTS ALONG PICO BOULEVARD IN EXCESS OF 38,000 VEHICLES PER DAY



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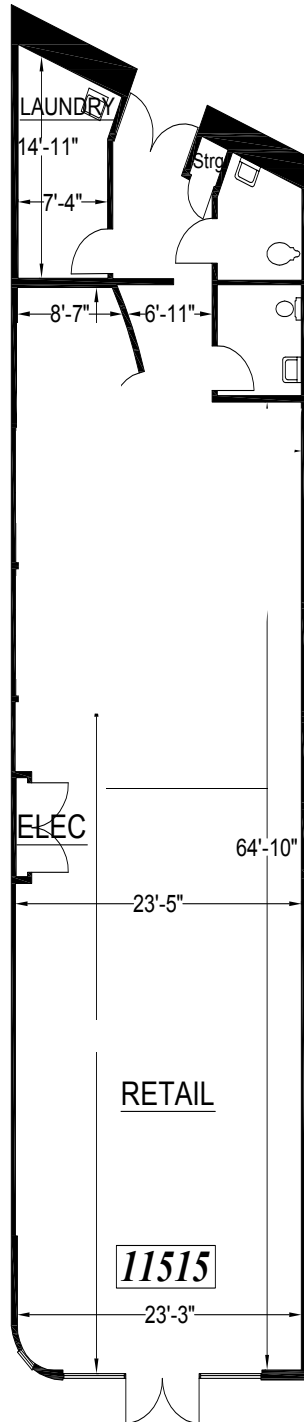
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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## FLOOR PLAN



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## SITE PLAN



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