FOR LEASE — SUNSET STRIP RESTAURANT SPACE



Address: 8539 West Sunset Boulevard, West Hollywood, CA 90069 (Just West of La Cienega Boulevard) Available Space: Units1 and 2 (Burger Lounge): Approximately 1,900 square feet, plus outdoor patio Asking Rate: \$6.75 NNN per square foot per month, no charge for patio. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance. For information purposes only, 2019 NNN expenses are projected at \$1.12 per square foot per month. Comments: Located on the world famous Sunset Strip; 83,904 vehicles pass per day at Sunset and La Cienega Boulevards;

Area retailers include H&M, Club Monaco, Armani Exchange, Hugo Boss, Nicole Miller, BCBG, Fred Segal and many other world-renowned stores, hotels and restaurants.



For further information or tour, please contact exclusive agents:

Marc Pollock

License #00881177 <u>Marc@WestsideRetail.com</u>

Mark Einbund

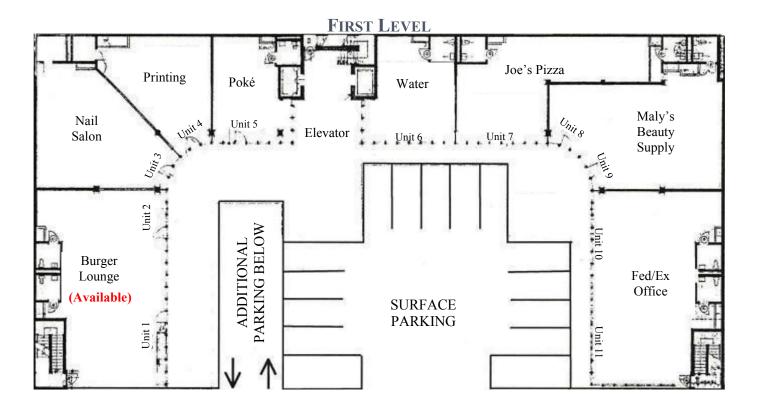
License #00826287 Mark@WestsideRetail.com

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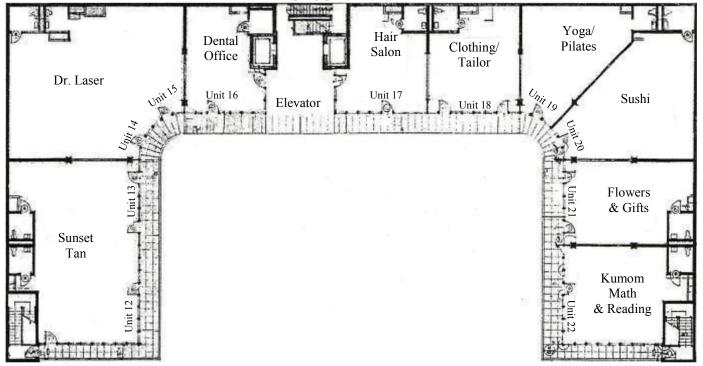
Additional information on this property can be found online at <u>www.WestsideRetail.com</u>

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are for example only and may not represent the current or future performance of the property. Factors such as property condition, permitted uses, and potential increases in expenses should be evaluated by your advisors. 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. 2019

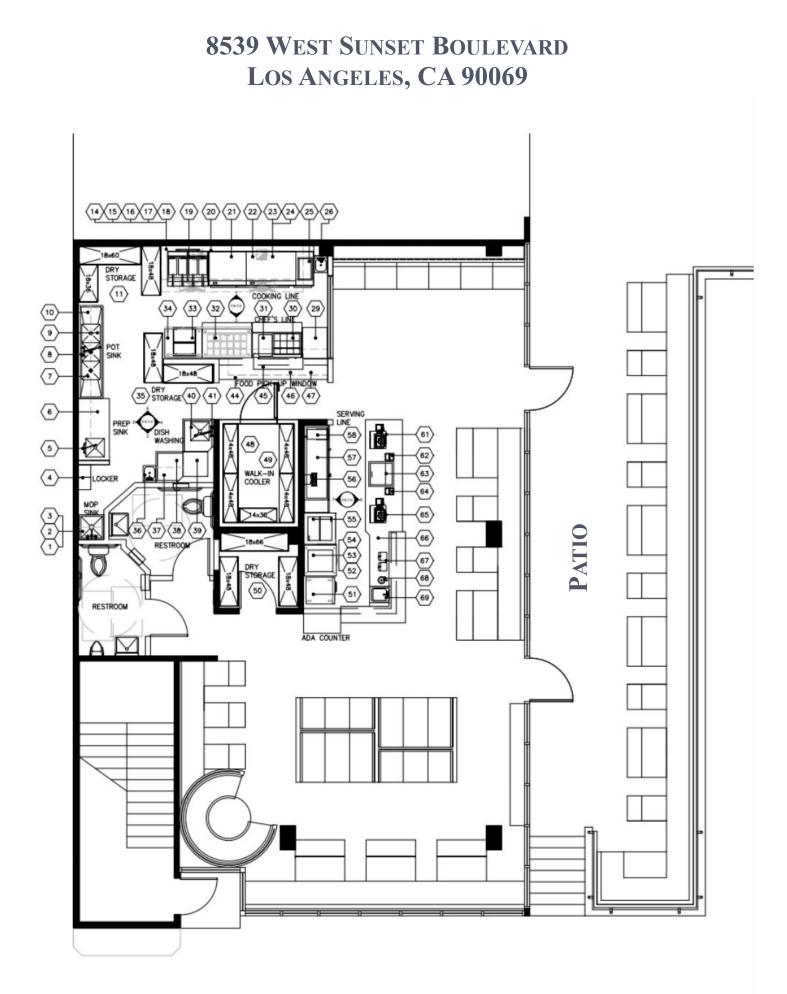
8539 WEST SUNSET BOULEVARD LOS ANGELES, CA 90069



SECOND LEVEL



The information contained on this 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, nature of improvements, identity or location of any existing or proposed tenant. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Westside Retail, Inc. 2019



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