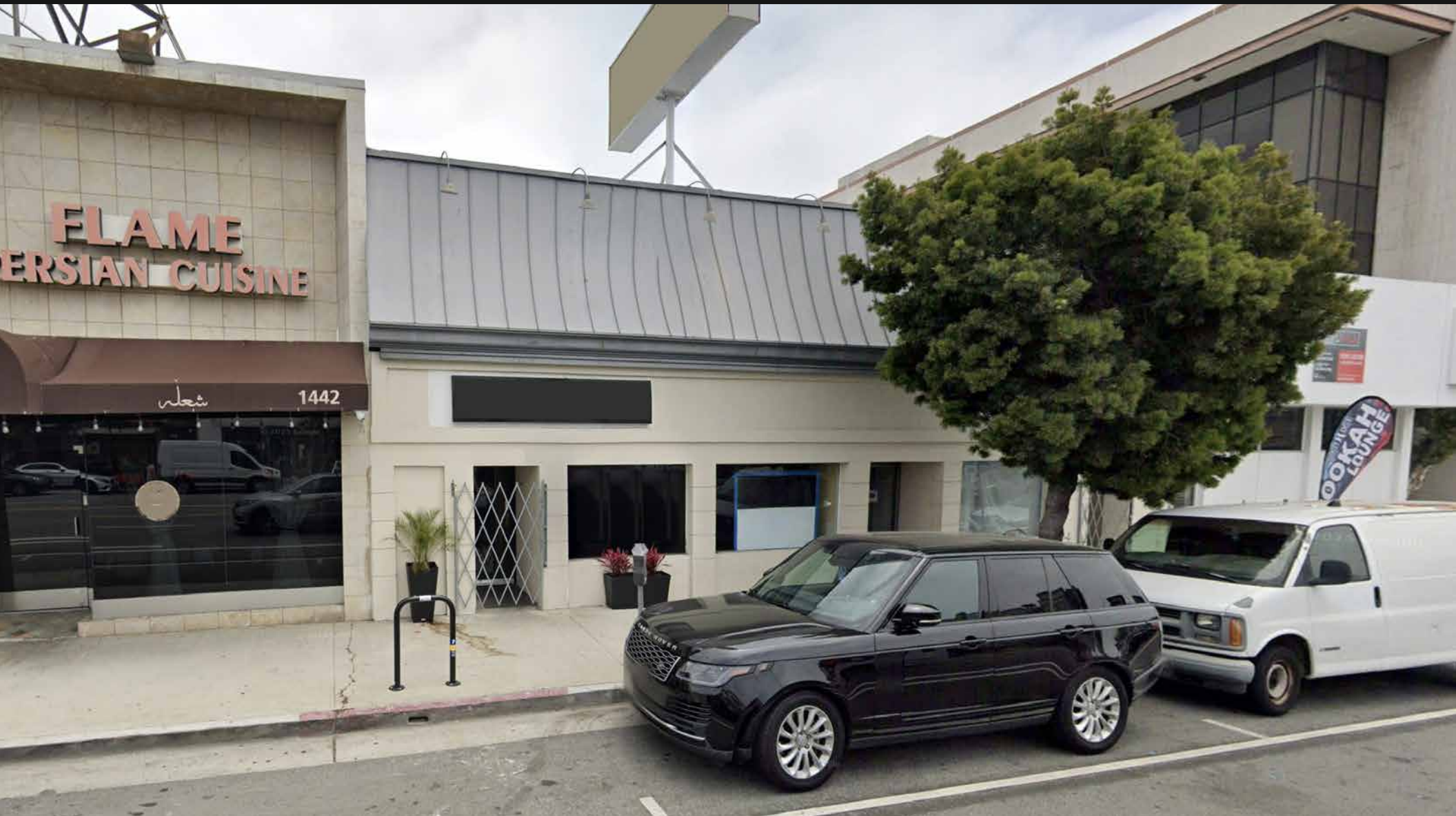


WESTWOOD COMMERCIAL PROPERTY FOR LEASE



3,986± SF of RETAIL OR OFFICE SPACE

1446-1450 Westwood Blvd, Los Angeles, CA 90024

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

1446-1450 WESTWOOD BLVD, LOS ANGELES, CA 90024

Property Highlights

- Prime Westwood Blvd retail or office space (3 units)
- Heavy traffic location between Santa Monica and Wilshire Boulevards just south of Westwood Village
- Three brand new 5-ton HVAC units
- Includes rear parking off the alley for 5 vehicles
- In excellent condition! Many possible retail & office uses
- Adjacent to Century City, Brentwood, and Santa Monica

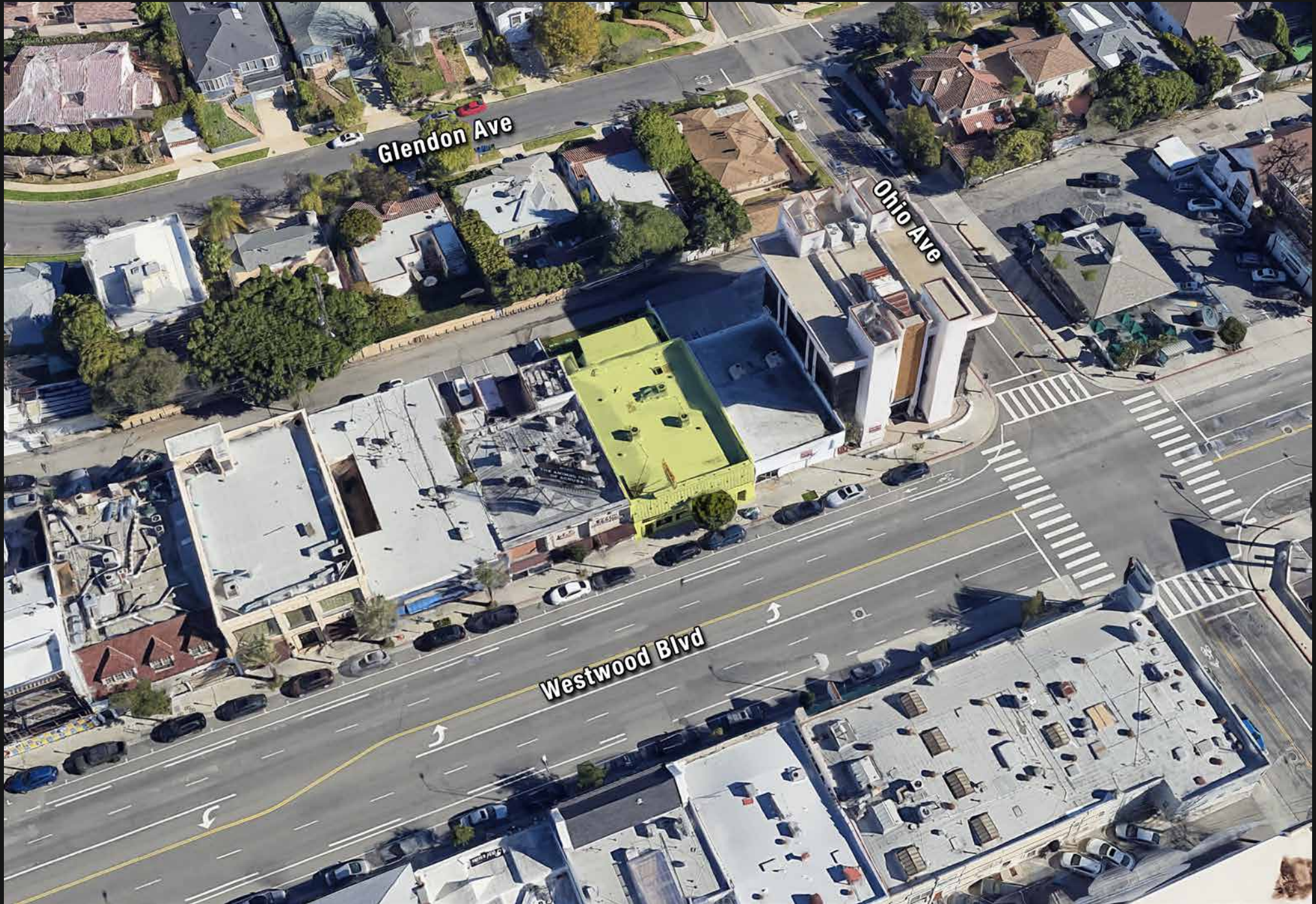
Property Details

Total Building Area:	3,986± Sq.Ft.
Lease Area:	3,986± Sq.Ft.
Units:	3
Year Built:	1948
Construction:	Masonry
Land Area:	5,500± Sq.Ft.
Ceiling Height:	13'
HVAC:	Three 5-Ton Units
Parking:	5 Vehicles
Zoning:	LA C4
Traffic Count:	32,748 Vehicles Per Day

3,986 SF For Lease at \$3.00 Per SF NNN
(NNN = ±\$1.00 Per SF Per Month)



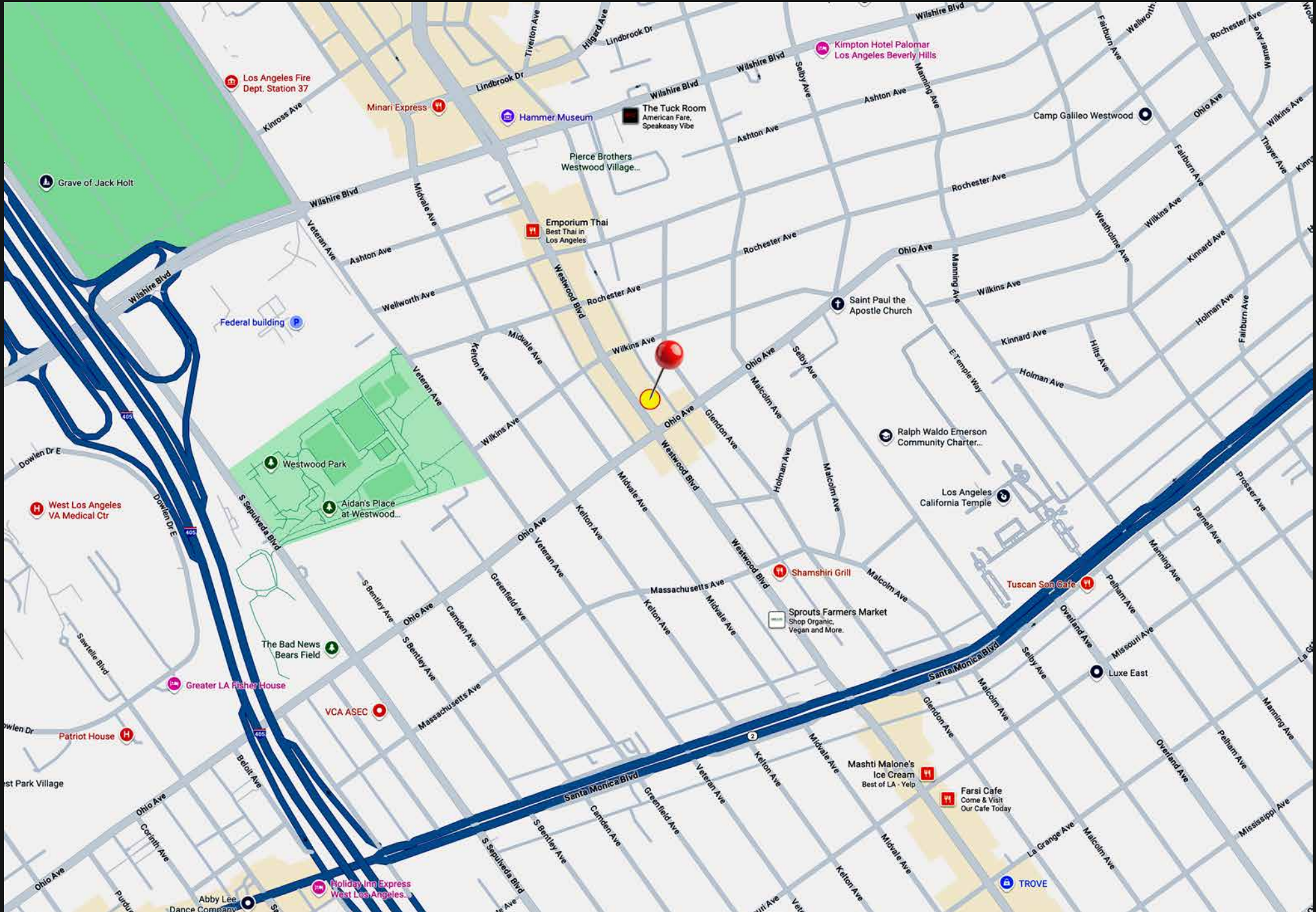
AERIAL PHOTO



PLAT MAP



AREA MAP



NEIGHBORHOOD AMENITIES





LOS ANGELES
COUNTRY CLUB

UNIVERSITY OF
CALIFORNIA, LOS ANGELES

BRENTWOOD HEIGHTS



VETERAN AVE

BEVERLY GELNN BLVD

WESTWOOD VILLAGE

WILSHIRE BLVD

Westfield
CENTURY CITY

BRENTWOOD

SUBJECT

CENTURY CITY



SAN VINCENTE BLVD



S SEPULVEDA BLVD

WESTWOOD BLVD

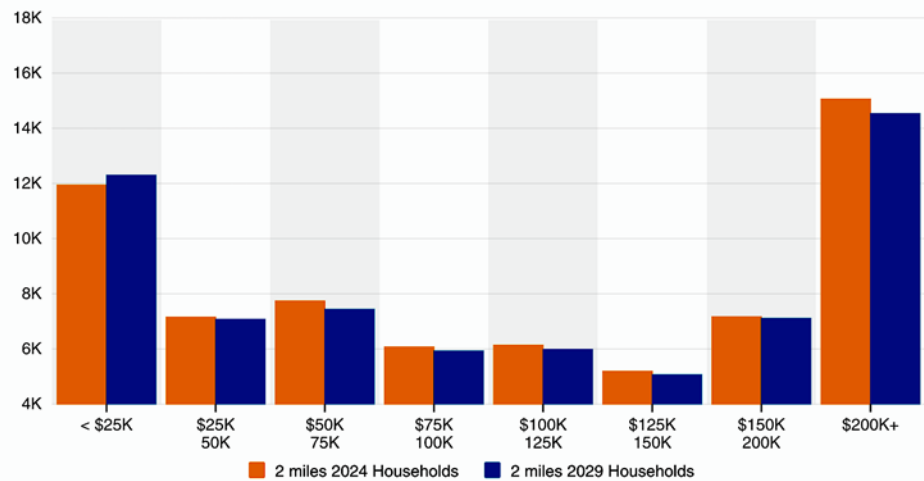
W OLYMPIC BLVD

WEST LOS ANGELES

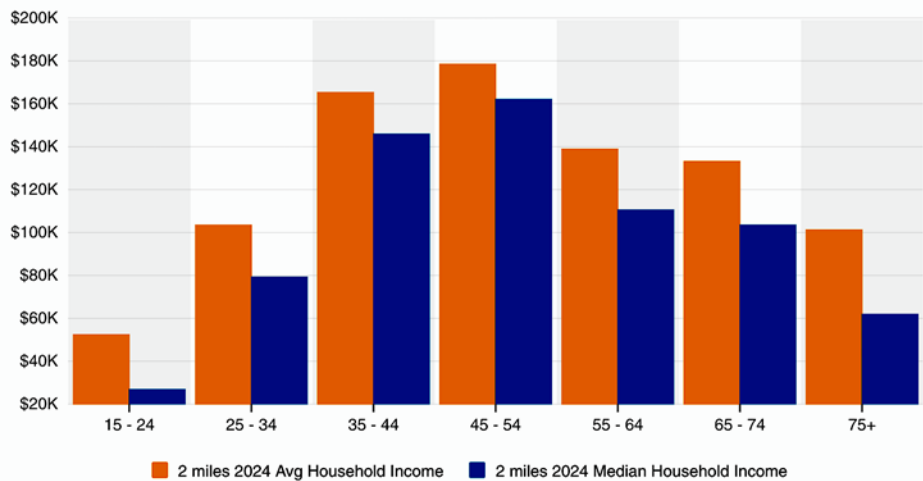


NEIGHBORHOOD DEMOGRAPHICS

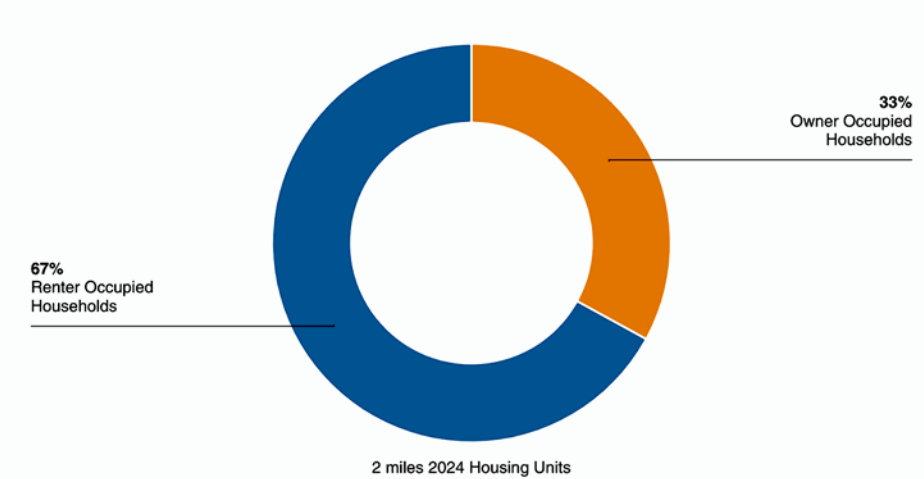
Household Income



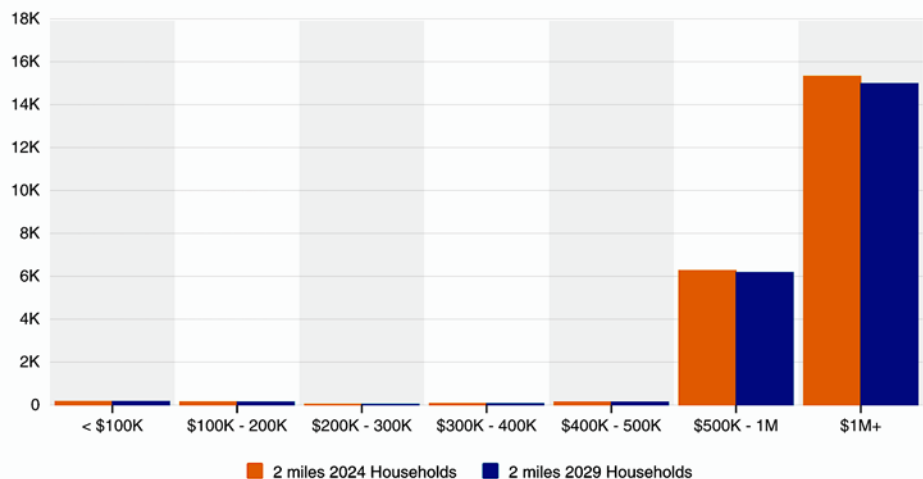
Household Income By Age



Housing Occupancy



Home Values



FOR LEASE

1446-1450 WESTWOOD BOULEVARD

3,986± SF Retail or Office Space (3 Units)

Take All or Part!

Prime Location Between Santa Monica & Wilshire Blvds

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties or Compass.

This Brochure was prepared by Major Properties and Compass. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

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