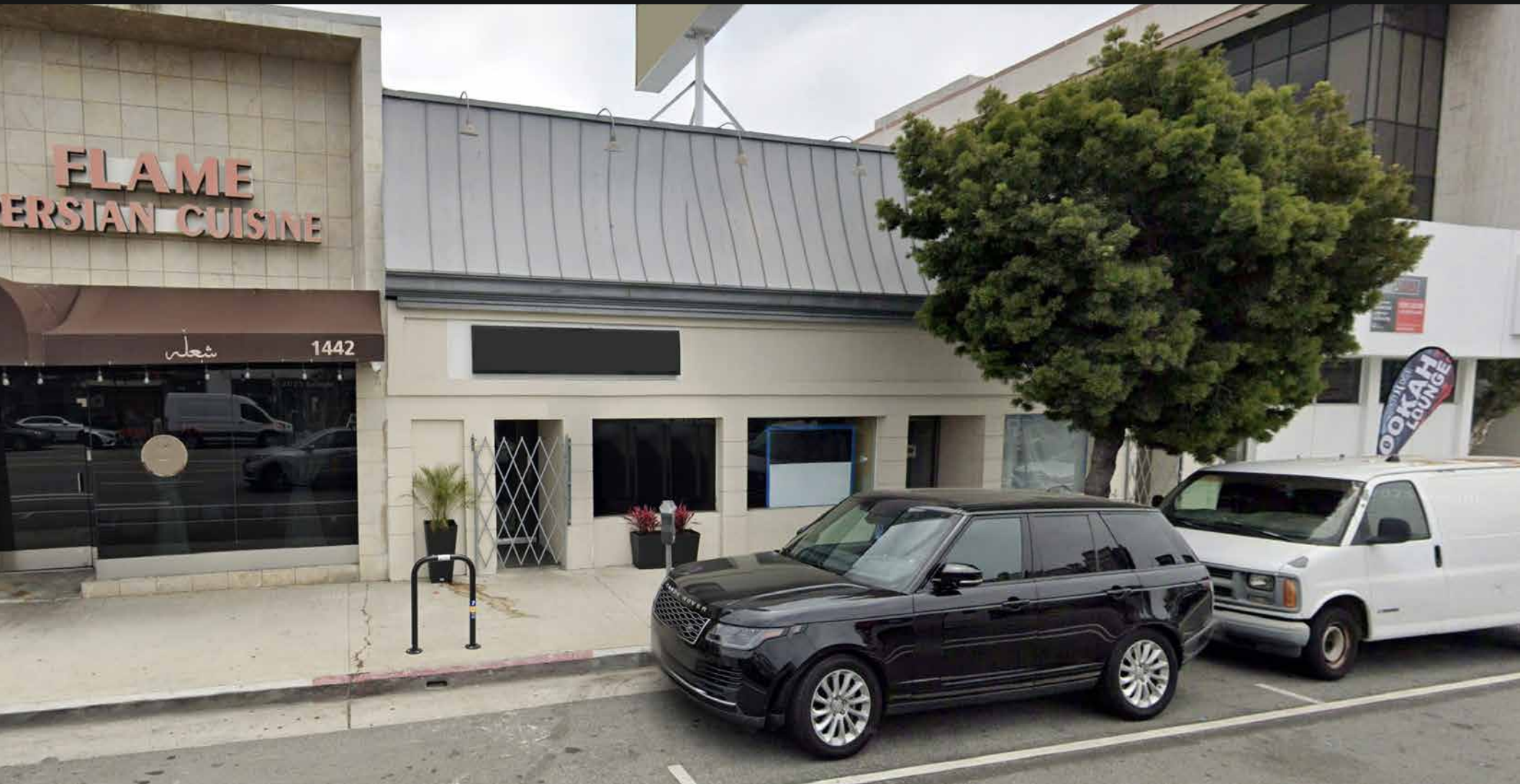


COMMERCIAL PROPERTY FOR SALE OR LEASE



4,000± SF BUILDING ON 5,500± SF LAND

3,000± SF Available For Lease

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 owner-user/investor opportunity
- 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

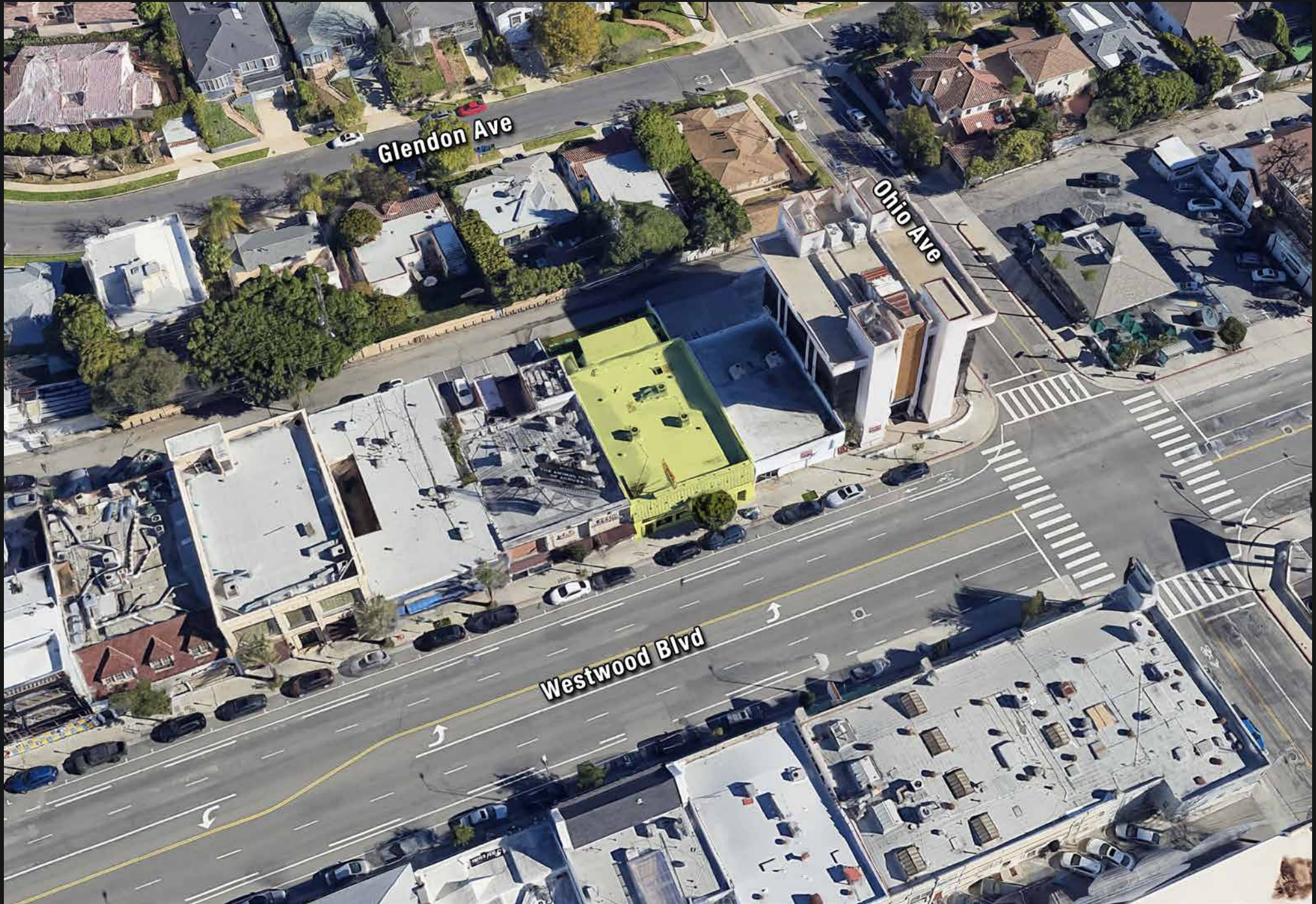
| | |
|-----------------|-------------------------|
| Building Area: | 4,000± Sq.Ft. |
| Lease Area: | 3,000± Sq.Ft. |
| Units: | 3 |
| Year Built: | 1948 |
| Construction: | Masonry |
| Land Area: | 5,500± Sq.Ft. |
| Ceiling Height: | 13' |
| HVAC: | Three 5-Ton Units |
| Parking: | 5 Vehicles |
| Zoning: | LA C4 |
| Traffic Count: | 32,748 Vehicles Per Day |

Sale Price: \$3,900,000 (\$975 Per SF)

3,000 SF For Lease at \$3.00 Per SF NNN
(NNN = ±\$1.00 Per SF Per Month)



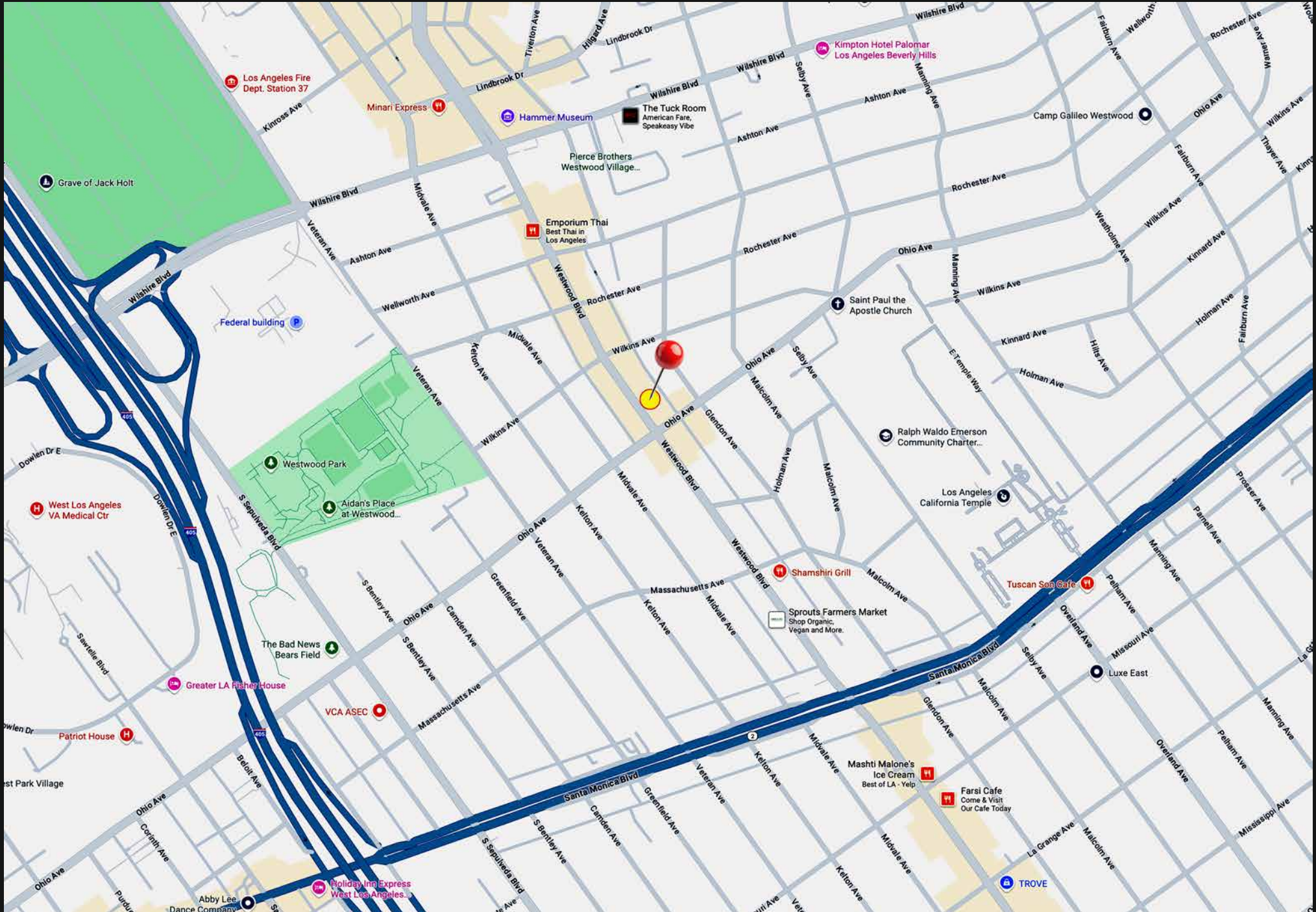
AERIAL PHOTO



PLAT MAP

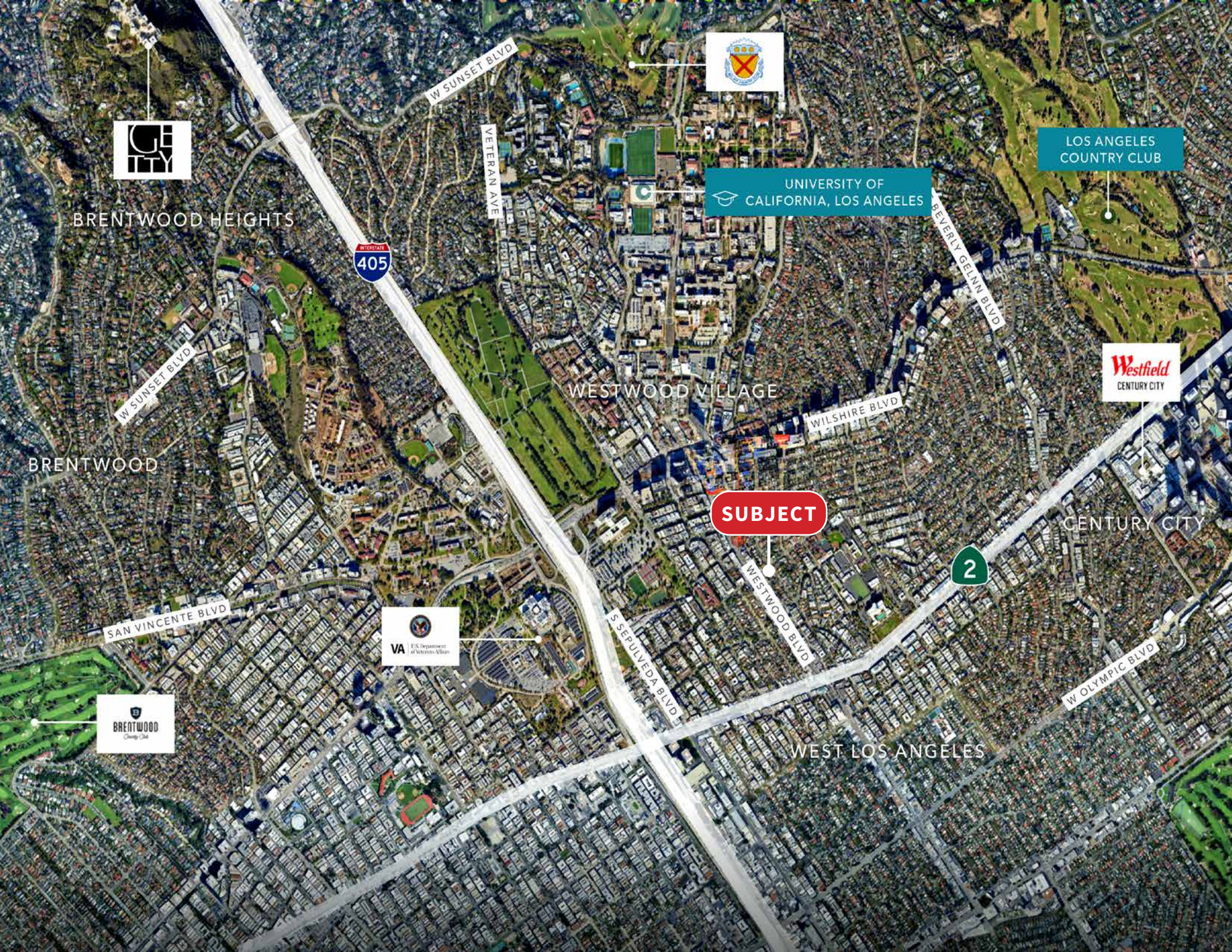


AREA MAP



NEIGHBORHOOD AMENITIES





BRENTWOOD HEIGHTS



W SUNSET BLVD

VETERAN AVE



UNIVERSITY OF CALIFORNIA, LOS ANGELES

LOS ANGELES COUNTRY CLUB

BEVERLY GELNN BLVD

WESTWOOD VILLAGE

WILSHIRE BLVD

Westfield
CENTURY CITY

CENTURY CITY

SUBJECT

WESTWOOD BLVD



W OLYMPIC BLVD

WEST LOS ANGELES

SAN VINCENTE BLVD

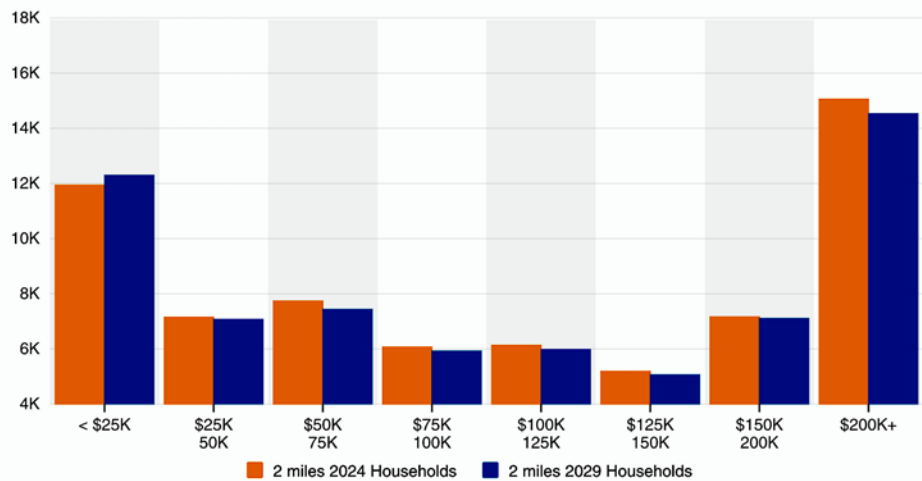


BRENTWOOD

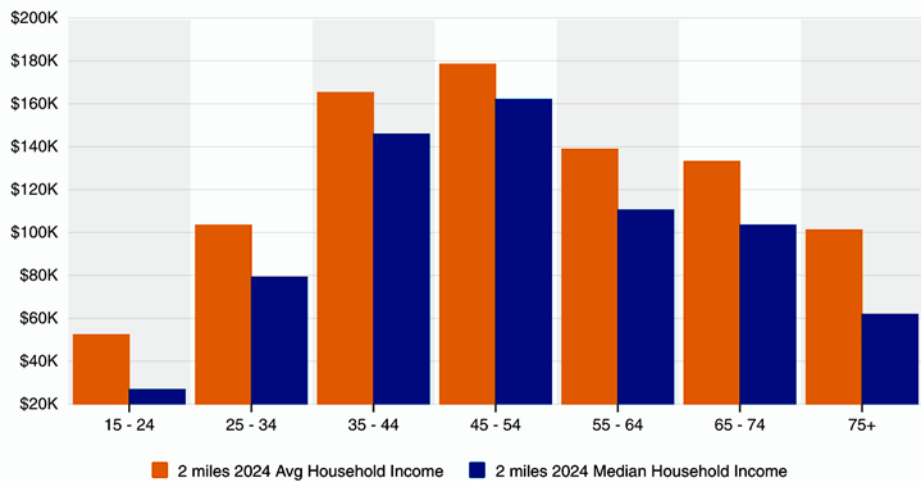
S SEPULVEDA BLVD

NEIGHBORHOOD DEMOGRAPHICS

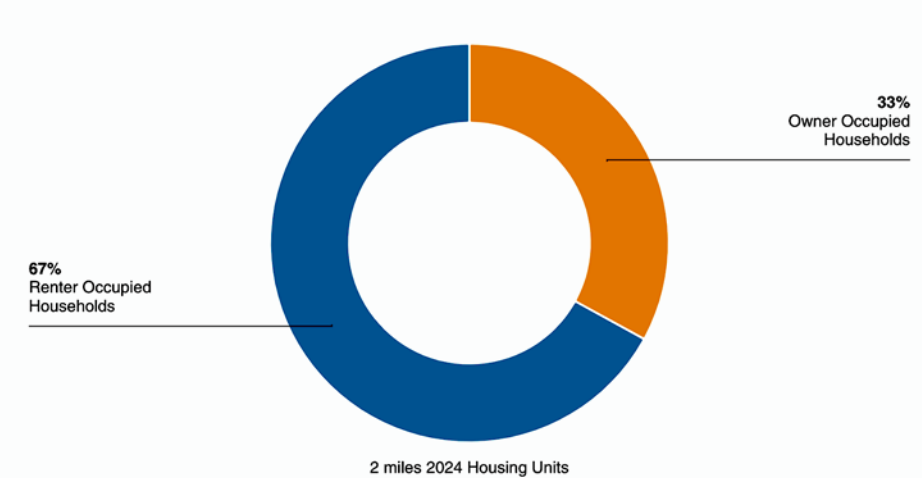
Household Income



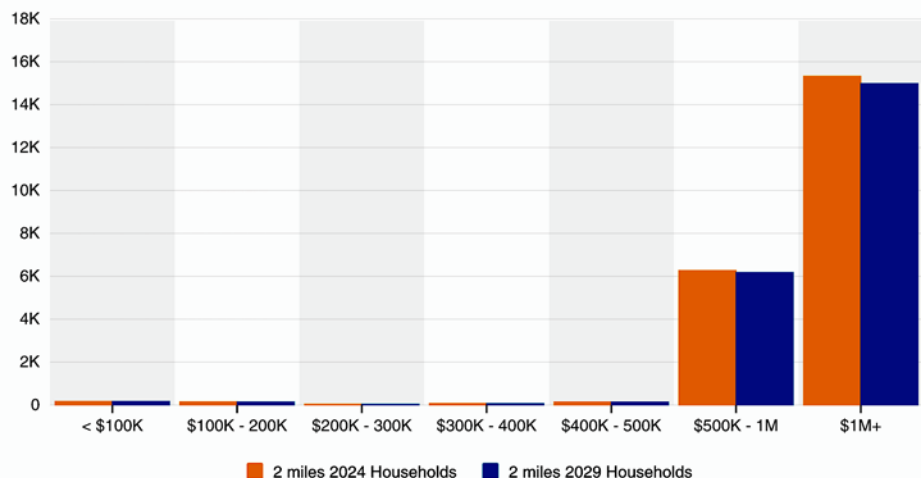
Household Income By Age



Housing Occupancy



Home Values



FOR SALE OR LEASE 1446-1450 WESTWOOD BOULEVARD

For Sale: 4,000± SF Building on 5,500± SF of Land

For Lease: 3,000± SF

Prime Location Between Santa Monica & Wilshire Blvds

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