

# WESTWOOD RETAIL & OFFICE FOR LEASE



**1,906± SF CORNER RETAIL OR OFFICE UNIT**  
**2,000± SF SECOND FLOOR OFFICE UNIT**  
**1650 Westwood Blvd, Los Angeles, CA 90024**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
Offering Memorandum

1650 WESTWOOD BLVD, LOS ANGELES, CA 90024

## Property Highlights

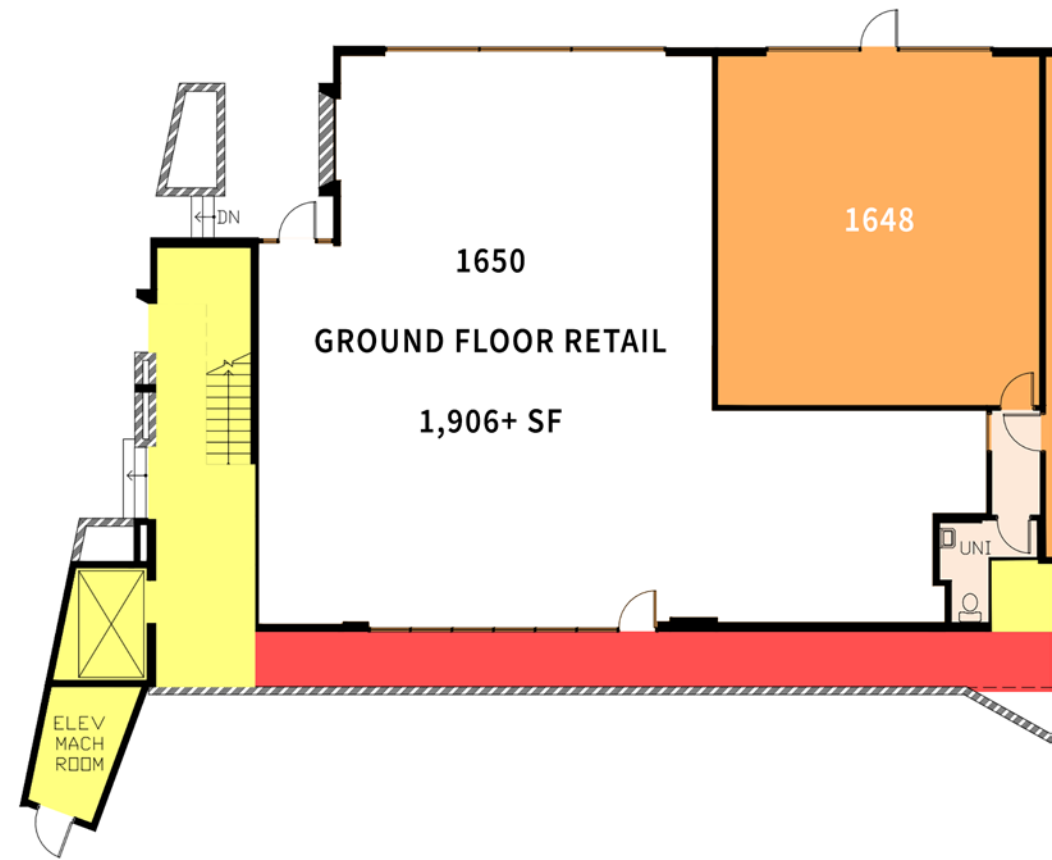
- Prime Westwood Boulevard lease opportunity
- Heavy traffic signalized corner location one block north of Santa Monica Blvd
- Many possible retail and office uses: Hair/nail/beauty salon, professional or creative office, potential restaurant (tenant to verify)
- Beautifully appointed units in excellent condition!
- Open layout with private restroom and on-site parking
- Adjacent to Century City, Brentwood, and Santa Monica

## Property Details

Ground Floor Unit Area:	1,906± SF
Second Floor Unit Area:	2,000± SF
Total Building Area:	9,748± SF
Year Built:	1978
Construction:	Masonry
Parking:	20 Shared Spaces
Zoning:	LA C4
Traffic Count:	31,642 Vehicles Per Day

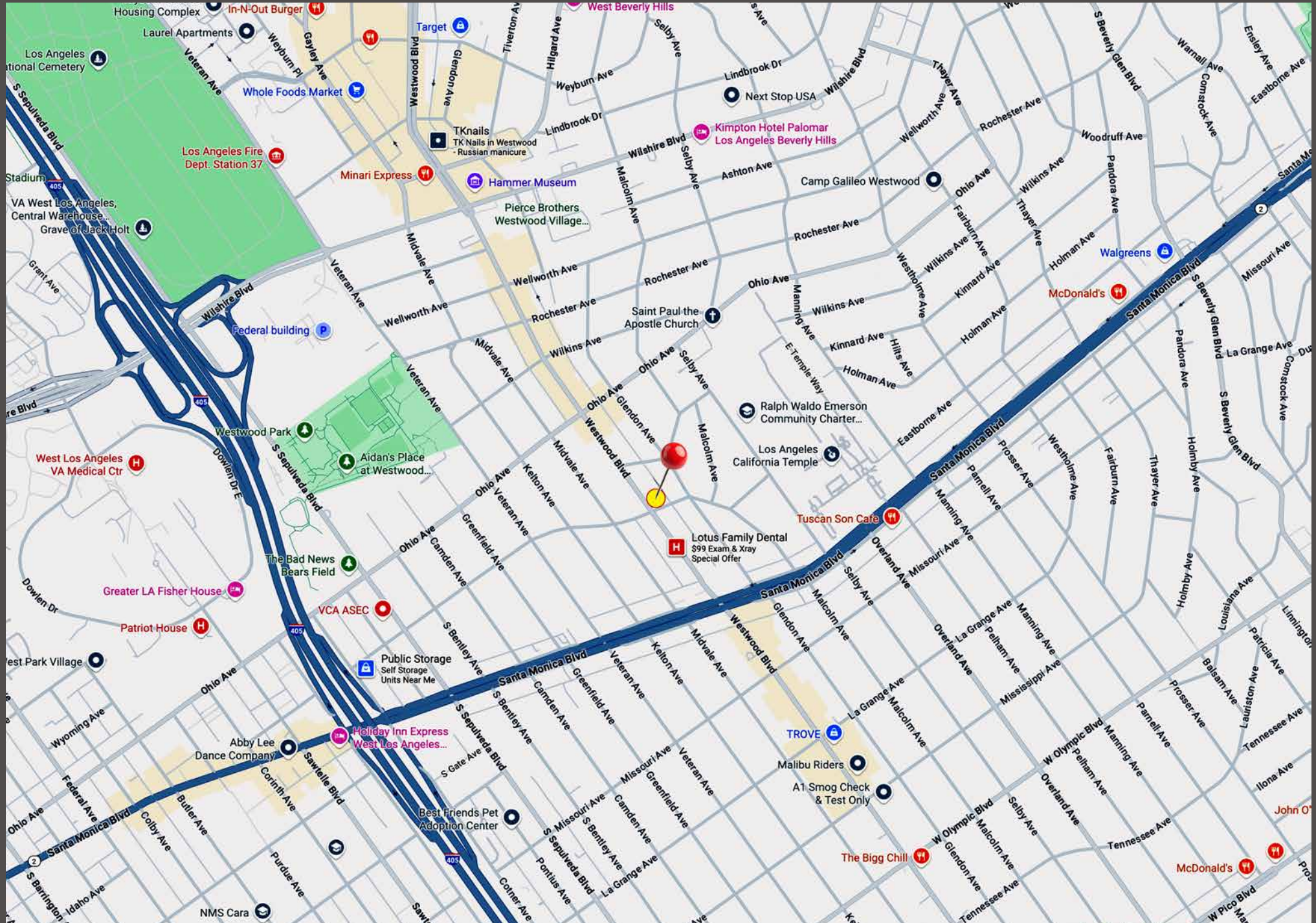
**Ground Floor Rent Reduced! \$6,871 \$5,718 Per Month**  
(\$3.00 Per SF Gross)

**Second Floor Office Rent: \$4,000 Per Month**  
(\$2.00 Per SF Gross — Short Term Okay)





# 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

BRENTWOOD

W SUNSET BLVD

SUBJECT



CENTURY CITY

SAN VINCENTE BLVD



S SEPULVEDA BLVD

ESTWOOD BLVD

W OLYMPIC BLVD

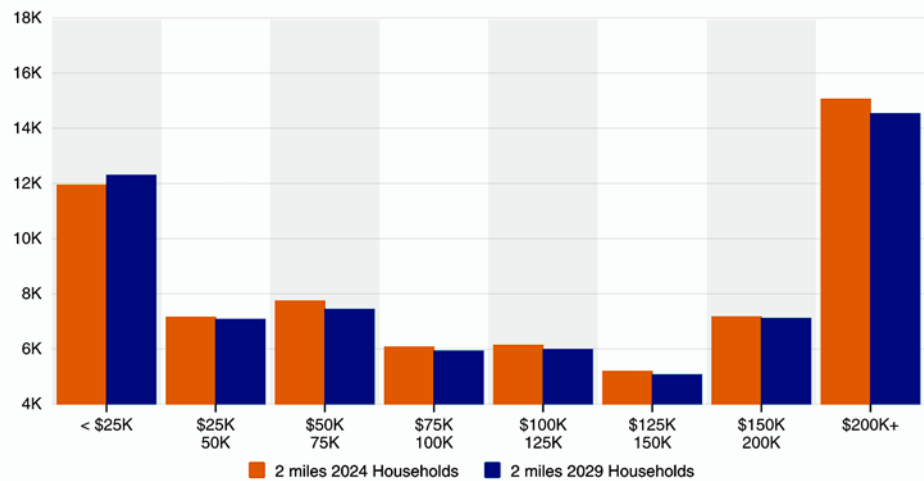


WEST LOS ANGELES

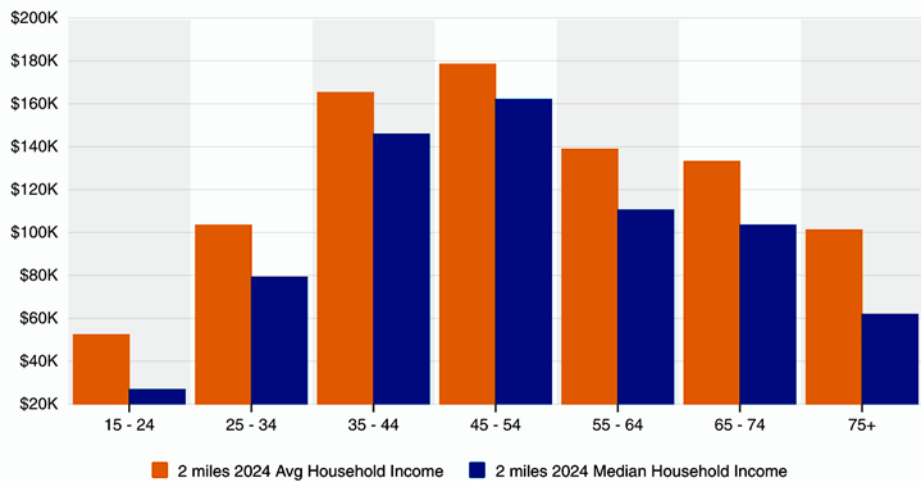


# NEIGHBORHOOD DEMOGRAPHICS

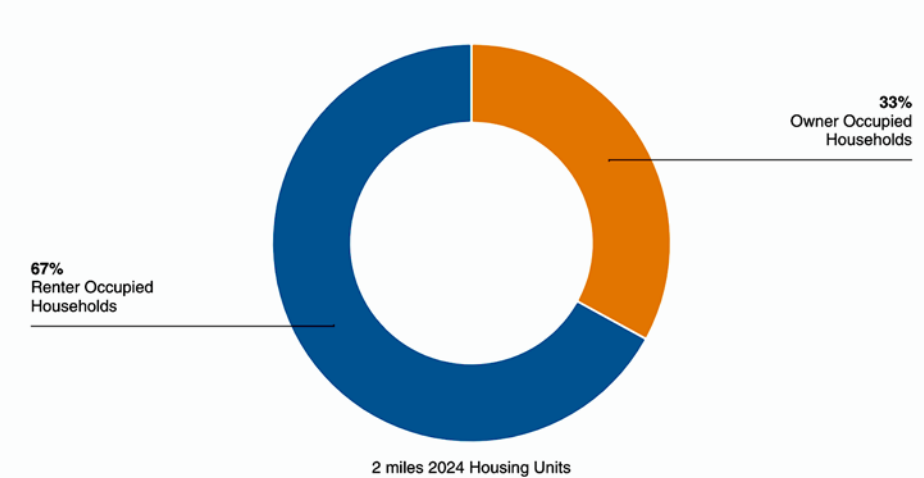
Household Income



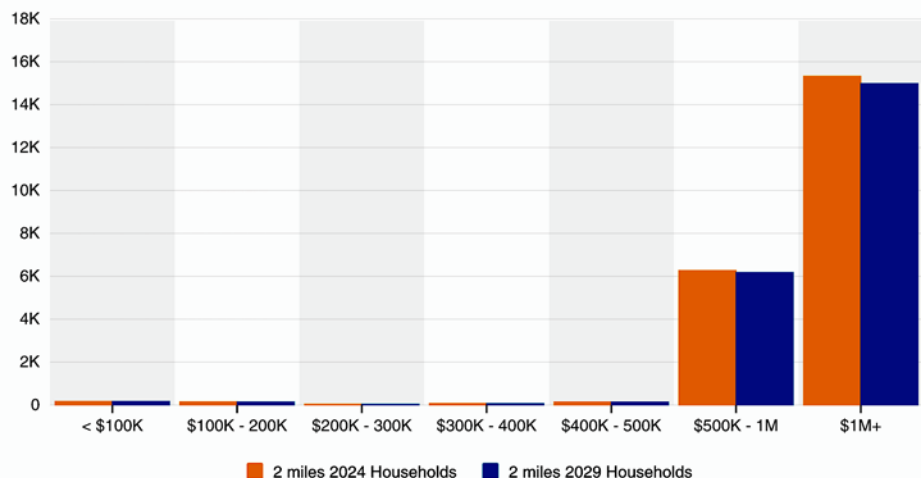
Household Income By Age



Housing Occupancy



Home Values



# FOR LEASE

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## 1,906± SF CORNER RETAIL/OFFICE UNIT

## 2,000± SF SECOND FLOOR OFFICE UNIT

### *Prime Location One Block North of Santa Monica Blvd*

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