

WESTWOOD RETAIL & OFFICE FOR LEASE

Abundant Shared Parking in the Rear



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

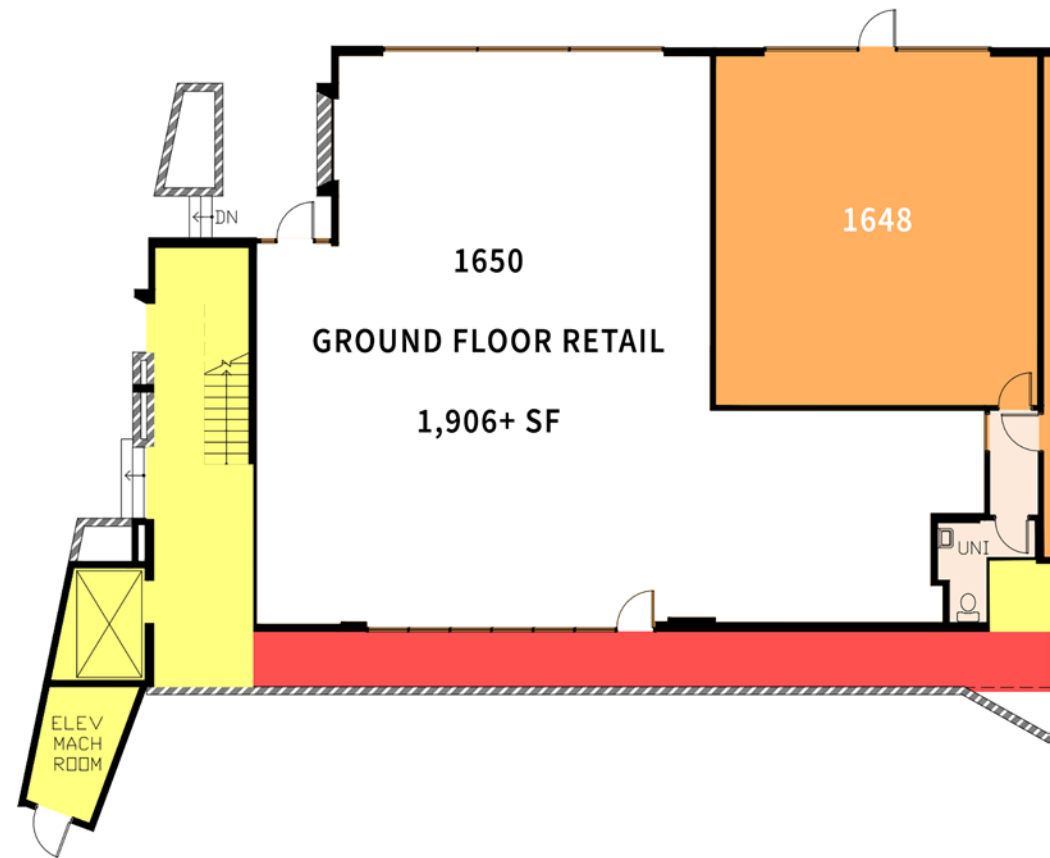
- Prime Westwood Boulevard lease opportunity
- Heavy traffic signalized corner location one block north of Santa Monica Blvd
- Many possible retail and office uses: Hair/nail/beauty salon, professional or creative office, potential restaurant (tenant to verify)
- Beautifully appointed units in excellent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

Property Details

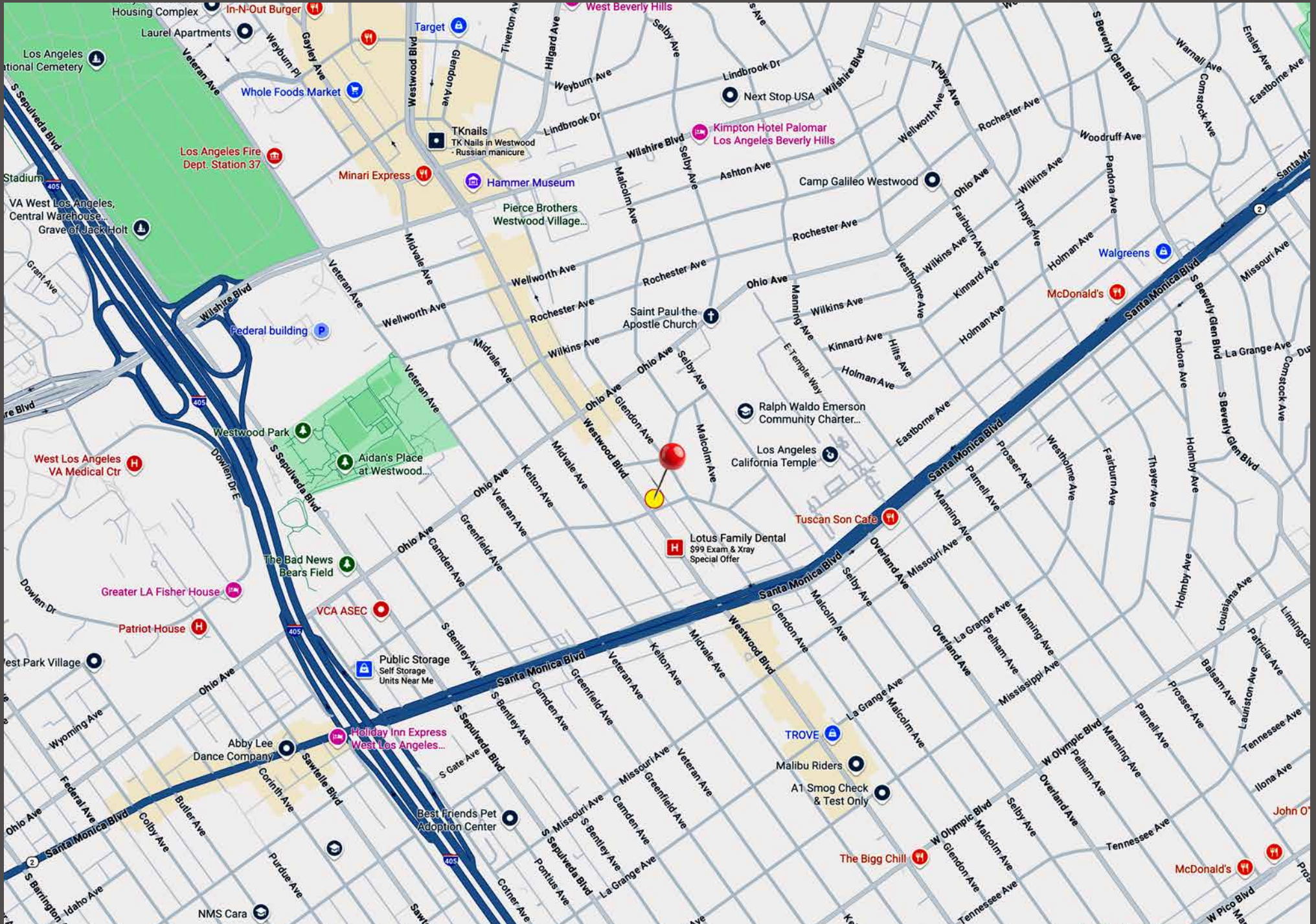
Ground Floor Unit Area:	1,906± SF
Second Floor Unit Area:	2,000± SF
Total Building Area:	9,748± SF
Year Built:	1978
Construction:	Masonry
Parking:	20 Shared Spaces
Zoning:	LA C4
Traffic Count:	31,642 Vehicles Per Day

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)

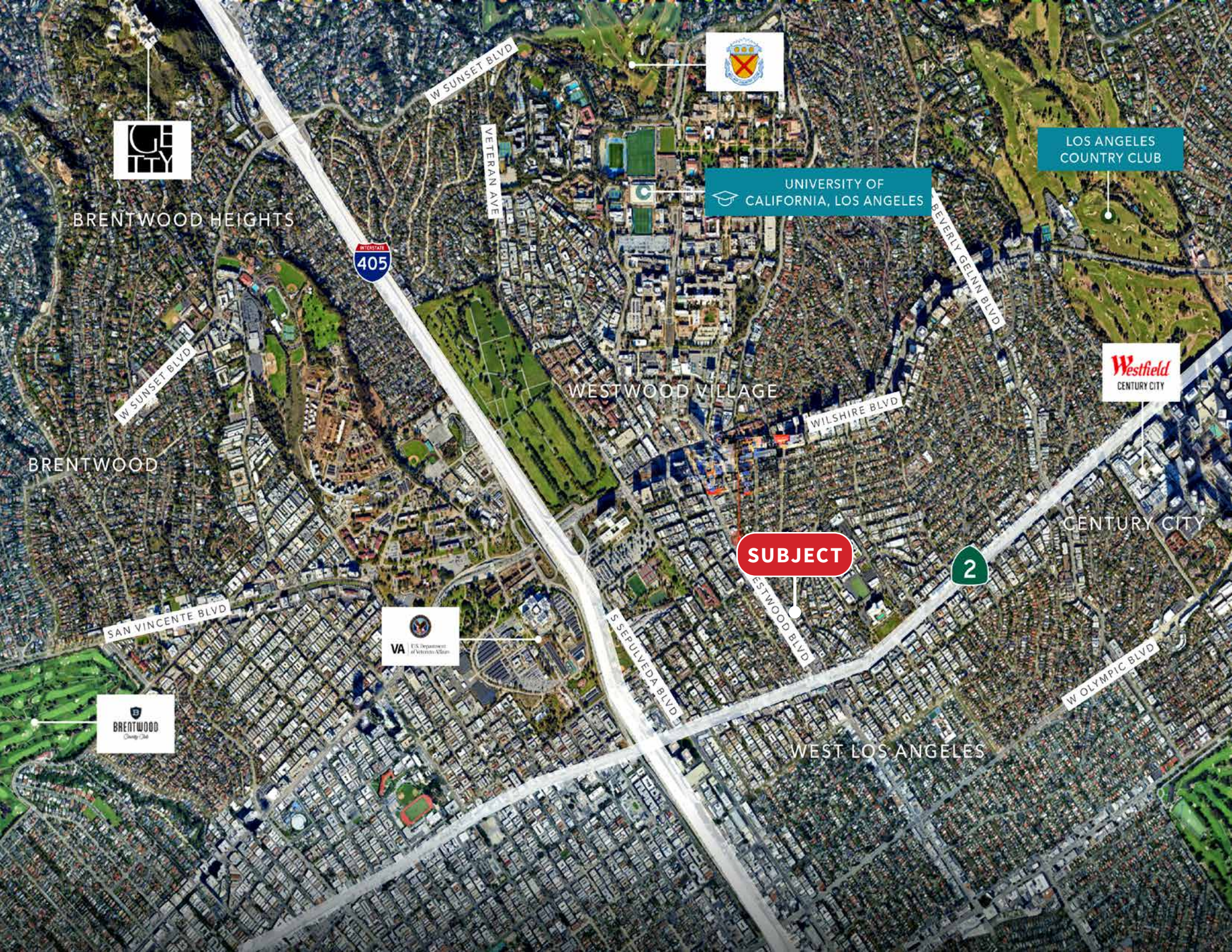


AREA MAP



NEIGHBORHOOD AMENITIES





LOS ANGELES COUNTRY CLUB

UNIVERSITY OF CALIFORNIA, LOS ANGELES



SUBJECT



BRENTWOOD HEIGHTS

WESTWOOD VILLAGE

CENTURY CITY

WEST LOS ANGELES



W SUNSET BLVD

VETERAN AVE

BEVERLY GELNN BLVD

W SUNSET BLVD

WILSHIRE BLVD

SAN VINCENTE BLVD

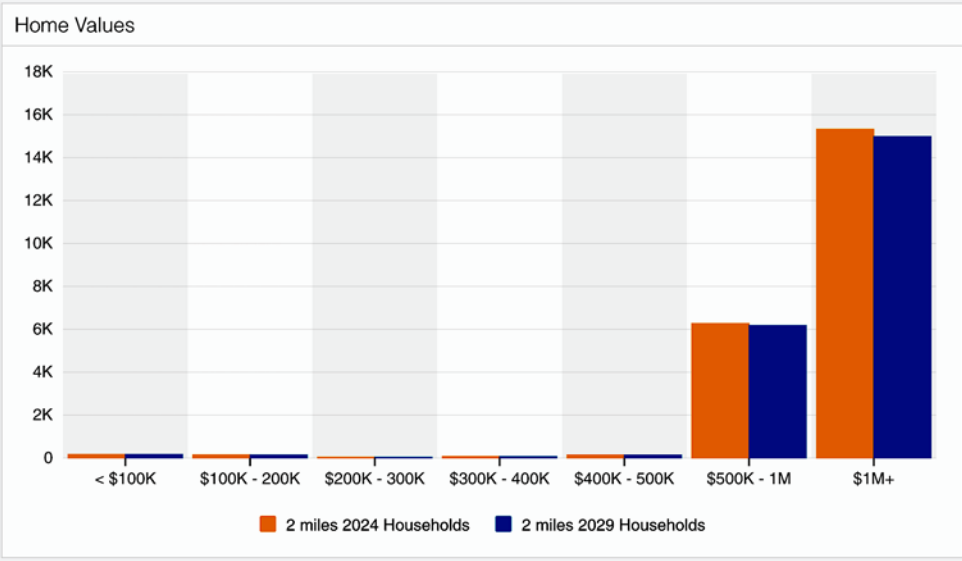
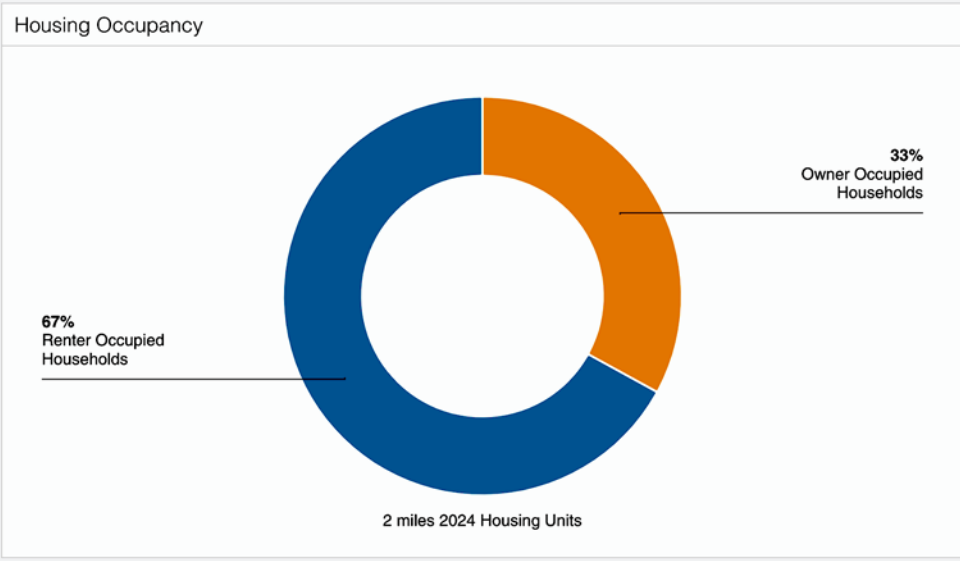
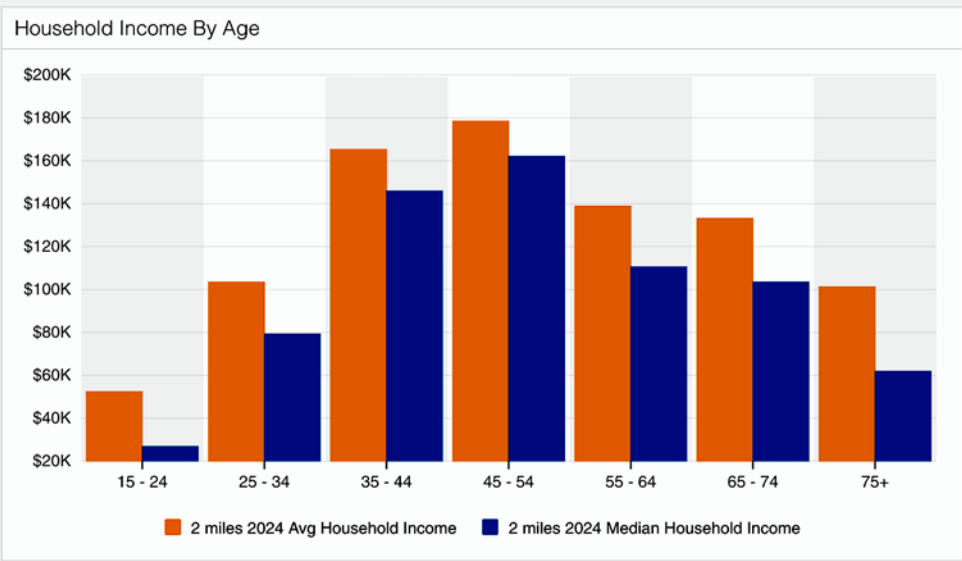
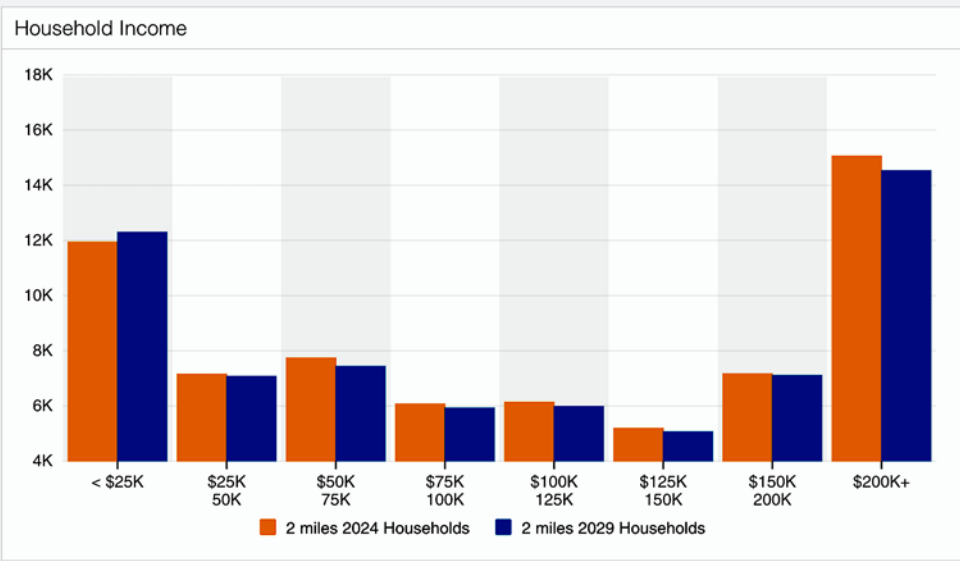
S SEPULVEDA BLVD

WESTWOOD BLVD

W OLYMPIC BLVD

BRENTWOOD

NEIGHBORHOOD DEMOGRAPHICS



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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