

WESTWOOD RETAIL/RESIDENTIAL PROPERTY FOR SALE



Owner Will Consider Seller Financing 50% of the Purchase Price

4,600± SF OF BUILDINGS ON 5,400± SF LAND

2245-2251 Westwood Blvd, Los Angeles, CA 90064

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

2245-2251 WESTWOOD BLVD, LOS ANGELES, CA 90064

Property Highlights

- Prime Westwood Blvd retail and residential property
- One-story building with 2 retail units plus two-story building at rear with 4 residential units
- Includes rear parking for 10 vehicles (tandem)
- In excellent condition! Renovated in 2017
- Heavy traffic location just south of Olympic Blvd
- Adjacent to Century City, Brentwood, and Santa Monica
- 2 retail units and 3 office/apartment units occupied (1 vacant office/apartment unit)
- Actual \$16,700 gross monthly income
Pro forma \$19,100 gross monthly income

Property Details

Total Building Area:	4,600± Sq.Ft.
Total Units:	6
Year Built:	1940
Construction:	Masonry
Land Area:	5,400± Sq.Ft.
Parking:	10 Vehicles (Tandem)
Zoning:	LA C4
APN:	4322-002-017
Traffic Count:	56,640 Vehicles Per Day on Olympic Blvd 26,706 Vehicles Per Day on Westwood Blvd



Asking Price: \$3,699,000 (\$804.13 Per SF)

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50% of the Purchase Price***

RENT ROLL & INCOME

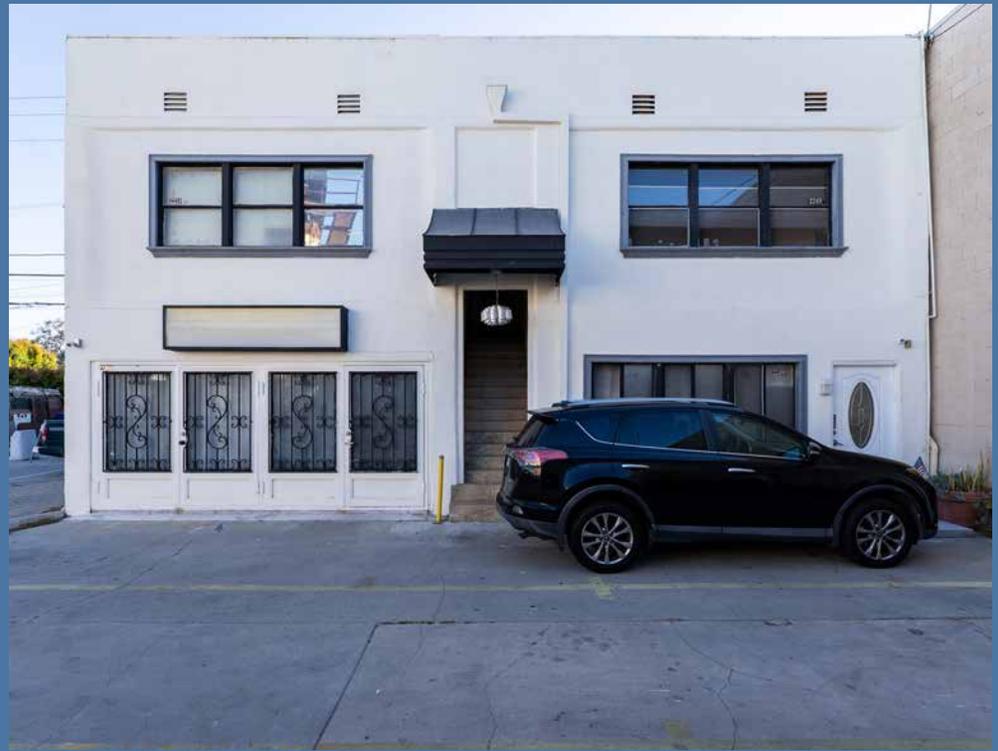
Unit	Property Type	SF (Approx.)	Status	Actual Mo. Rent	Pro Forma Mo. Rent	Lease Type
Front #1*	Retail	1,000	Leased	\$5,100	\$5,100	Month-to-Month
Front #2*	Retail	1,000	Leased	\$4,860	\$4,860	Month-to-Month
Rear #1**	Office/Apt	650	Leased	\$2,540	\$2,540	Month-to-Month
Rear #2**	Office/Apt	650	Leased	\$1,900	\$1,900	Month-to-Month
Rear #3**	Office/Apt	650	Leased	\$2,300	\$2,300	Month-to-Month
Rear #4***	Office/Apt	650	Vacant		\$2,400	
TOTAL		4,600		\$16,700	\$19,100	
ANNUAL GROSS INCOME				\$200,400	\$229,200	

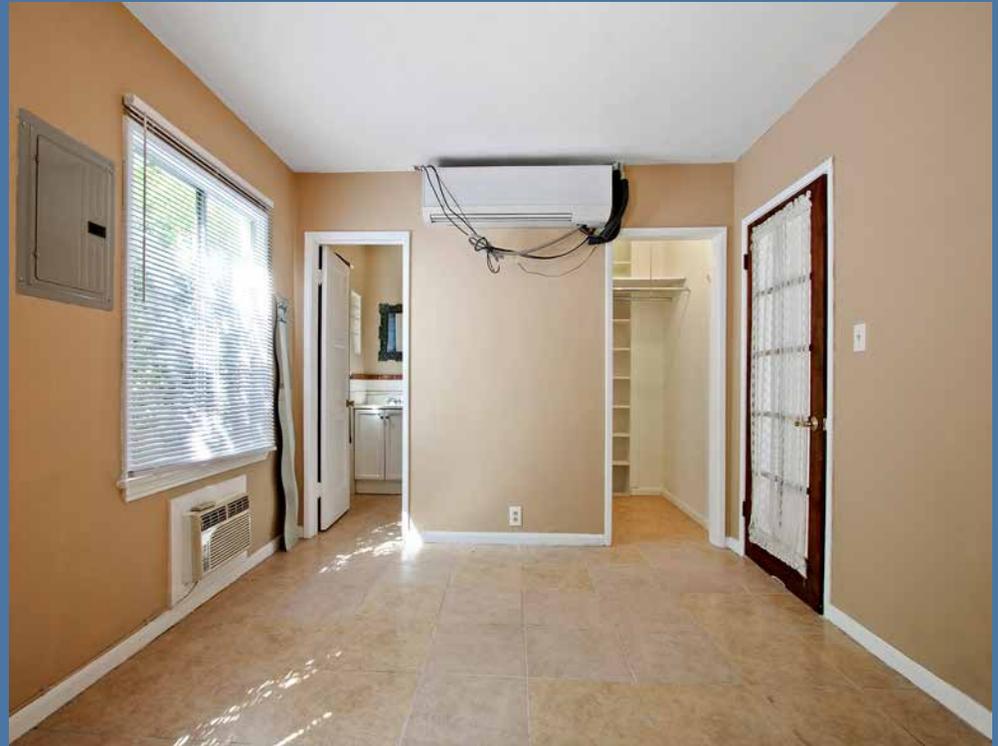
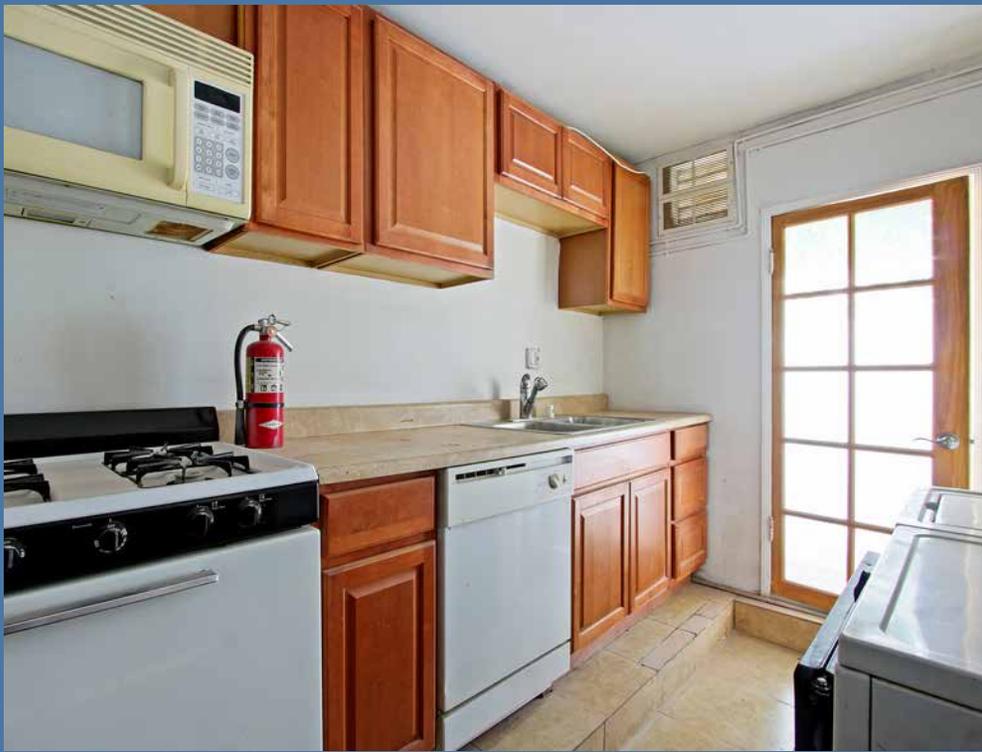
* 5% annual increases (historic). Tenant wants renewal. NNN (25%).

** Separately metered for electric and the stove is electric. Tenant pays for their own meter.

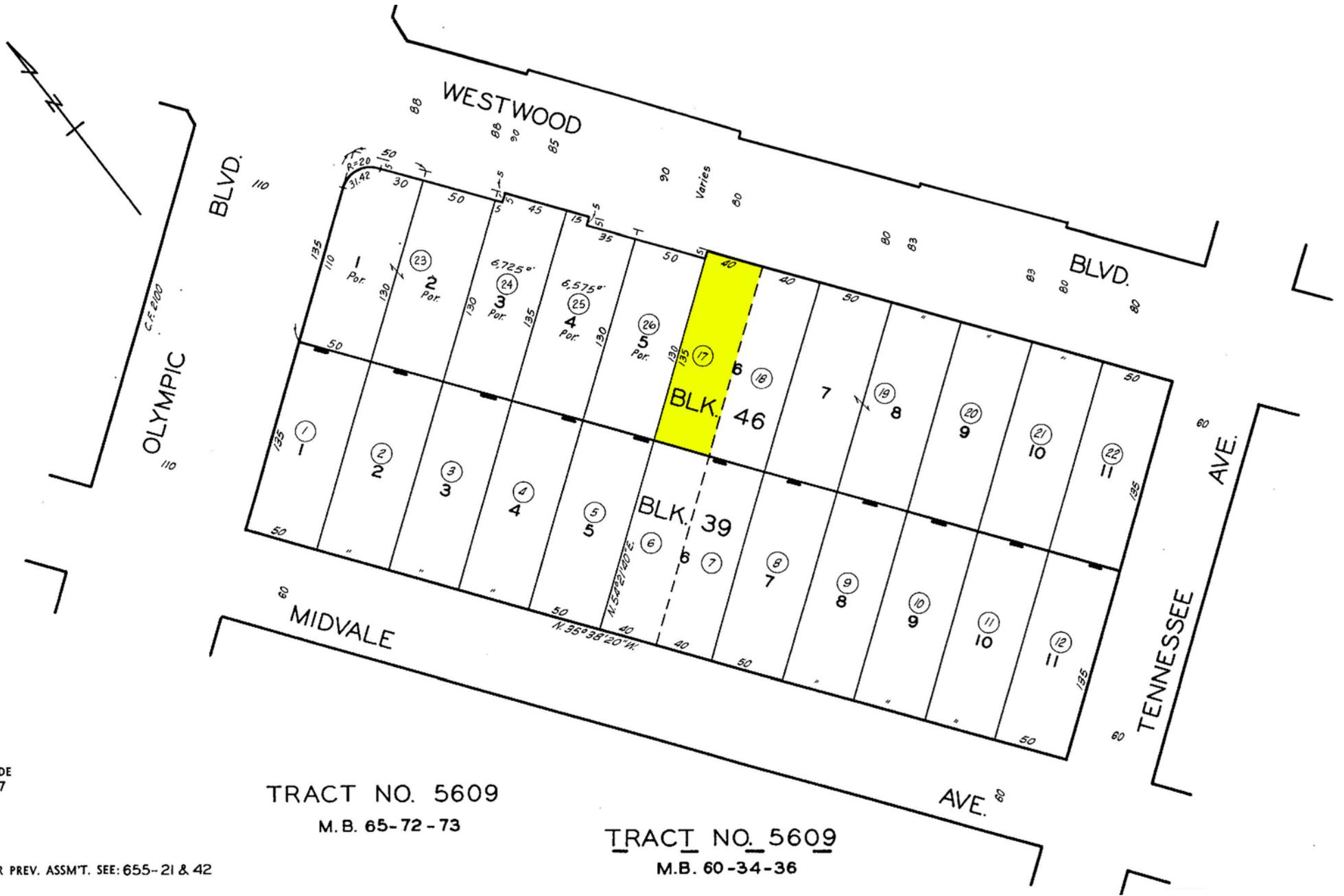
*** Separately metered for electric. Only unit with a gas stove (has its own gas meter). Tenant pays for their own meters.







PLAT MAP

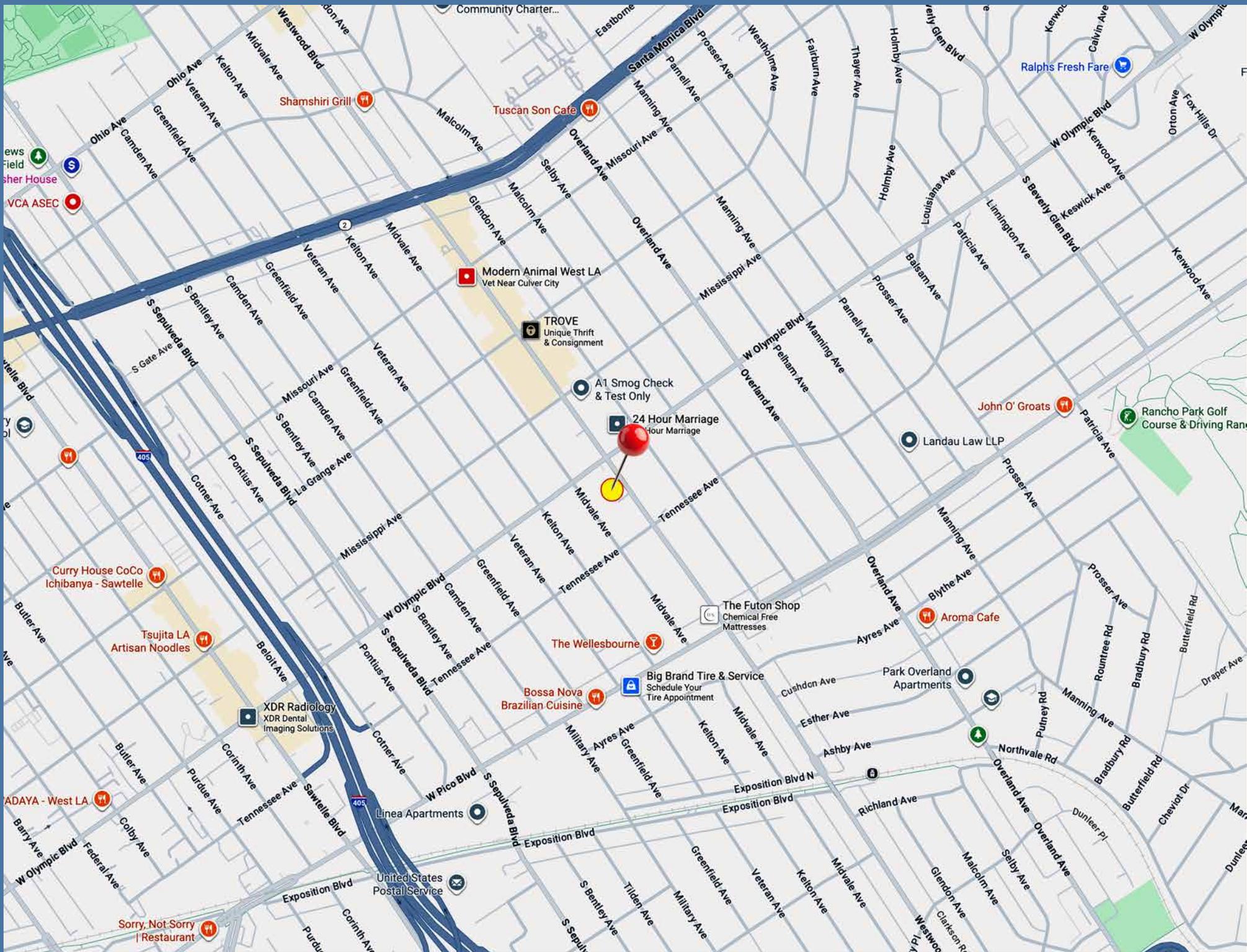


CODE
67

TRACT NO. 5609
M.B. 65-72-73

TRACT NO. 5609
M.B. 60-34-36

FOR PREV. ASSMT. SEE: 655-21 & 42



Shamshiri Grill

Tuscan Son Cafe

Modern Animal West LA
Vet Near Culver City

TROVE
Unique Thrift
& Consignment

A1 Smog Check
& Test Only

24 Hour Marriage
Hour Marriage

John O' Groats

Landau Law LLP

Rancho Park Golf
Course & Driving Range

Curry House CoCo
Ichibanya - Sawtelle

Tsujita LA
Artisan Noodles

XDR Radiology
XDR Dental
Imaging Solutions

The Wellesbourne

Bossa Nova
Brazilian Cuisine

Big Brand Tire & Service
Schedule Your
Tire Appointment

Aroma Cafe

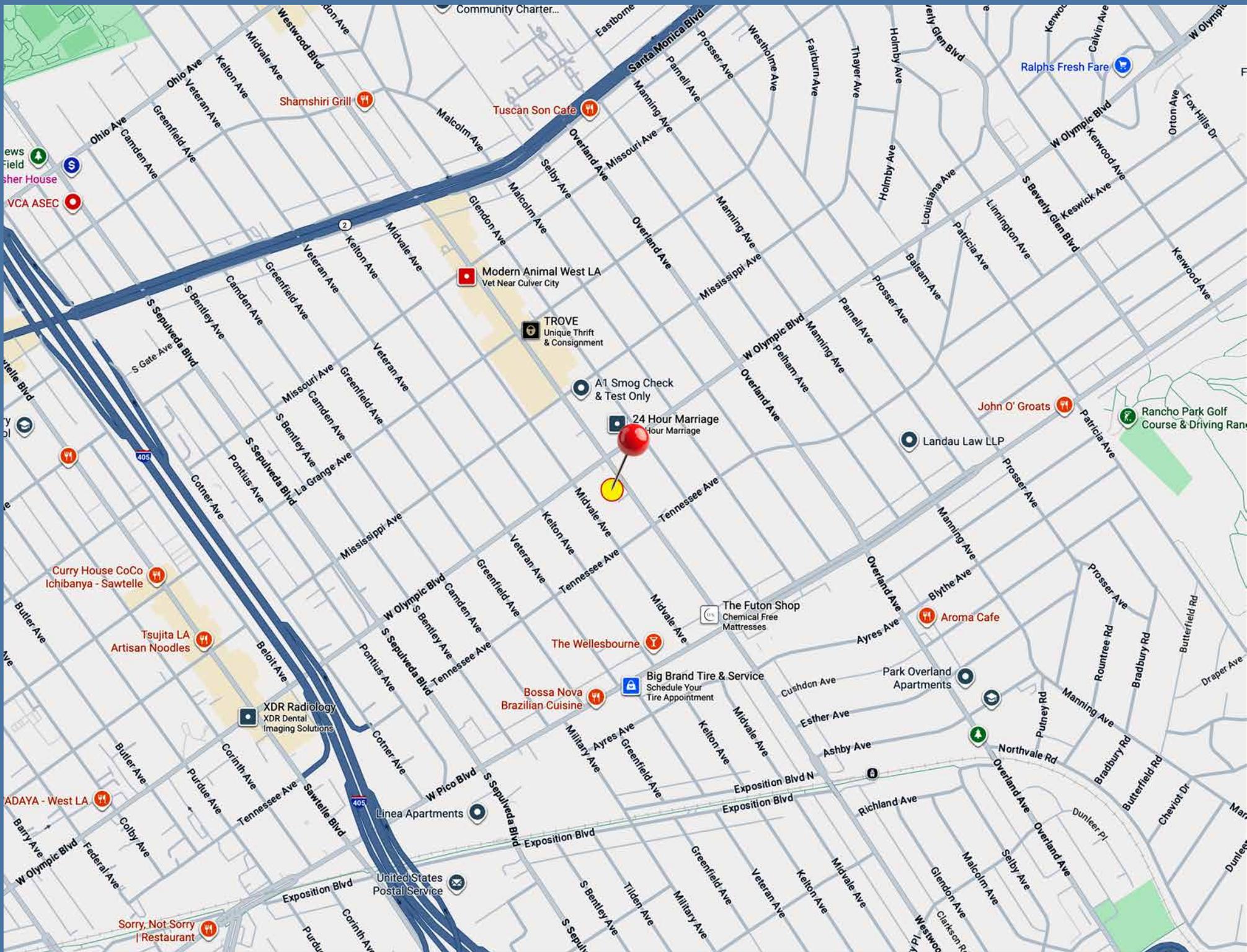
Park Overland
Apartments

ADAYA - West LA

Linea Apartments

United States
Postal Service

Sorry, Not Sorry
Restaurant



Westwood Village
& UCLA

Century City

The CALIF. CHICKEN CAFE
EST. 1957



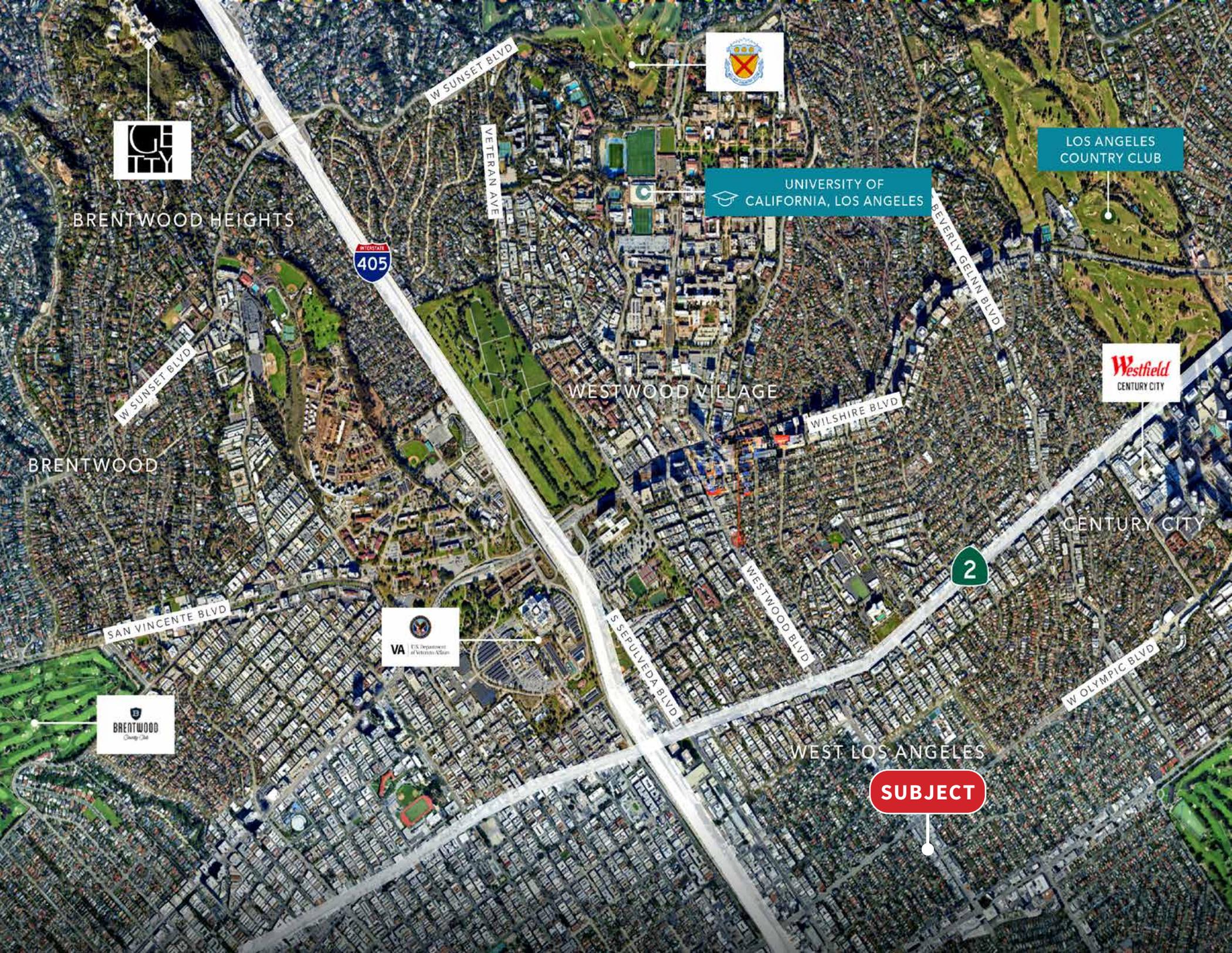
Olympic Blvd 56,640 VPD

26,706 VPD

Pastina

Westwood Blvd





BRENTWOOD HEIGHTS



W SUNSET BLVD

VETERAN AVE



UNIVERSITY OF CALIFORNIA, LOS ANGELES

LOS ANGELES COUNTRY CLUB

BEVERLY GLENN BLVD

WESTWOOD VILLAGE



WILSHIRE BLVD

BRENTWOOD

CENTURY CITY

SAN VICENTE BLVD



S SEPULVEDA BLVD



WESTWOOD BLVD

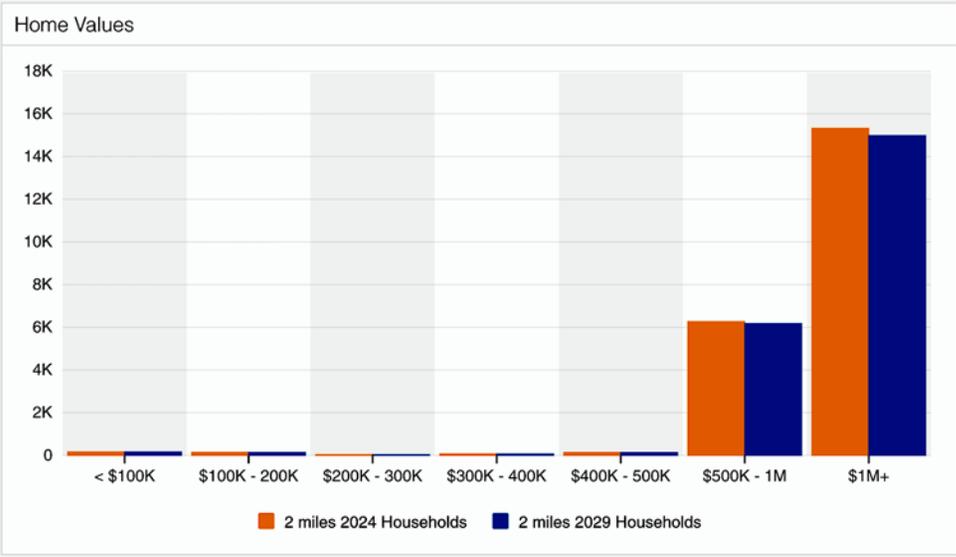
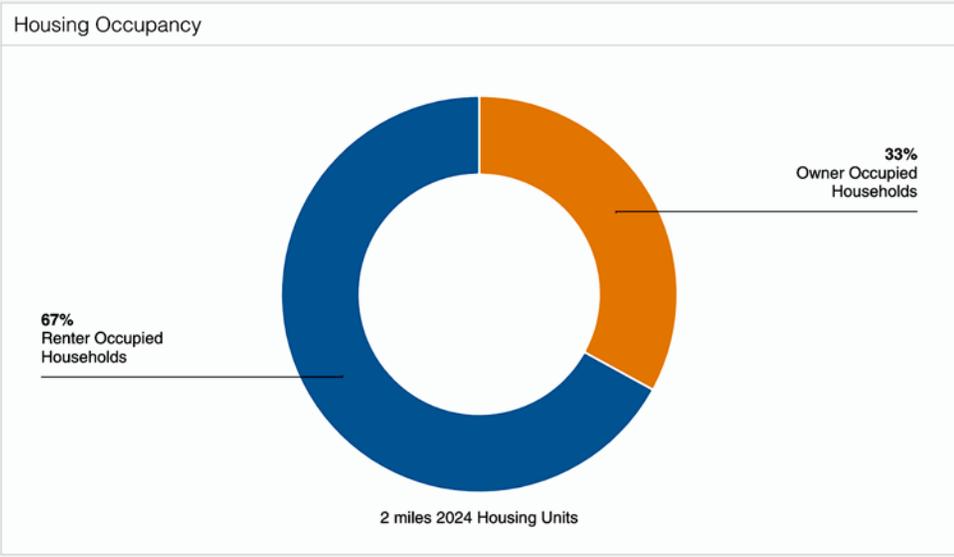
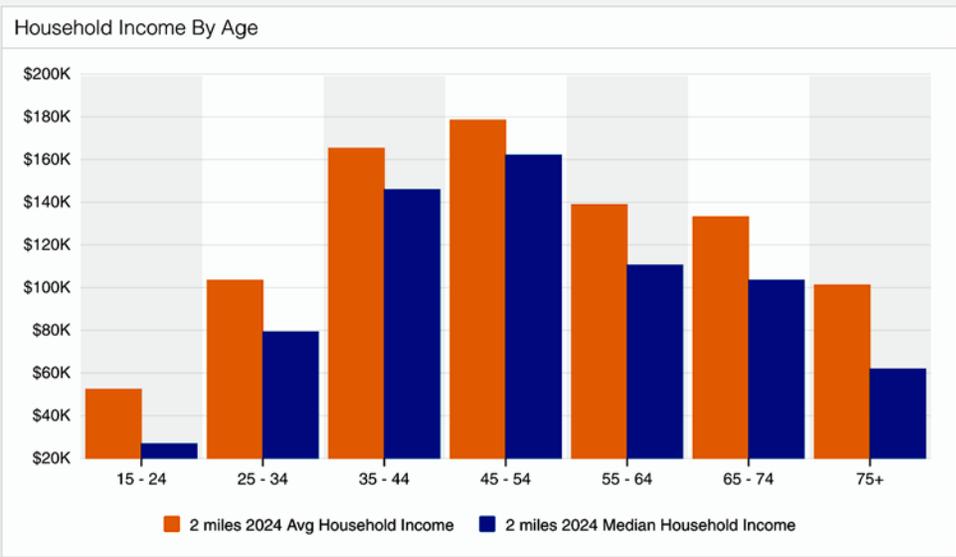
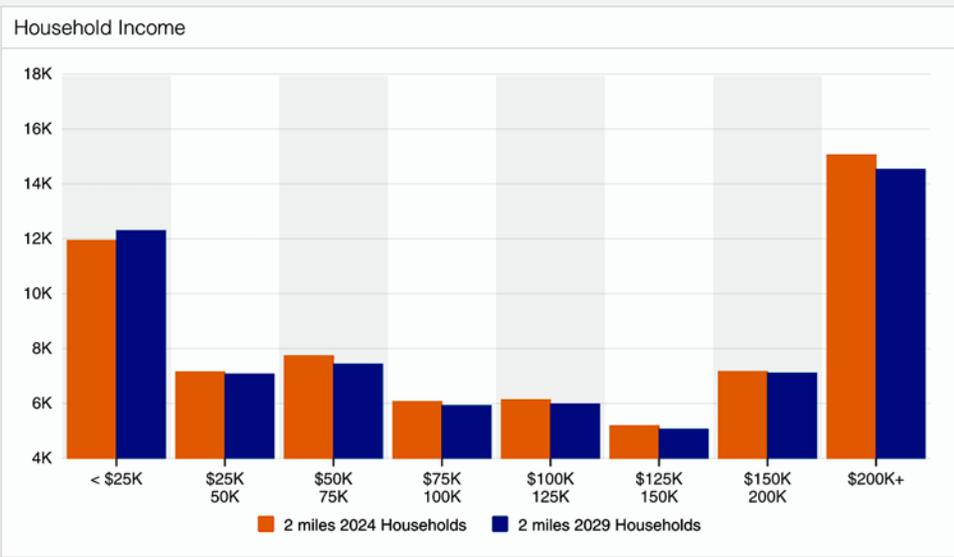
W OLYMPIC BLVD



WEST LOS ANGELES

SUBJECT

NEIGHBORHOOD DEMOGRAPHICS



FOR SALE

2245-2251 WESTWOOD BOULEVARD

4,600± SF Retail/Residential Property

5,400± SF of Land

Prime Location Just South of Olympic Blvd

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