

# WESTWOOD RETAIL/RESIDENTIAL PROPERTY FOR SALE



*Price Reduced!*

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 apartment units
- Ideal for owner-user
- 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 apartment units occupied (1 vacant 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<br>26,706 Vehicles Per Day on Westwood Blvd |

\* Buyer should independently verify zoning, as it was previously zoned as apartment and is now zoned as office.



**Asking Price Reduced to \$3,650,000**  
**(\$793.48 Per SF)**

# 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**                  | Apt           | 650          | Leased | \$2,540          | \$2,540            | Month-to-Month |
| Rear #2**                  | Apt           | 650          | Leased | \$1,900          | \$1,900            | Month-to-Month |
| Rear #3**                  | Apt           | 650          | Leased | \$2,300          | \$2,300            | Month-to-Month |
| Rear #4***                 | Apt           | 650          | Vacant |                  | \$2,400            |                |
| <b>TOTAL</b>               |               | <b>4,600</b> |        | <b>\$16,700</b>  | <b>\$19,100</b>    |                |
| <b>ANNUAL GROSS INCOME</b> |               |              |        | <b>\$200,400</b> | <b>\$229,200</b>   |                |

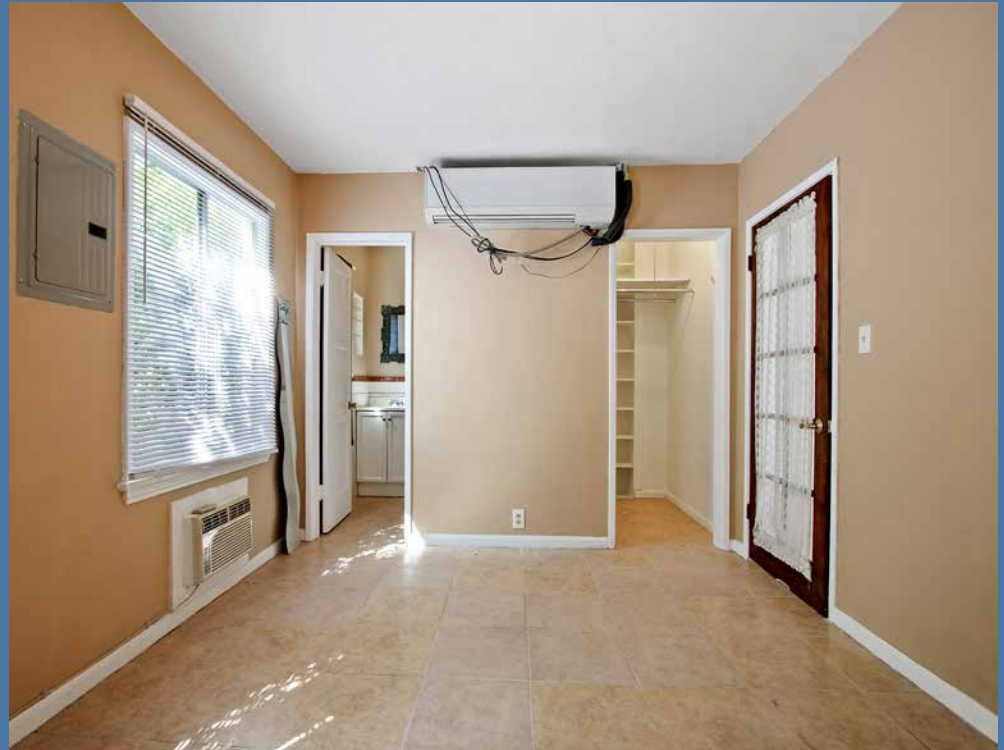
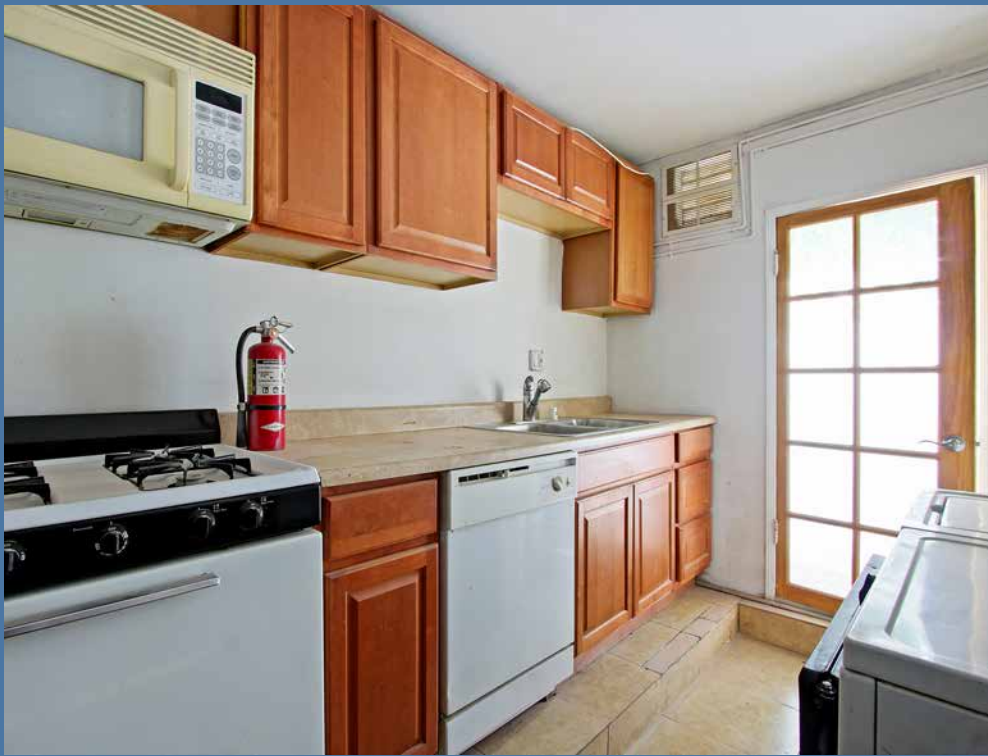
\* 5% annual increases (historic). Tenant wants renewal. NNN (25%).

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

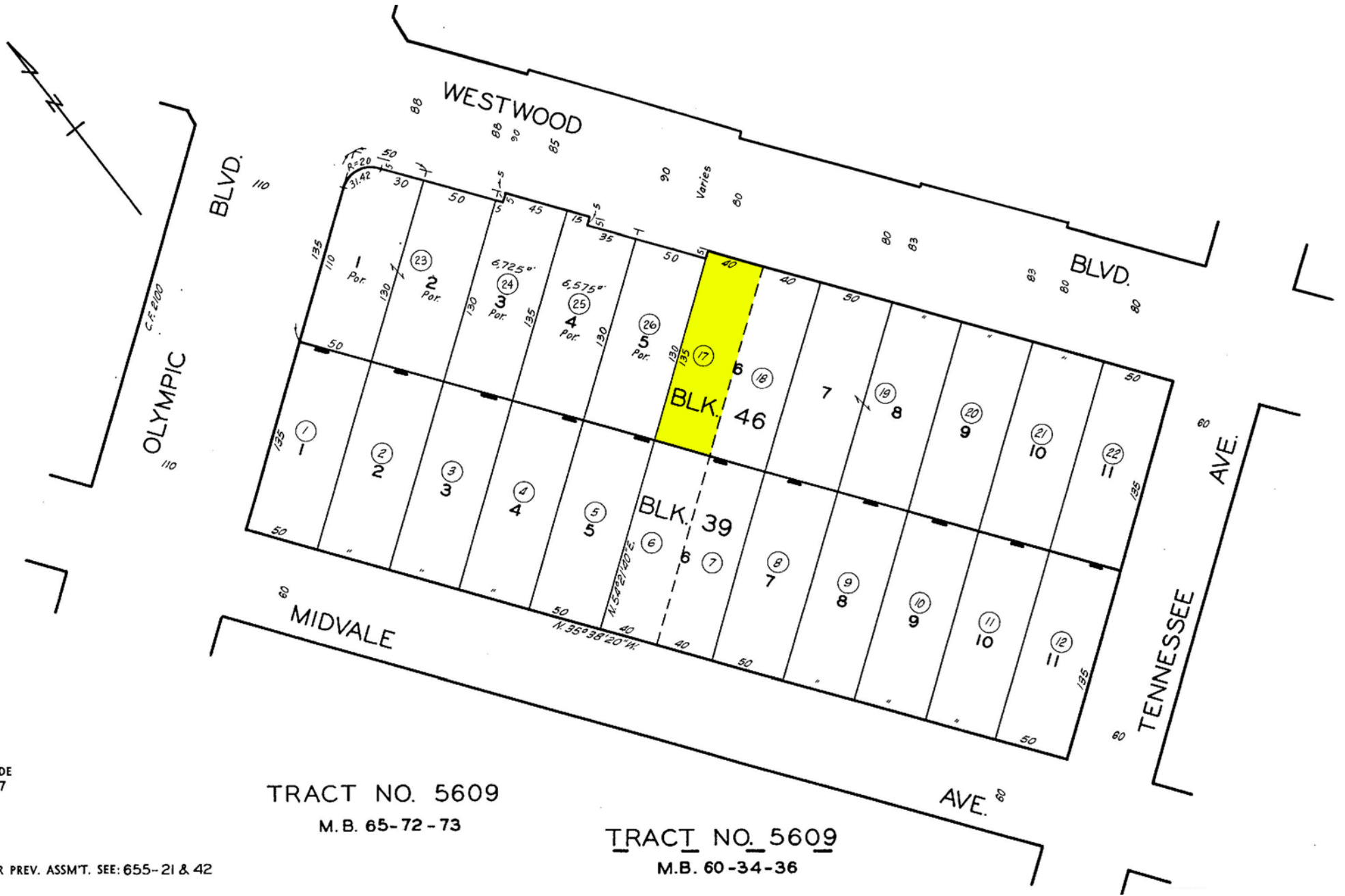
\*\*\* Separately metered for electric. Only unit with a gas stove (has its own gas meter). Tenant pays for their own meters.







# PLAT MAP

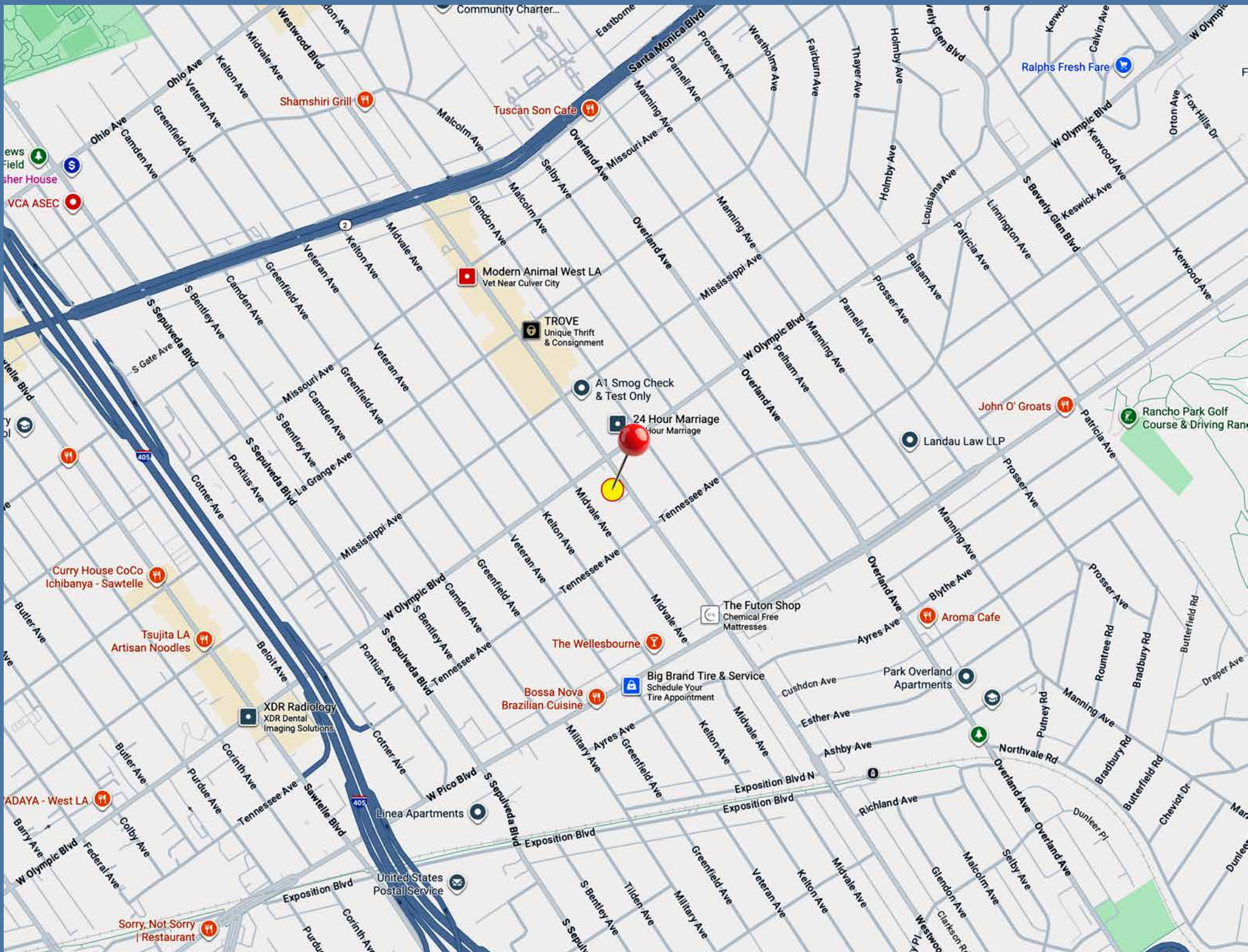


CODE  
67

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

The Wellesbourne

Bossa Nova  
Brazilian Cuisine

Big Brand Tire & Service  
Schedule Your  
Tire Appointment

Aroma Cafe

XDR Radiology  
XDR Dental  
Imaging Solutions

ADAYA - West LA

Linea Apartments

United States  
Postal Service

Sorry, Not Sorry  
Restaurant

The Futon Shop  
Chemical Free  
Mattresses

Park Overland  
Apartments

Westwood Village  
& UCLA

Century City

*The* CALIF. CHICKEN CAFE  
EST. 1957



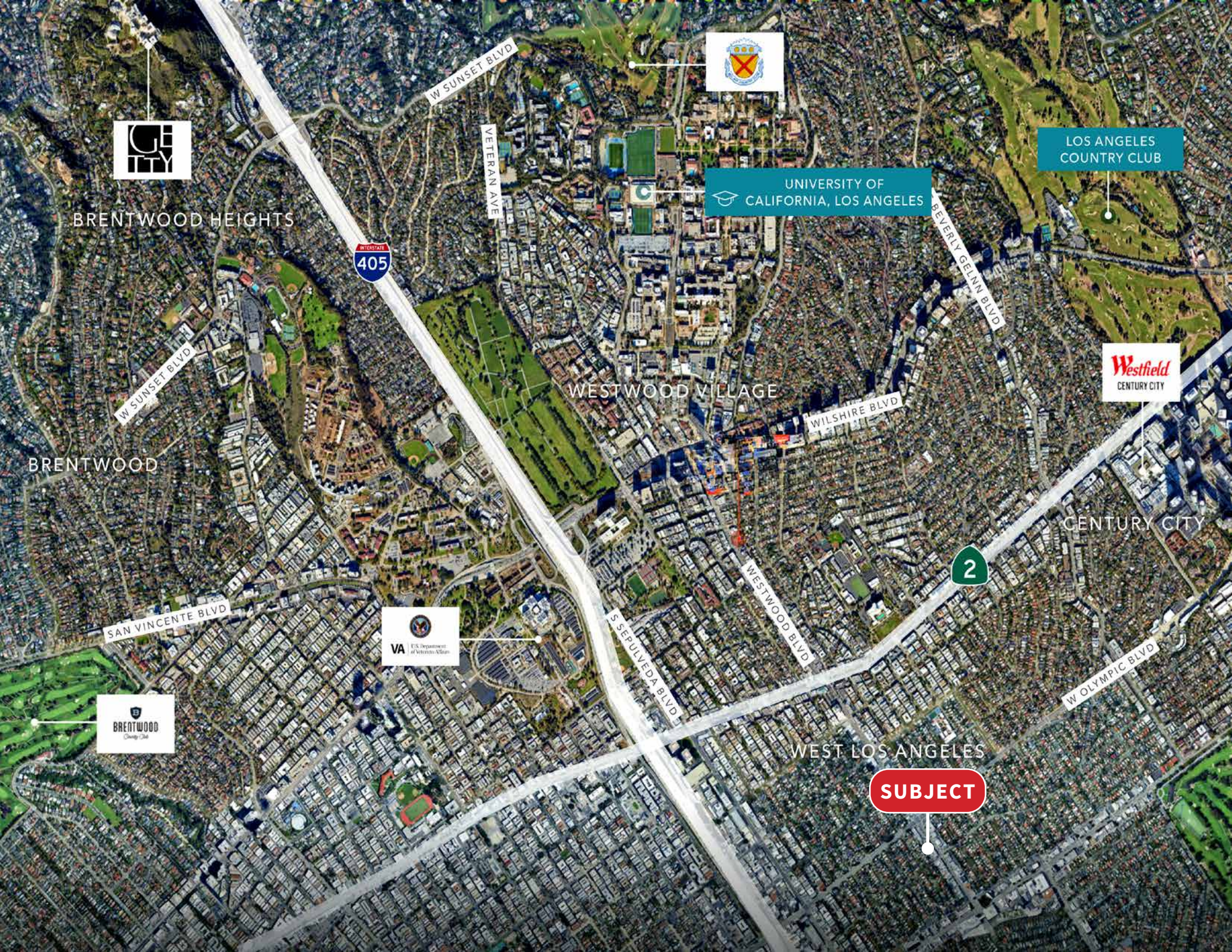
Olympic Blvd 56,640 VPD

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



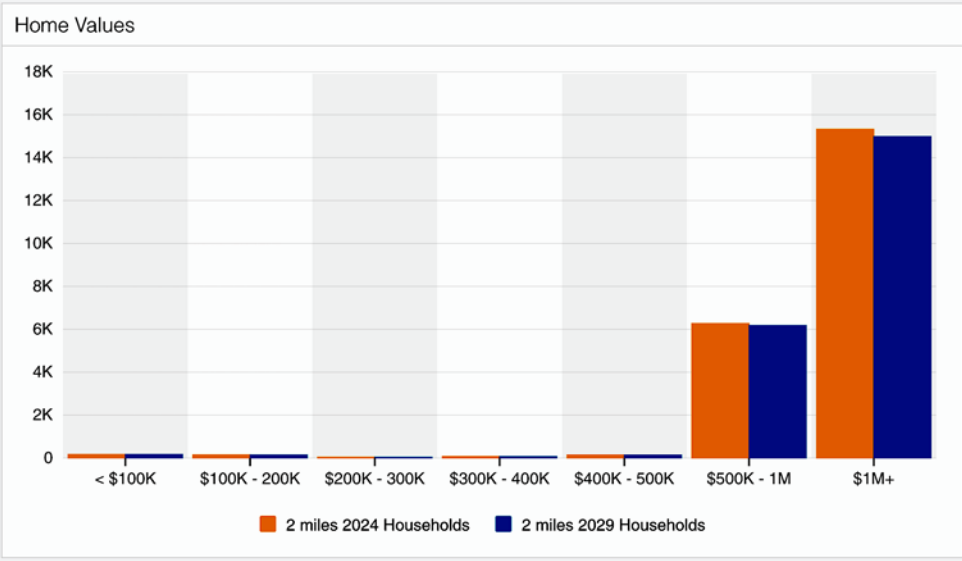
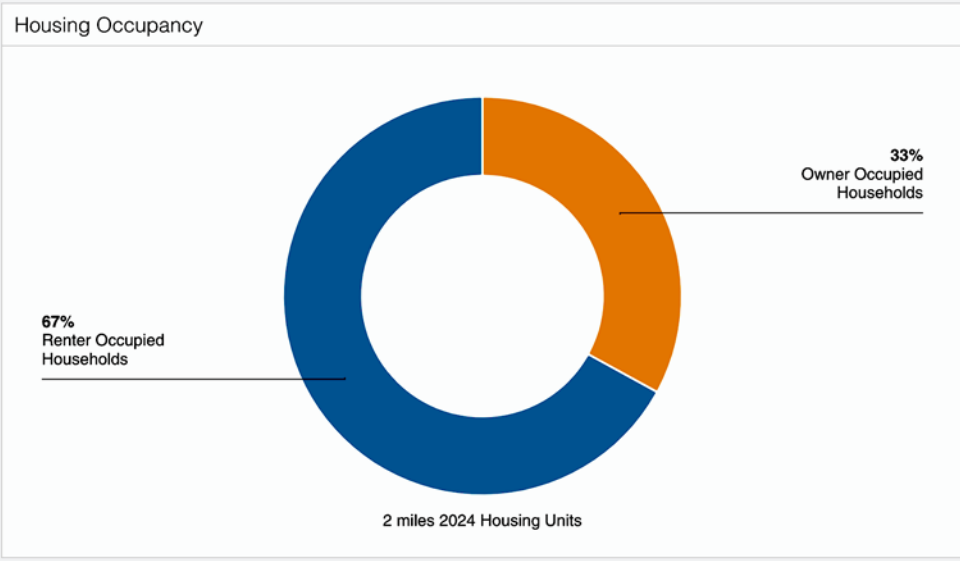
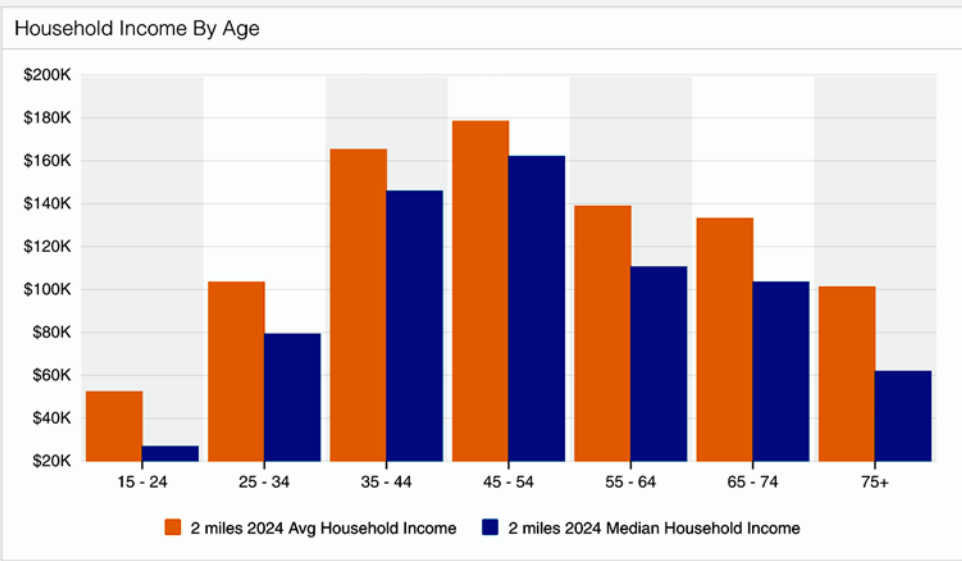
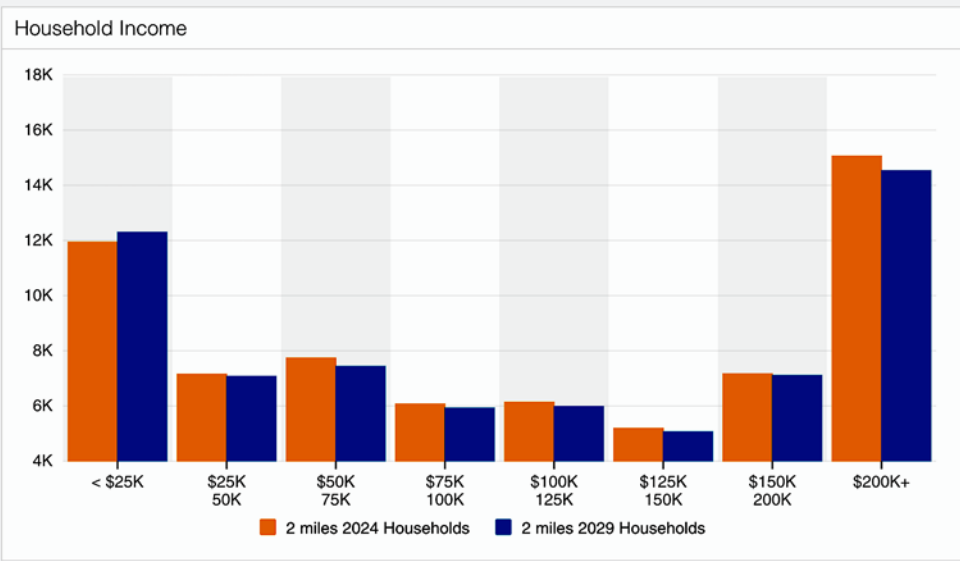
W OLYMPIC BLVD



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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