

WESTWOOD RETAIL/RESIDENTIAL PROPERTY FOR SALE



4,400± 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 apartments occupied (1 vacant apartment unit)
- Actual \$16,490 gross monthly income
Pro forma \$18,990 gross monthly income

Property Details

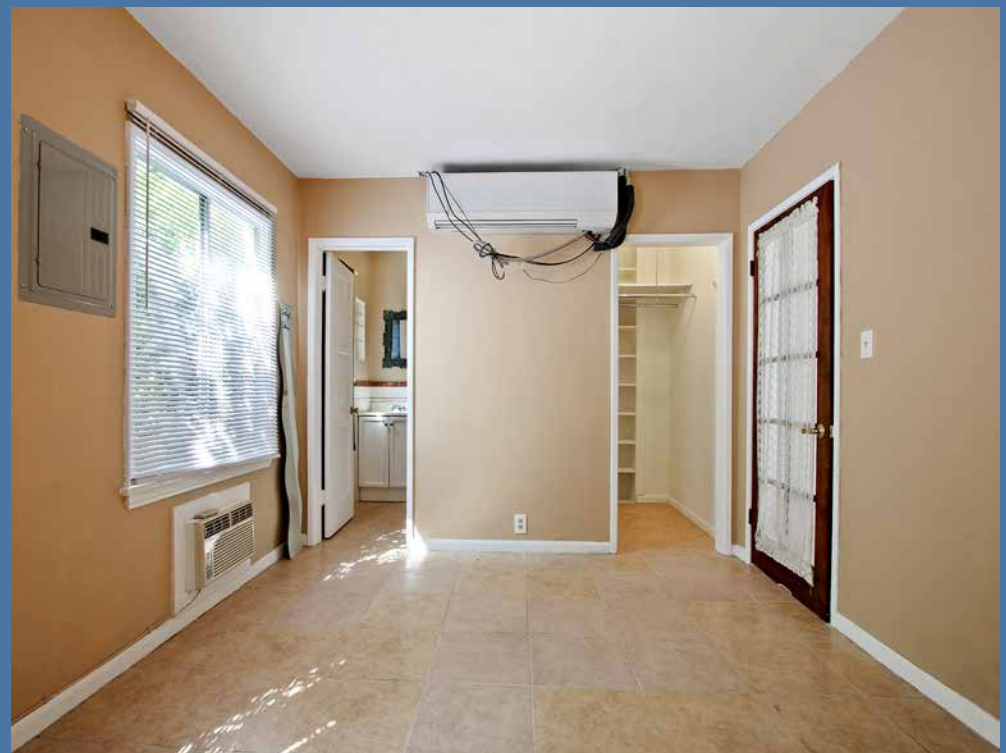
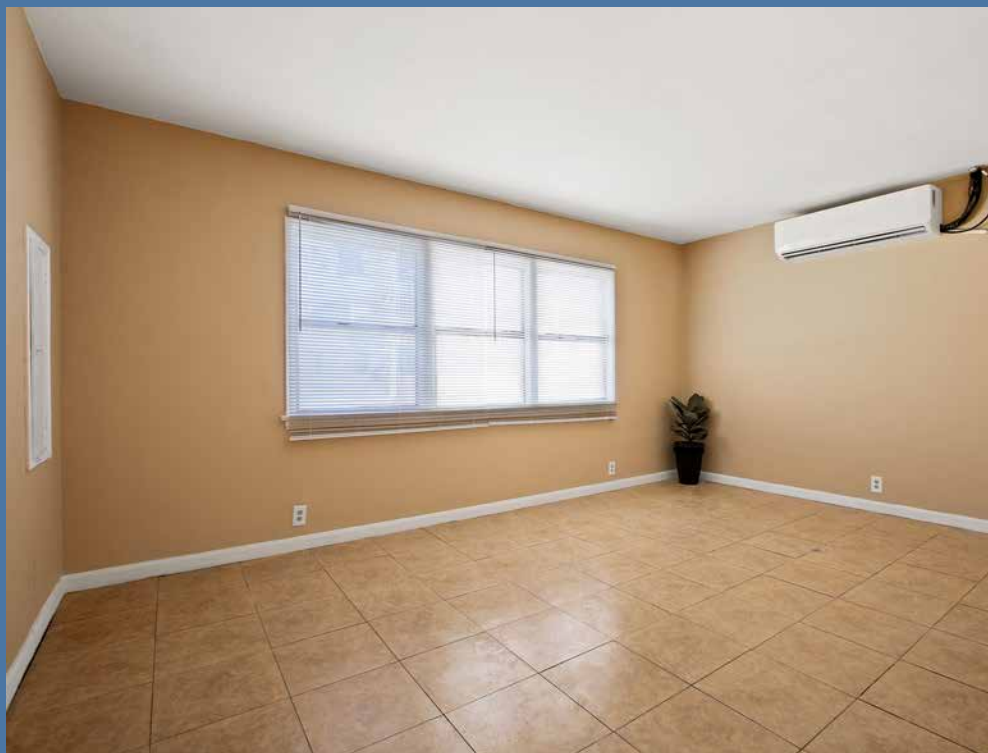
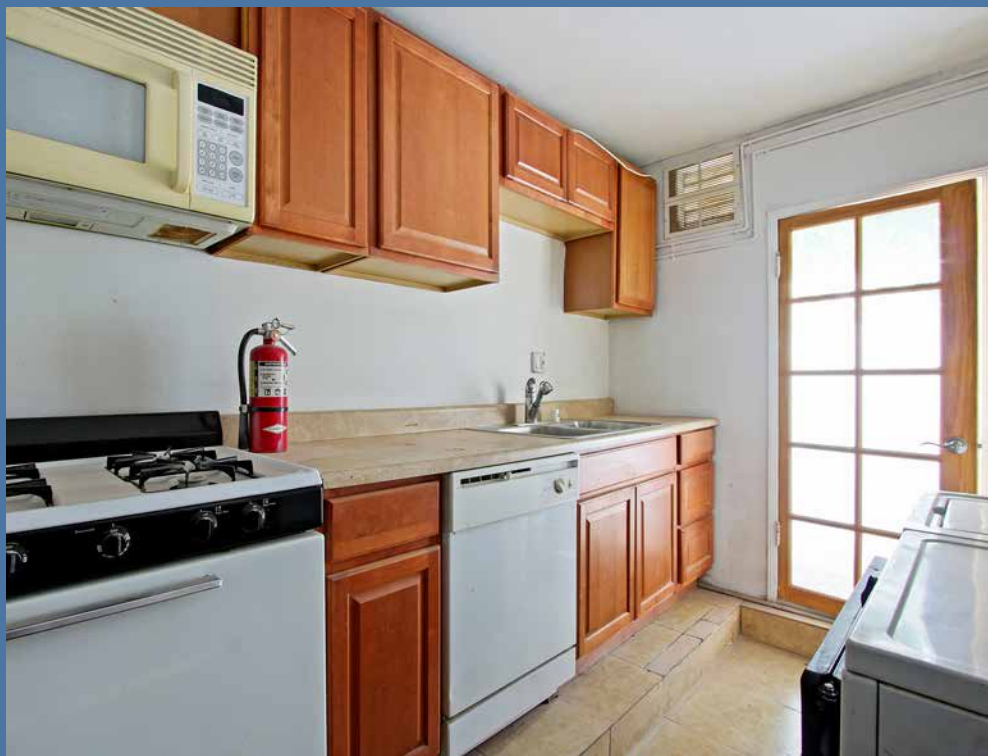
Total Building Area:	4,400± Sq.Ft.
Units:	5
Year Built:	1940
Construction:	Masonry
Land Area:	5,400± Sq.Ft.
Parking:	10 Vehicles (Tandem)
Zoning:	LA C4
APN:	4322-002-017
Traffic Count:	56,640 Vehicles Per Day on Olympic Blvd 26,706 Vehicles Per Day on Westwood Blvd

Asking Price: \$3,699,000 (\$840.68 Per SF)





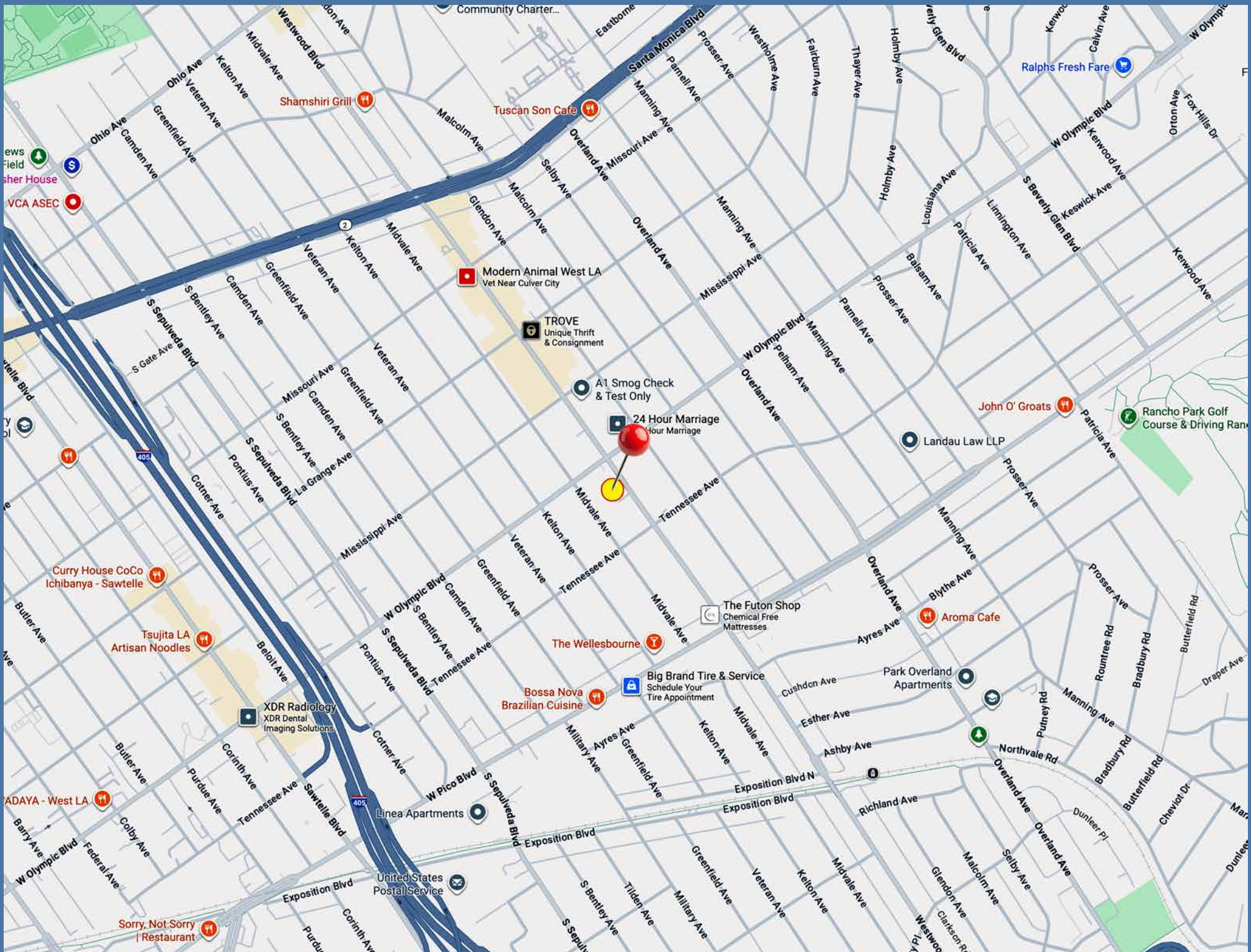




TRACT NO. 5609
M.B. 65-72-73

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

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M.B. 60-34-36



Westwood Village
& UCLA

Century City

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CALIF.
CHICKEN
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EST. 1997



Olympic Blvd 56,640 VPD

26,706 VPD

Pastina

Westwood Blvd





LOS ANGELES
COUNTRY CLUB

UNIVERSITY OF
CALIFORNIA, LOS ANGELES

BRENTWOOD HEIGHTS



VETERAN AVE

BEVERLY GELNN BLVD

WESTWOOD VILLAGE

WILSHIRE BLVD

Westfield
CENTURY CITY

BRENTWOOD

CENTURY CITY

SAN VINCENTE BLVD



S SEPULVEDA BLVD

WESTWOOD BLVD

W OLYMPIC BLVD

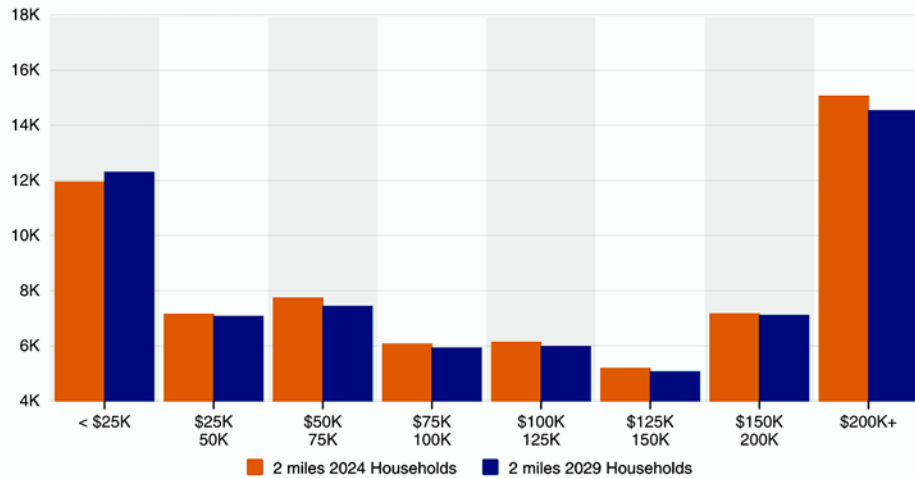


WEST LOS ANGELES

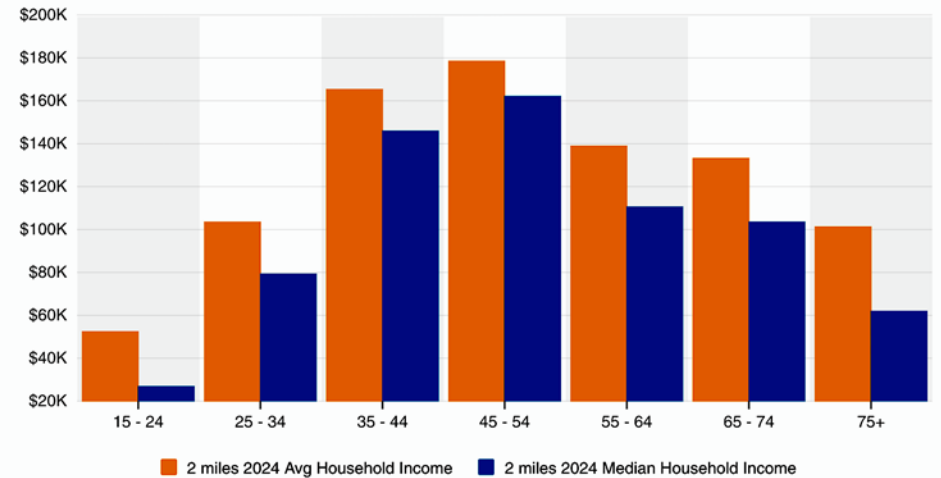
SUBJECT

NEIGHBORHOOD DEMOGRAPHICS

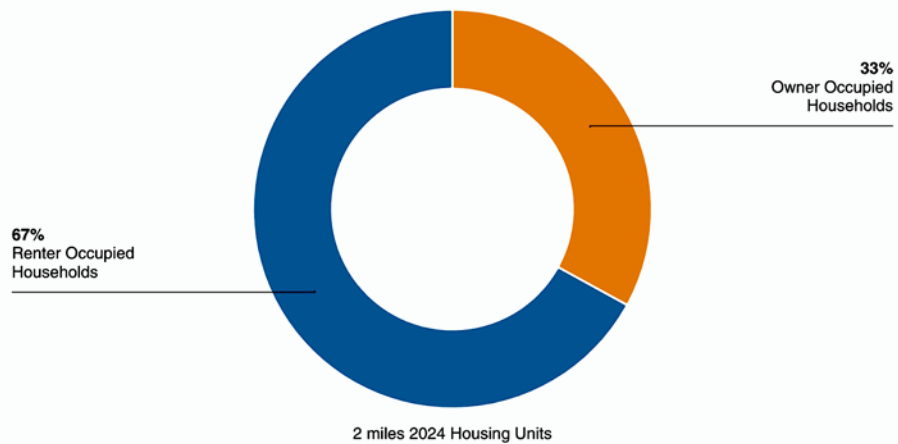
Household Income



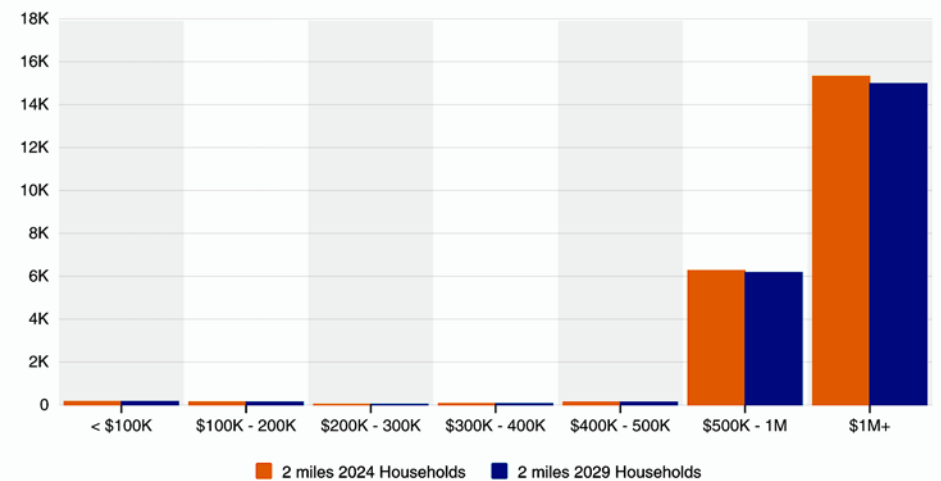
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

2245-2251 WESTWOOD BOULEVARD

4,400± SF Retail/Residential Property

5,400± SF of Land

Prime Location Just South of Olympic Blvd

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties or Compass.

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