

# 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

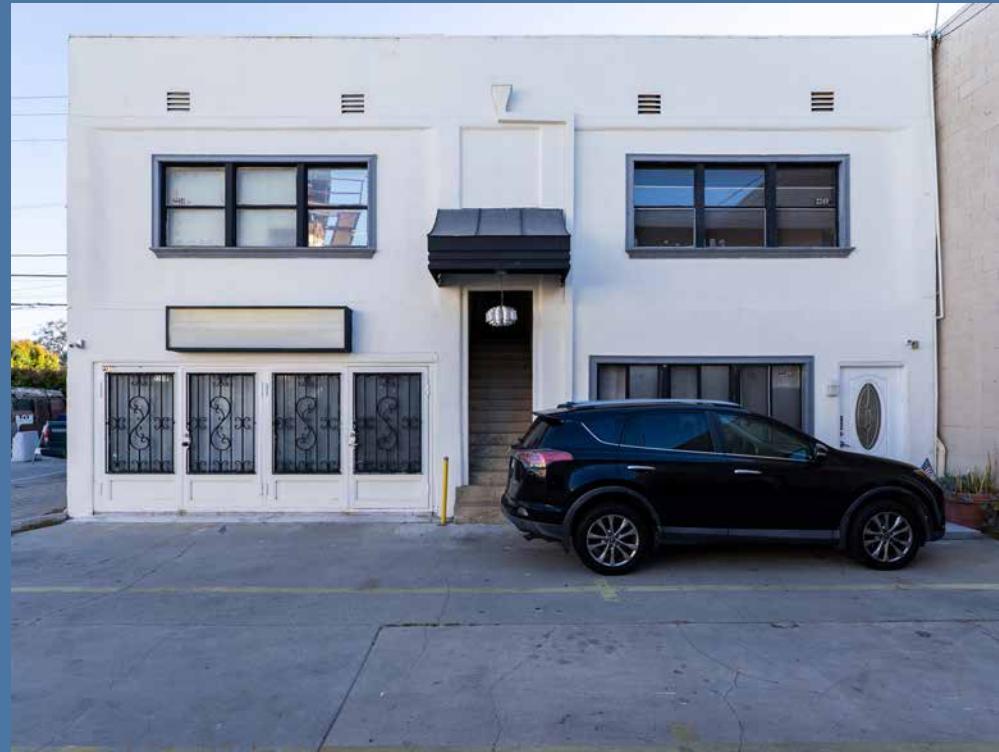
## Property Details

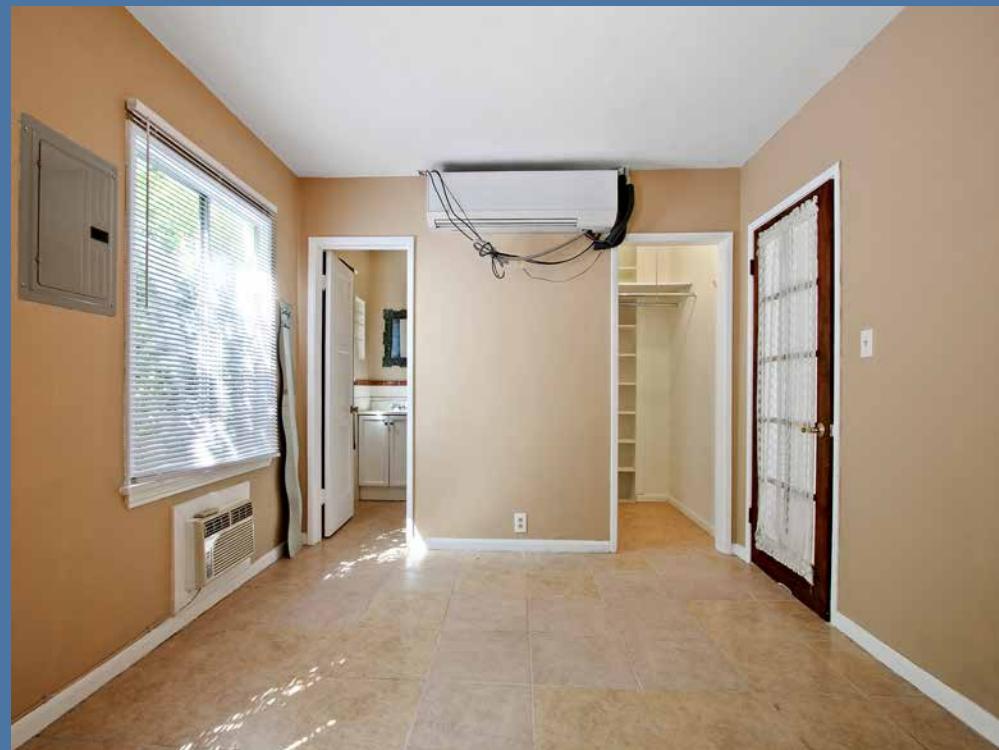
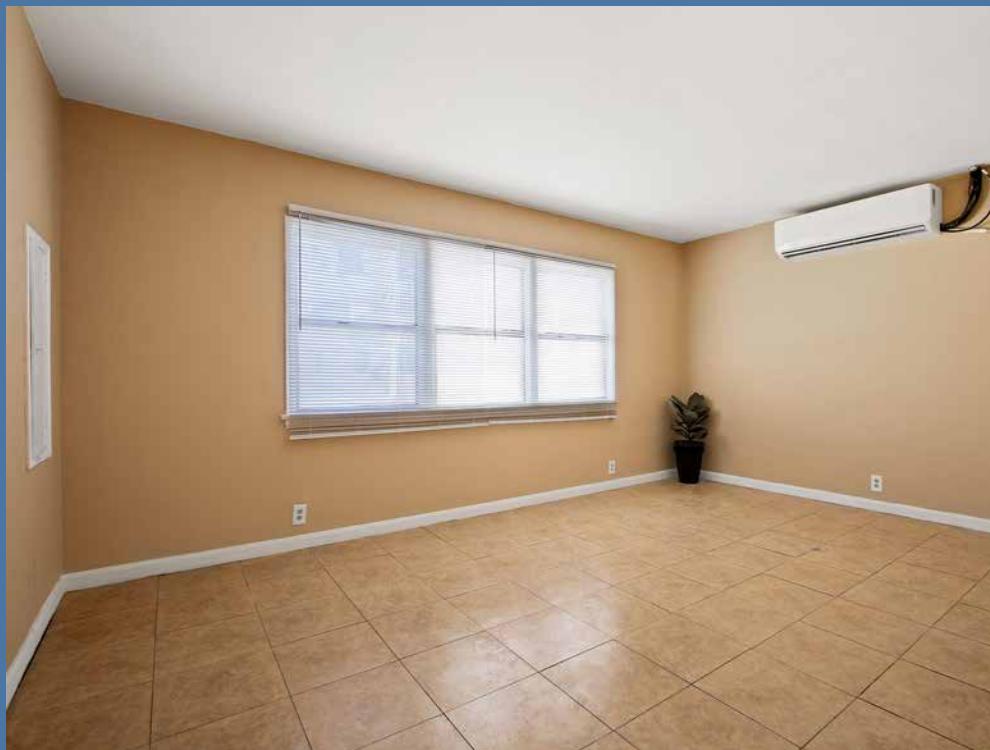
Total Building Area:	4,400± Sq.Ft.
Units:	5
Year Built:	1940
Construction:	Masonry
Land Area:	5,400± Sq.Ft.
Parking:	10 Vehicles (Tandem)
Zoning:	LA C4
APN:	4322-002-017
Traffic Count:	56,640 Vehicles Per Day on Olympic Blvd 26,706 Vehicles Per Day on Westwood Blvd

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

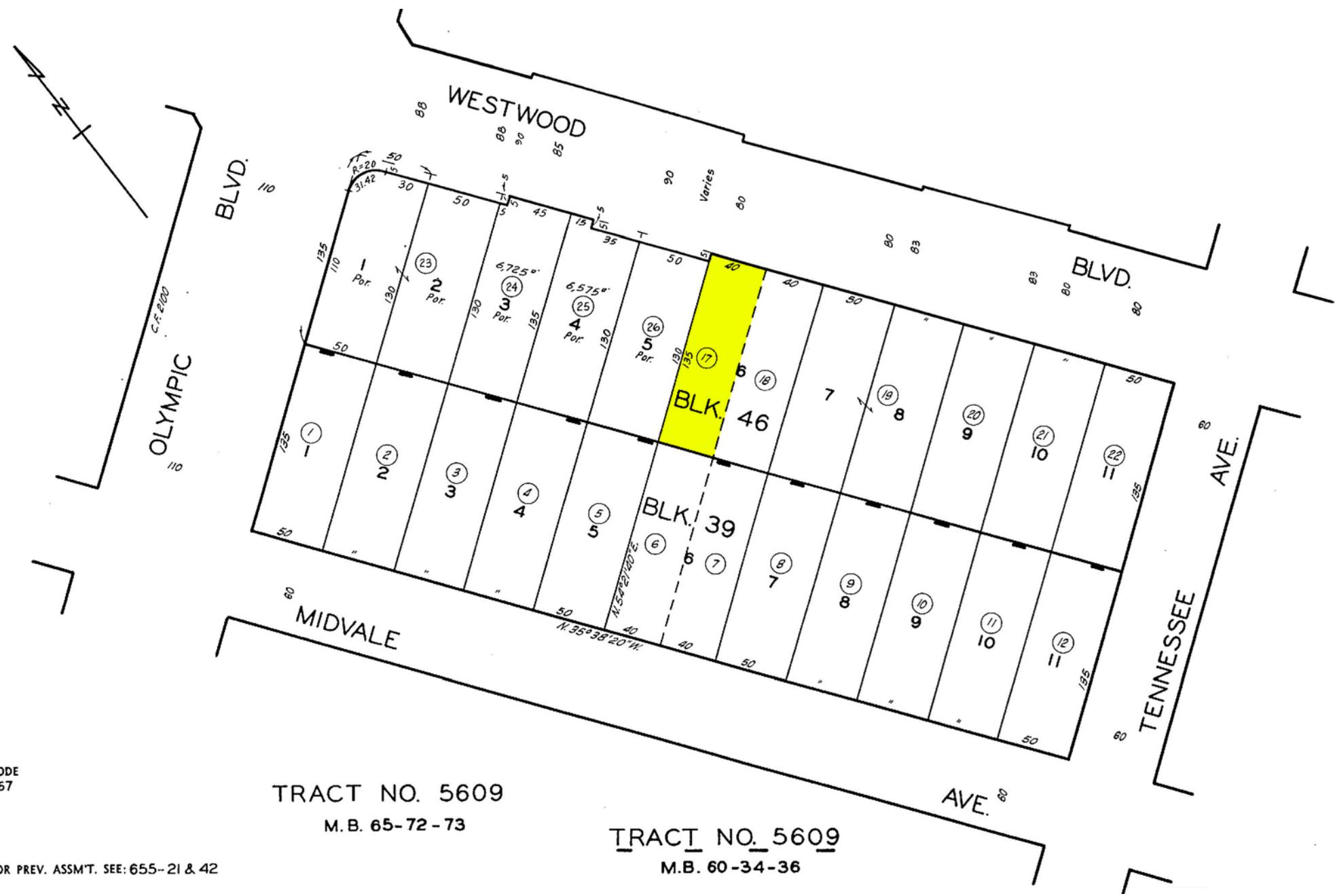








# PLAT MAP



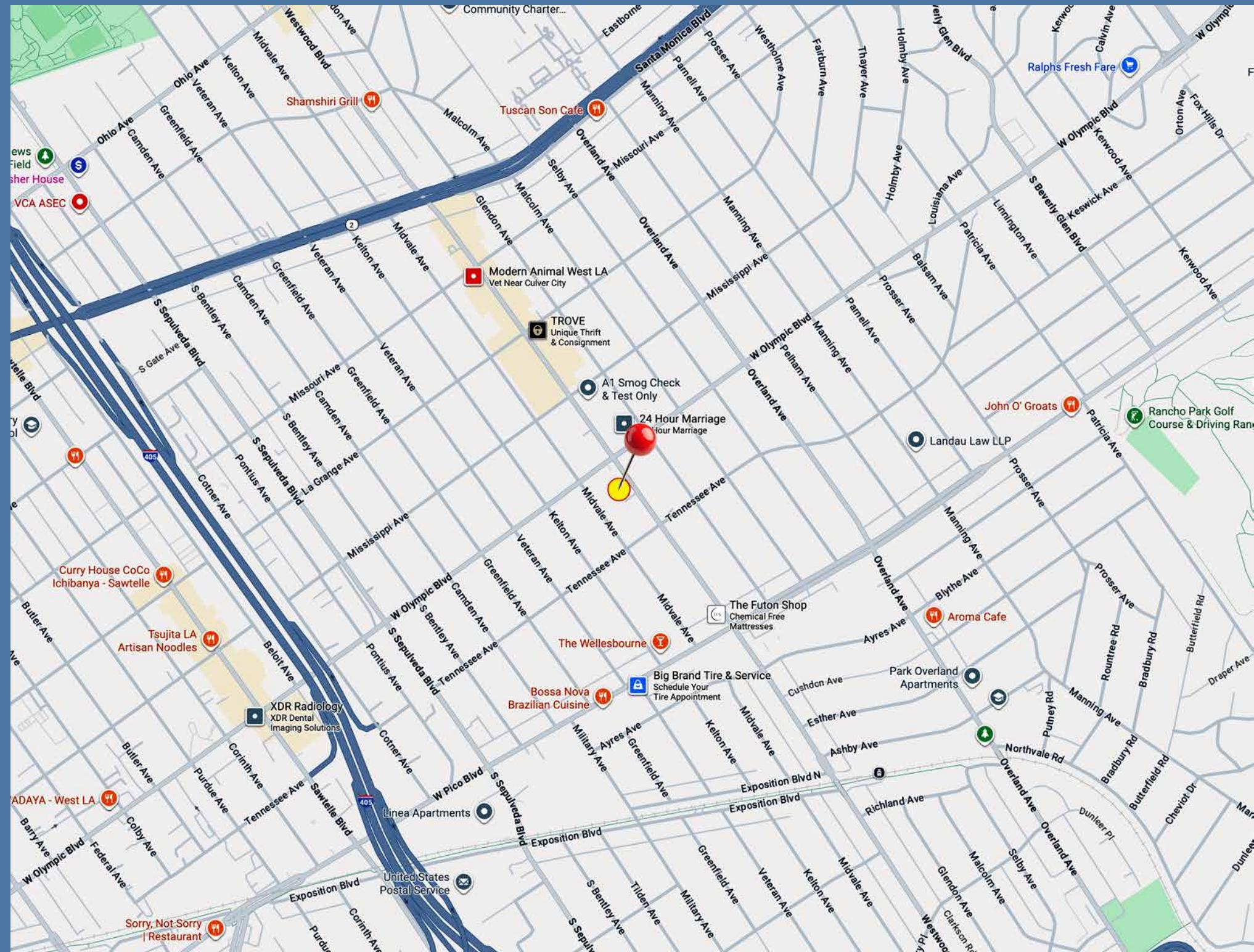
CODE  
67

TRACT NO. 5609

M. B. 65-72 - 73

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

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



# Westwood Village & UCLA

Century City



Olympic Blvd 56,640 VPD

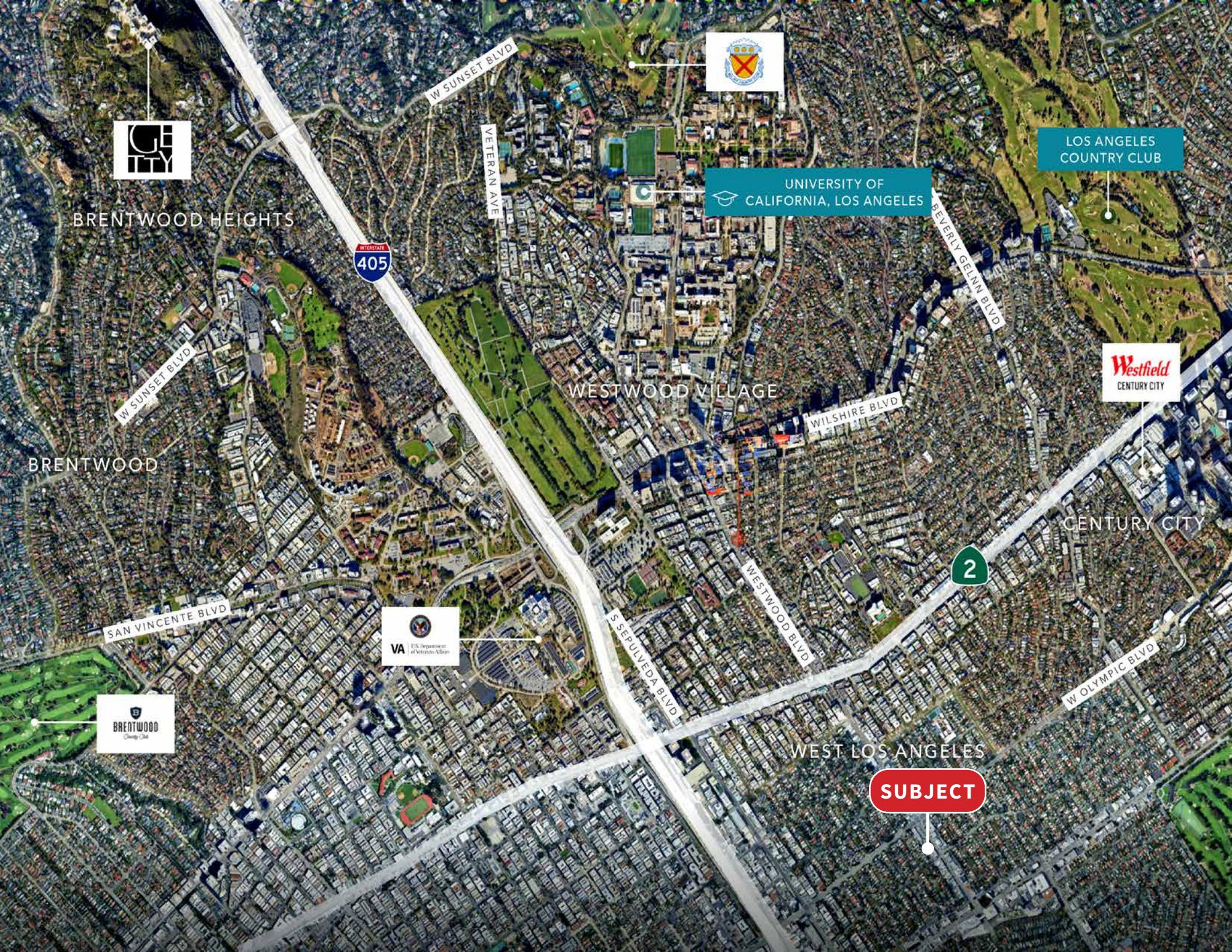


26,706 VPD

Pastina

Westwood Blvd





LOS ANGELES  
COUNTRY CLUB

UNIVERSITY OF  
CALIFORNIA, LOS ANGELES

BRENTWOOD HEIGHTS



W. SUNSET BLVD

BRENTWOOD

WESTWOOD VILLAGE



CENTURY CITY

W. OLYMPIC BLVD

SAN VINCENTE BLVD

W. SEPULVEDA BLVD

S. SEPULVEDA BLVD

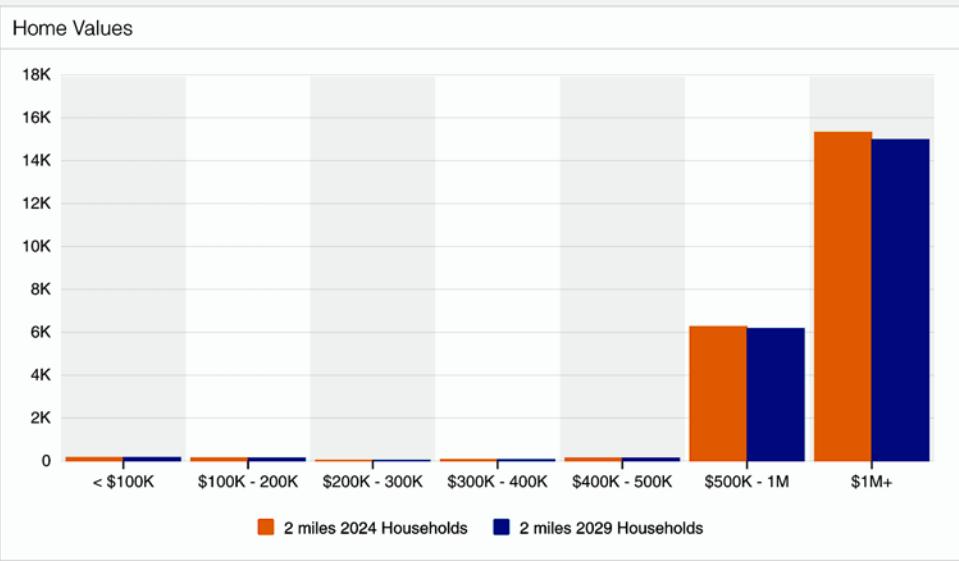
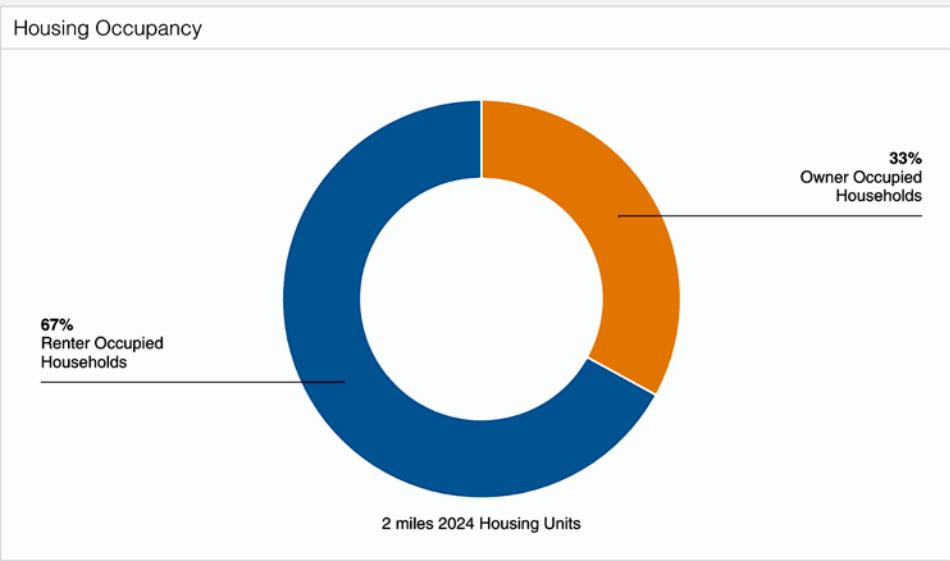
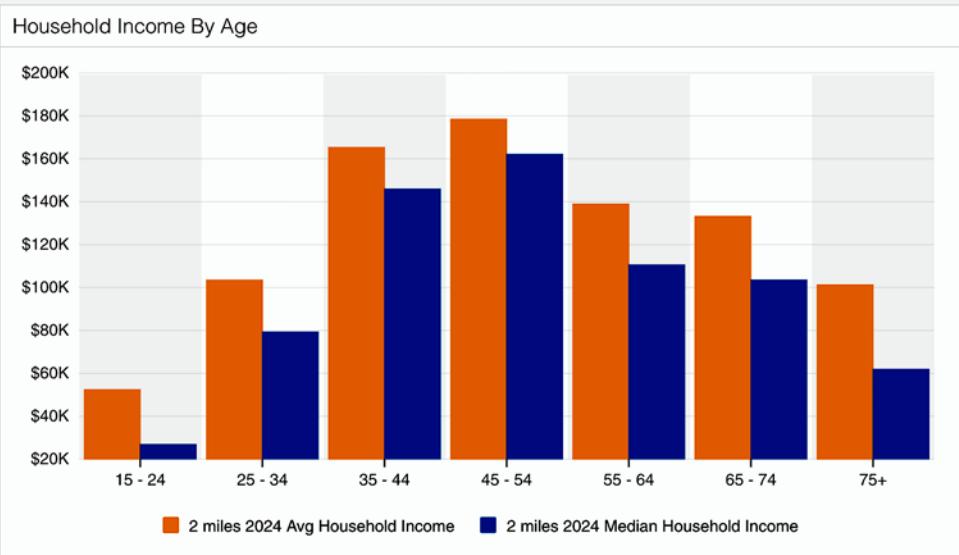
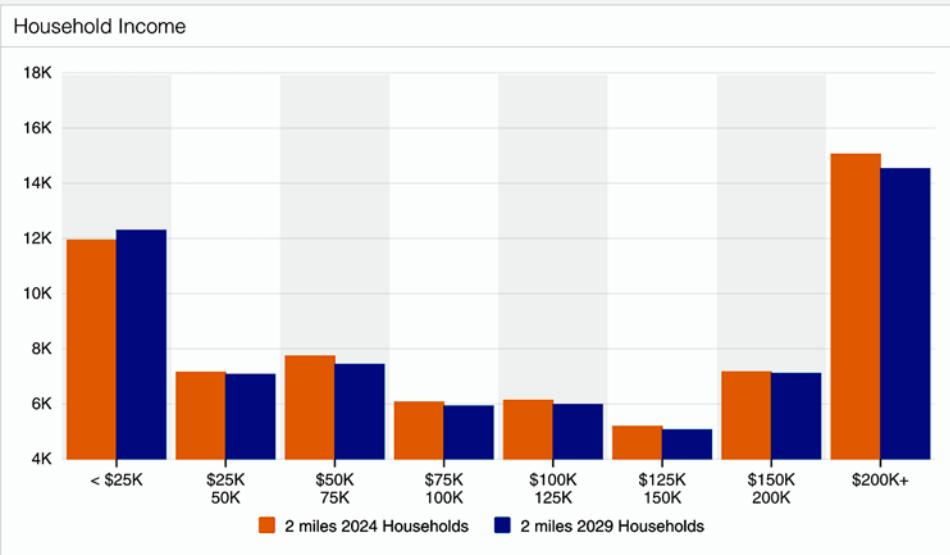
WEST LOS ANGELES

BRENTWOOD  
Country Club



SUBJECT

# NEIGHBORHOOD DEMOGRAPHICS



# FOR SALE

2245-2251 WESTWOOD BOULEVARD

4,400± SF Retail/Residential Property

5,400± SF of Land

*Prime Location Just South of Olympic Blvd*

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