

FOR LEASE - WESTWOOD SIGNALIZED CORNER



**1465 WESTWOOD BOULEVARD
LOS ANGELES, CA 90024**

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PROPERTY INFORMATION

Address:	1451 and 1465 Westwood Boulevard, Los Angeles, CA 90024
Available Space:	1465 Westwood: Approximately 3,250 square feet. 1451 Westwood: Approximately 770 square feet.
Asking Rent:	1465 Westwood: \$3.50 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance. For information purposes only, 2021 NNN expenses are at \$0.67 per square foot per month. 1451 Westwood: \$2,850 Modified Gross per month

PROPERTY HIGHLIGHTS

- ◆ Located on the world famous Westwood Boulevard;
- ◆ More than 36,000 vehicles per day pass this location daily;
- ◆ Area retailers include Bristol Farms, CVS, and Sprouts Market. Location is walking distance to more than 4,000,000 square feet of Class-A office space, and just 1 mile from the UCLA campus.

For further information or tour, please contact exclusive agent:

Marc Pollock, DRE 00881177

310-826-8000

Marc@WestsideRetail.com

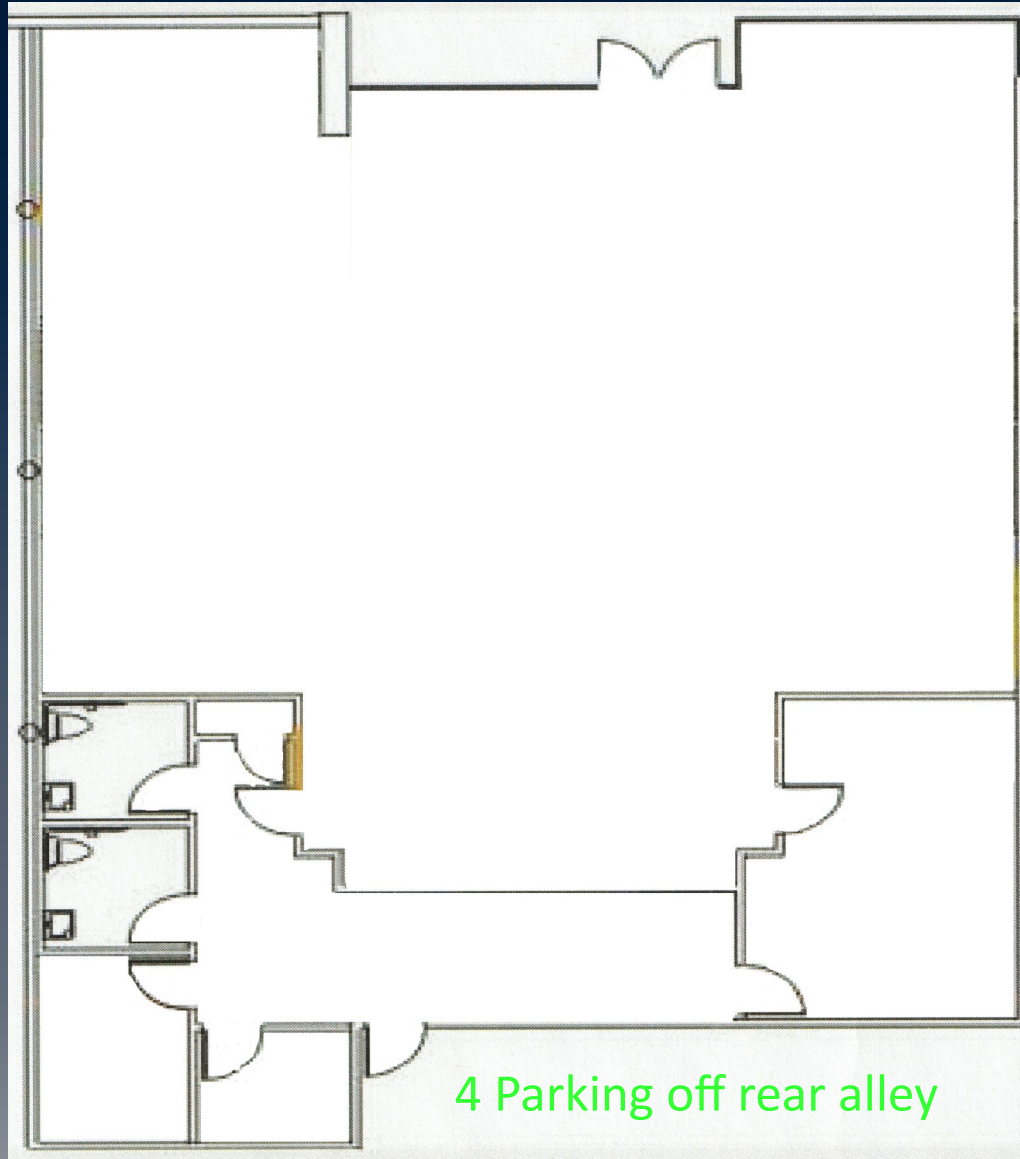
This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2021

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Westwood Boulevard



4 Parking off rear alley

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This map illustrates the geographic context of the study area in Los Angeles. Concentric circles are drawn around a central point in Westwood, marked with a red star, representing distances of 1 mile, 2 miles, and 3 miles. The map shows major freeways including the San Diego Fwy (I-5), Santa Monica Fwy (I-10), and San Vicente Fwy (I-405). Key neighborhoods and landmarks such as Century City, Beverly Hills, Brentwood, and Culver City are labeled. Major streets like Sunset Blvd, Santa Monica Blvd, and Wilshire Blvd are also shown. A compass rose in the bottom left corner indicates North.



WESTSIDE RETAIL
COMMERCIAL REAL ESTATE