



**FOR SALE**

**OWNER-USER OR INVESTMENT OPPORTUNITY**



**1018-1024 WESTWOOD BLVD**



# For More Information



**T.C. Macker, CCIM**  
President  
310.966.4352  
tcmacker@westmac.com  
DRE# 01232033



**Woody Cook**  
Associate  
310.966.4383  
cook@westmac.com  
DRE# 02072494

---

WESTMAC Commercial Brokerage Company  
1515 S. Sepulveda Blvd., Los Angeles, CA 90025  
www.westmac.com  
Company DRE# 01096973



©2025 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

# Executive Summary



WESTMAC Commercial Brokerage Company is pleased to present this ±18,522 SF contemporary commercial property in the heart of Westwood Village, one of Los Angeles' most dynamic and pedestrian-friendly neighborhoods. Built in 1941 and completely reimaged in 2017 by noted architect Hitoshi Abe for the Terasaki Institute for Biomedical Innovation, the building offers state-of-the-art design and an unparalleled location just steps from UCLA and Wilshire Boulevard.

The two-story property features a grand atrium with a dramatic circular skylight, high ceilings, and walls punctuated by a playful array of square and rectangular windows that bathe the interiors in natural light. Modern finishes include stone and wood flooring, glass-partitioned meeting rooms and labs, and open lounge areas that balance functionality with striking visual appeal. The basement has previously been configured for laboratory use, and five parking spaces are available at the rear.

Situated on ±8,184 SF of land, the property benefits from heavy daily foot traffic from students, faculty, hospital staff, and locals, as well as close proximity to cultural landmarks including the Hammer Museum, Geffen Playhouse, and the historic Fox Village Theatre. With easy access to the 405 and 10 freeways, this location connects seamlessly to the greater Los Angeles region.

Blending avant-garde architecture with a prestigious address, 1018–1024 Westwood Boulevard is ideally suited for research, innovation, creative, or cultural use, offering a rare opportunity to occupy a signature property in the heart of Westwood Village.



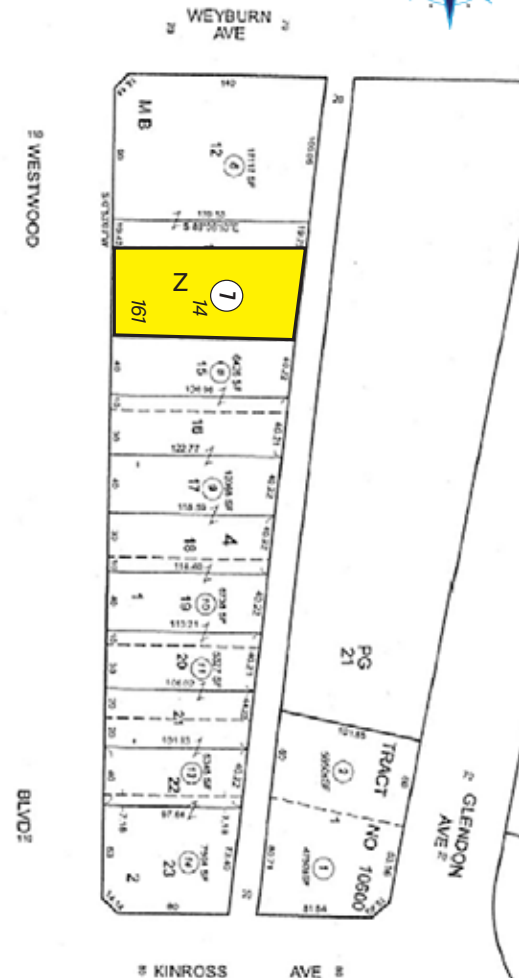
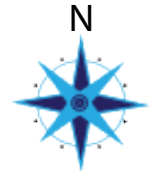
TERASAKI RESEARCH INSTITUTE

# Property Profile

**ASKING PRICE:** \$14,995,000 (\$810/SF)



## Parcel Map



**ADDRESS:** 1018-1024 Westwood Blvd., Los Angeles, CA 90024

**APN:** 4363-020-007

**BUILDING SIZE:** ± 18,522 square feet (BOMA)

**LAND SIZE:** ± 8,184 square feet (per tax record)

**TYPE /  
CURRENT USE:** Office/Lab

**BUILT:** 1941/Renovated 2017

**ZONING:** LAC4

**STORIES:** 2 stories + basement

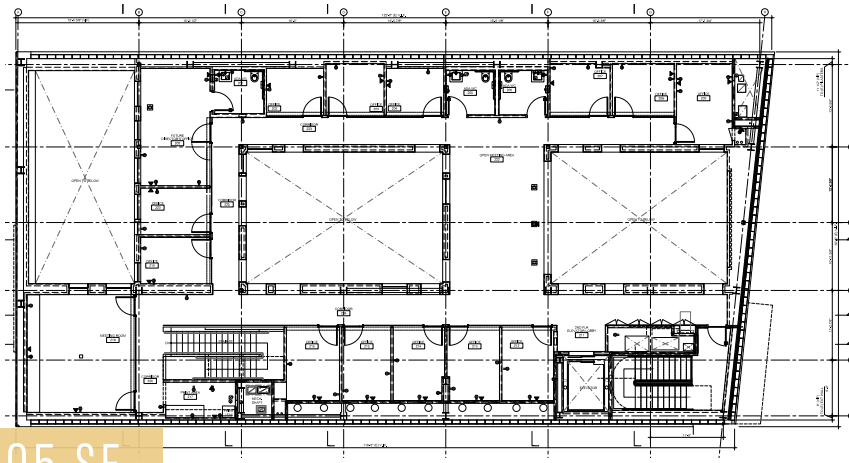
**TENANCY:** Single

**OCCUPANCY:** Property will be delivered vacant

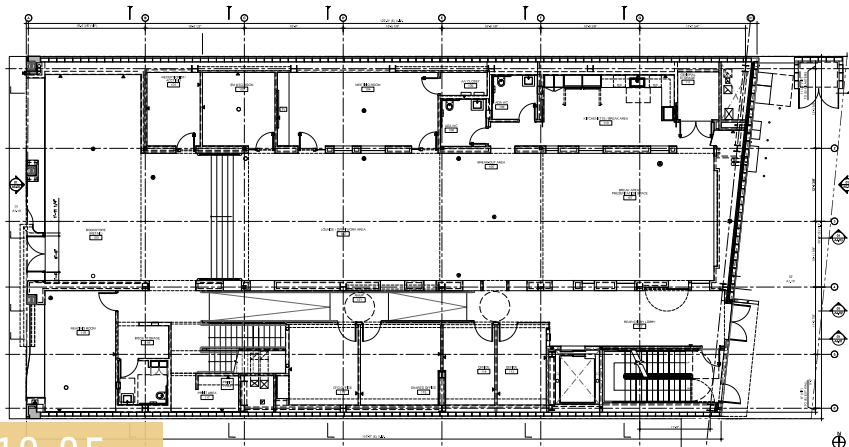
**WALK SCORE:** 96 (Walker's Paradise)

**PARKING:** 5 spaces in back of building off the alley

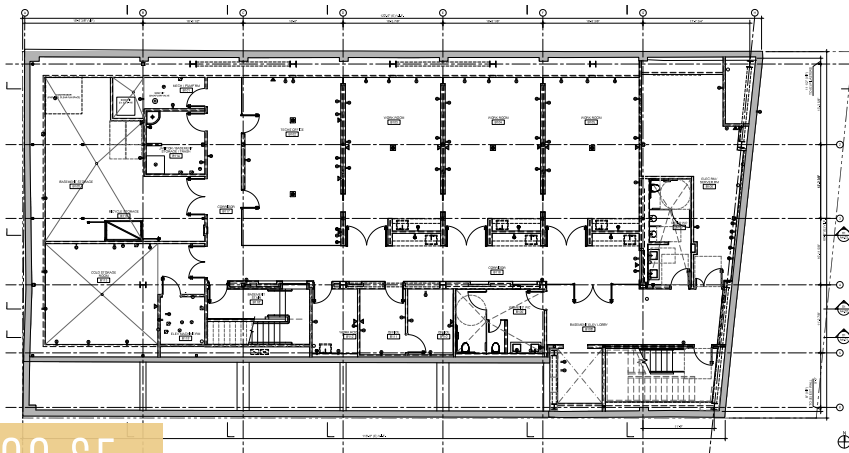
# Site Plans



**2ND FLOOR: 5,305 SF**



**1ST FLOOR: 7,118 SF**



**BASEMENT: 6,399 SF**

## Property Highlights

- *Fully renovated in 2017*
- *Modern sleek architecture & design*
- *Skylights & natural lighting*
- *Elevator*
- *Highly walkable retail & dining*
- *20 offices*
- *Ample storage rooms in basement*
- *Kitchen*
- *Central presentation space with screens*

**Total: 18,522 SF**



SUBJECT PROPERTY

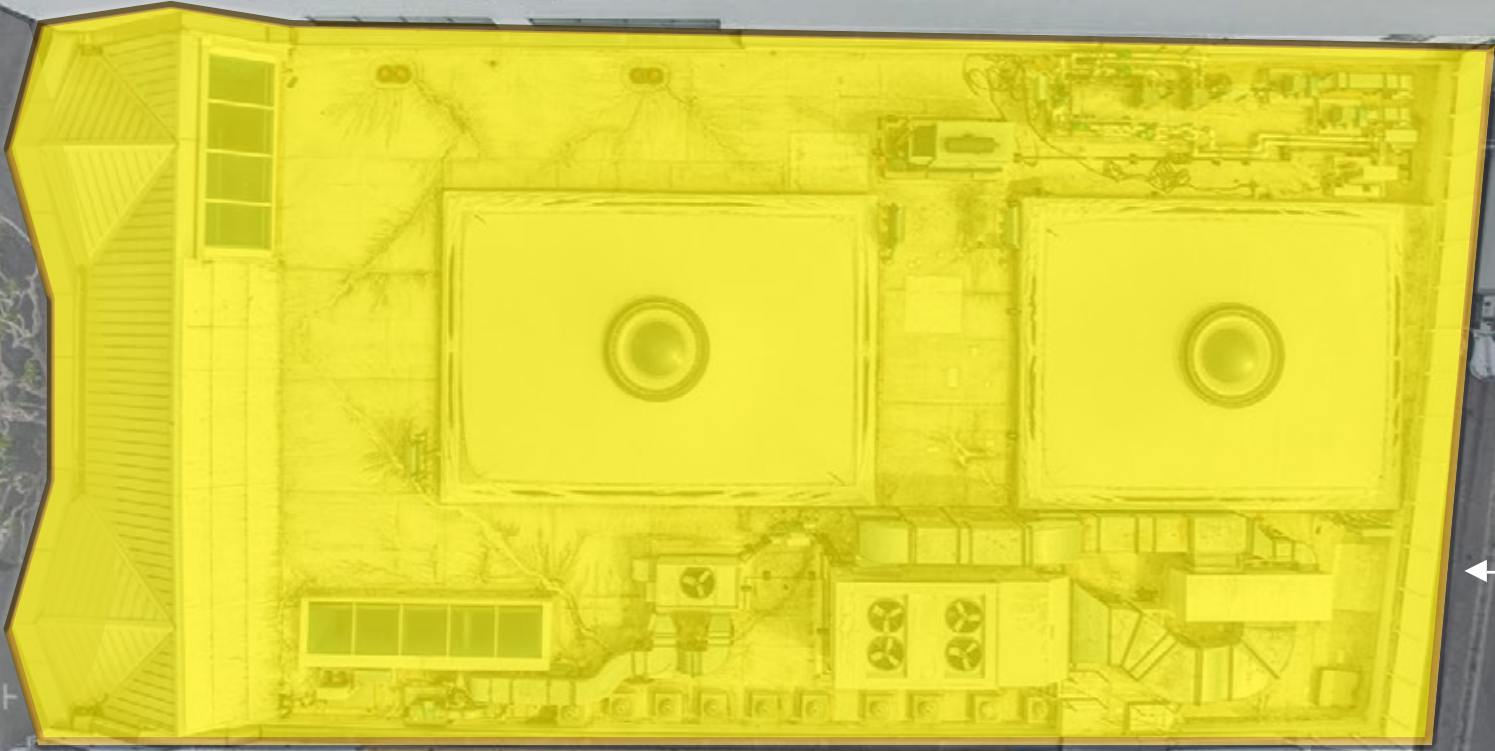
WESTWOOD VILLAGE

WEYBURN AVE

WESTWOOD BLVD

# Aerial View

WESTWOOD BLVD



PARKING SPOTS



BROXTON AVE

WESTWOOD VILLAGE

LE CONTE AVE

WEYBURN AVE

1018-1024 WESTWOOD BLVD

PARKING LOT

WESTWOOD BLVD

UCLA Health



## FIRST FLOOR INTERIOR



## ARCHITECTURAL HIGHLIGHT

At the heart of the atrium lies a signature ceiling installation—a striking, circular metallic dome that reflects the interior space below. Its polished surfaces and futuristic form serve as both a functional lighting element and a bold sculptural statement, making it an unforgettable focal point for tenants and visitors alike.



2ND FLOOR LOBBY



BASEMENT OFFICE



2ND FLOOR MEETING ROOM

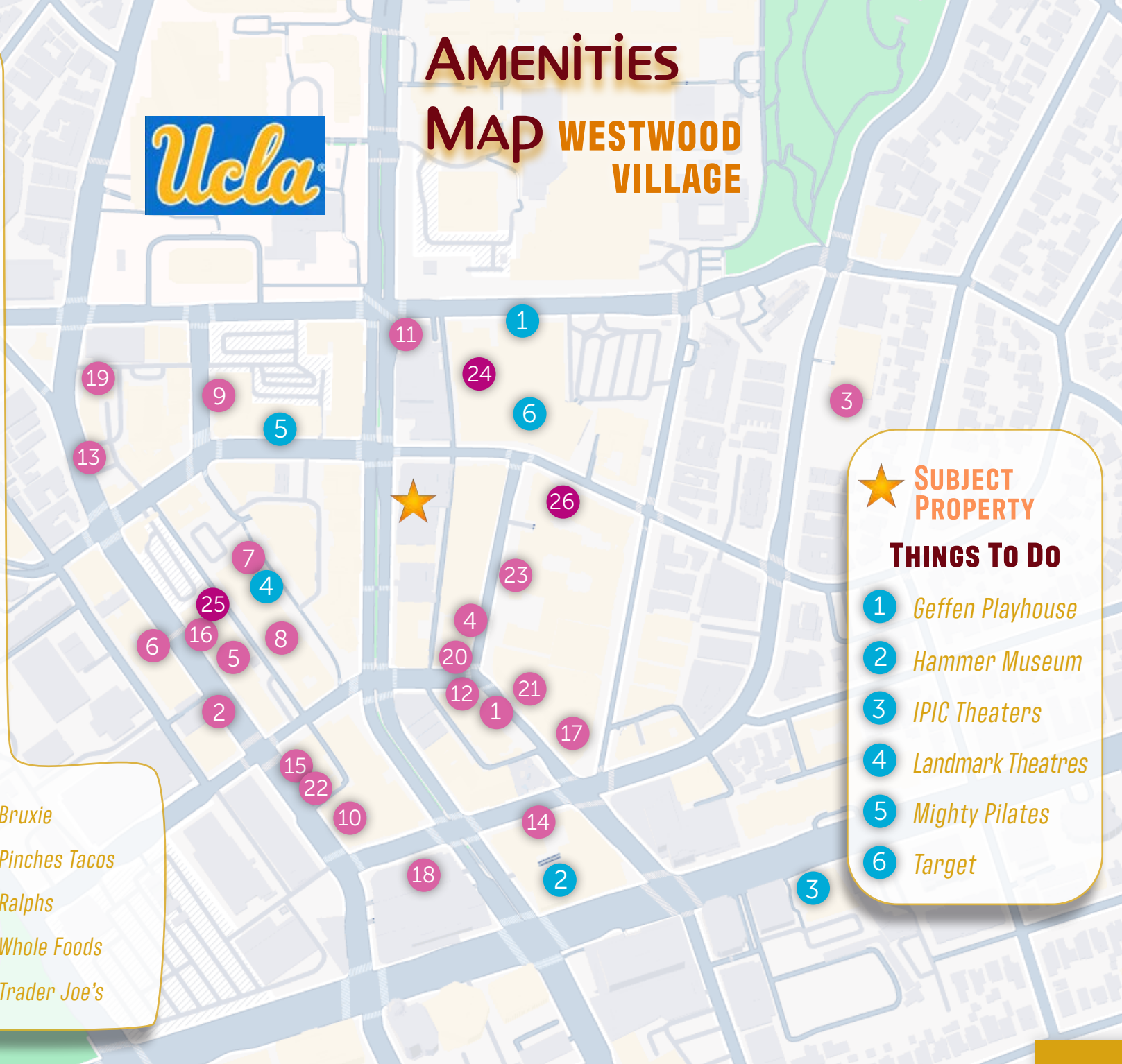
CLICK OR SCAN  
FOR AERIAL VIDEO



## FOOD & DINING

- 1 Violet L.A.
- 2 Mandi House L.A.
- 3 The Hideout
- 4 Wolfsglen
- 5 House of Meatballs
- 6 Egg Tuck
- 7 Barney's Beanery
- 8 CAVA
- 9 Mr. Noodle
- 10 Le Pain Quotidien
- 11 Chic-fil-A
- 12 Tacos 1986
- 13 Fat Sal's Deli
- 14 LULU Restaurant LA
- 15 KazuNori Sushi
- 16 Lamonica's NY Pizza
- 17 Napa Valley Grille
- 18 Minari Express
- 19 In-N-Out
- 20 The Boiling Crab
- 21 STK Steakhouse
- 22 Bruxie
- 23 Pinches Tacos
- 24 Ralphs
- 25 Whole Foods
- 26 Trader Joe's

## AMENITIES MAP WESTWOOD VILLAGE



### ★ SUBJECT PROPERTY

### THINGS TO DO

- 1 Geffen Playhouse
- 2 Hammer Museum
- 3 IPIC Theaters
- 4 Landmark Theatres
- 5 Mighty Pilates
- 6 Target



## AREA OVERVIEW

Westwood is a premier Los Angeles neighborhood that seamlessly blends academic, cultural, and commercial vitality. Anchored by the University of California, Los Angeles (UCLA), the area benefits from a steady influx of students, faculty, medical professionals, and visitors, ensuring strong foot traffic and a constant demand for goods and services. Beyond its university influence, Westwood is surrounded by some of the city's most affluent communities, including Beverly Hills, Holmby Hills, Bel-Air, and Brentwood, giving it access to one of the highest-income customer bases in Southern California.

The neighborhood's commercial core, Westwood Village, offers a mix of retail, dining, entertainment, and office space, and has been undergoing significant revitalization with new mixed-use and multifamily developments.

Transportation access further enhances Westwood's appeal. It is strategically positioned near Wilshire Boulevard, Interstate 405, and major public transit connections, with the upcoming Metro Purple Line extension set to directly link Westwood to Downtown Los Angeles.





# DEMOGRAPHICS

1-3-5 mile radius from Subject Property

## POPULATION

	1-Mile	3-Mile	5-Mile
2020 Population	38,659	220,345	565,938
2024 Population	43,631	230,334	582,941
Median Age	30.7	36.4	39.2
Bachelor's Degree	68%	67%	62%

## HOUSEHOLD

	1-Mile	3-Mile	5-Mile
2020 Households	15,942	93,637	258,221
2024 Households	18,232	97,868	265,246
Median Year Built	1978	1971	1967
Average H.H. Income	\$108,295	\$139,316	\$136,948
Median H.H. Income	\$68,640	\$108,042	\$104,821

## BUSINESS

	1-Mile	3-Mile	5-Mile
Total Businesses	8,754	35,280	73,260
Total Employees	83,903	283,190	555,214
Employees Per Business	10	8	8
Total Consumer Spending	\$575.2M	\$3.6B	\$9.6B



## MEDIAN HOME VALUE

Within a 3-Mile Radius \$1,104,333



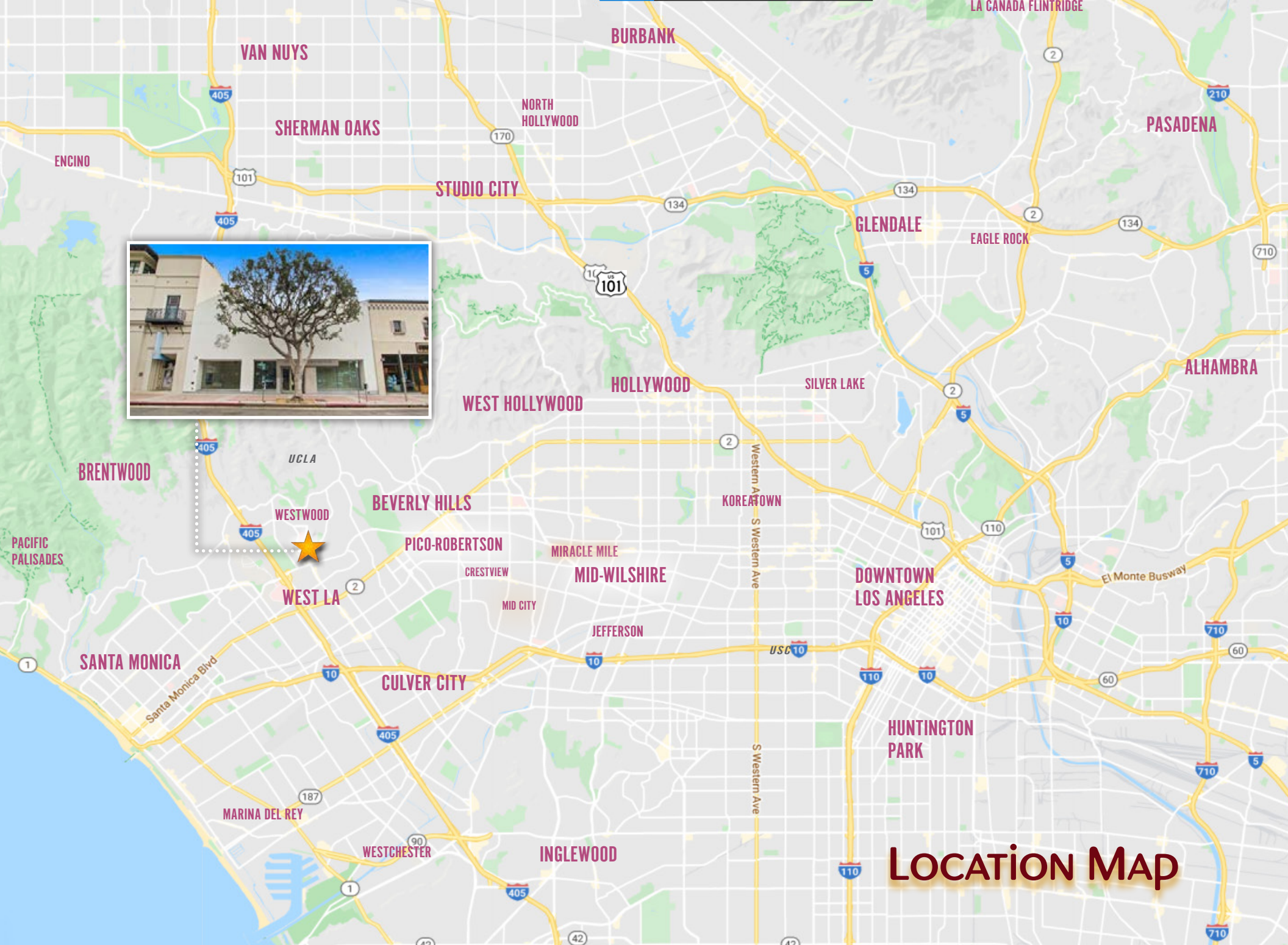
## OWNER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 36,360



## RENTER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 59,916



# LOCATION Map

## DISCLAIMER

This offering memorandum and related materials (including any renderings, illustrations, photos, videos, simulated views, graphic images, maps, or other visual depictions (collectively, the "Documents")), are not intended to be nor shall be construed as an offer to sell or a solicitation of offers to buy the Property (whether prohibited by law or otherwise). The Documents are intended to be for general reference and informational purposes only (and are not intended to offer specific tax, investment, or legal advice of any kind). To the extent the documents contain "forward-looking statements", such statements involve known and unknown risks, uncertainties, and other factors that may cause actual results to differ materially from the expectations expressed herein.

While the information contained herein is from sources deemed reliable, it has not been independently verified by WESTMAC Commercial Brokerage Company or the Seller. This document is provided subject to errors, omissions and changes in the information (and there is no commitment or obligation to update such information) and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent to Seller.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. Your sole and exclusive remedy for issues relating to the use of, or the reliance on, the documents shall be to discontinue using the information or material obtained. You agree that WESTMAC Commercial Brokerage Company and the Seller shall not be liable for any damages relating to your use of, or reliance upon, the documents or any content therein (and hereby waive, disclaim and release such parties from any such damages).



# FOR SALE

OWNER-USER OR INVESTMENT OPPORTUNITY



For More **Information**

**T.C. Macker, CCIM**

President

310.966.4352

[tcmacker@westmac.com](mailto:tcmacker@westmac.com)

DRE# 01232033

**Woody Cook**

Associate

310.966.4383

[cook@westmac.com](mailto:cook@westmac.com)

DRE# 02072494

**1018-1024 WESTWOOD BLVD**

WESTMAC Commercial Brokerage Company  
1515 S. Sepulveda Blvd., Los Angeles, CA 90025  
[www.westmac.com](http://www.westmac.com)  
Company DRE# 01096973