

WESTWOOD RETAIL & OFFICE FOR LEASE

Abundant Shared Parking in the Rear



1,906± SF CORNER RETAIL OR OFFICE UNIT
2,000± SF SECOND FLOOR OFFICE UNIT
1650 Westwood Blvd, Los Angeles, CA 90024

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

1650 WESTWOOD BLVD, LOS ANGELES, CA 90024

Property Highlights

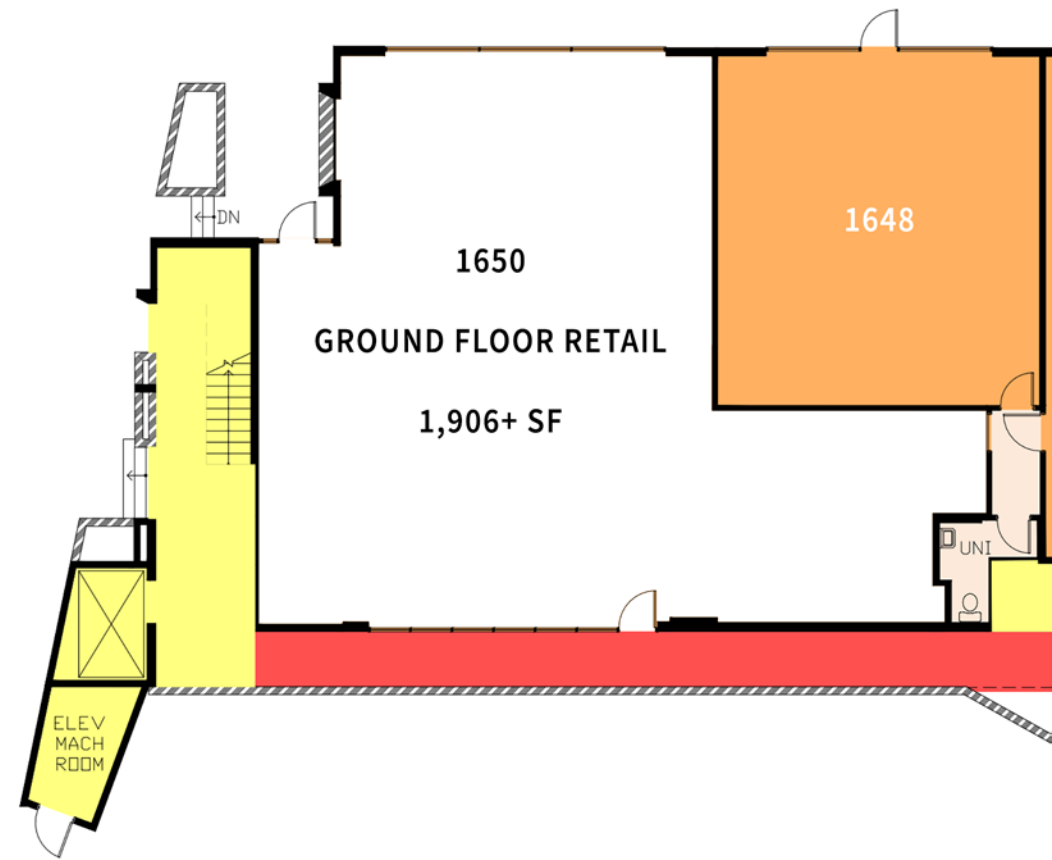
- Prime Westwood Boulevard lease opportunity
- Heavy traffic signalized corner location one block north of Santa Monica Blvd
- Many possible retail and office uses: Hair/nail/beauty salon, professional or creative office, potential restaurant (tenant to verify)
- Beautifully appointed units in excellent condition!
- Open layout with private restroom and on-site parking
- Adjacent to Century City, Brentwood, and Santa Monica

Property Details

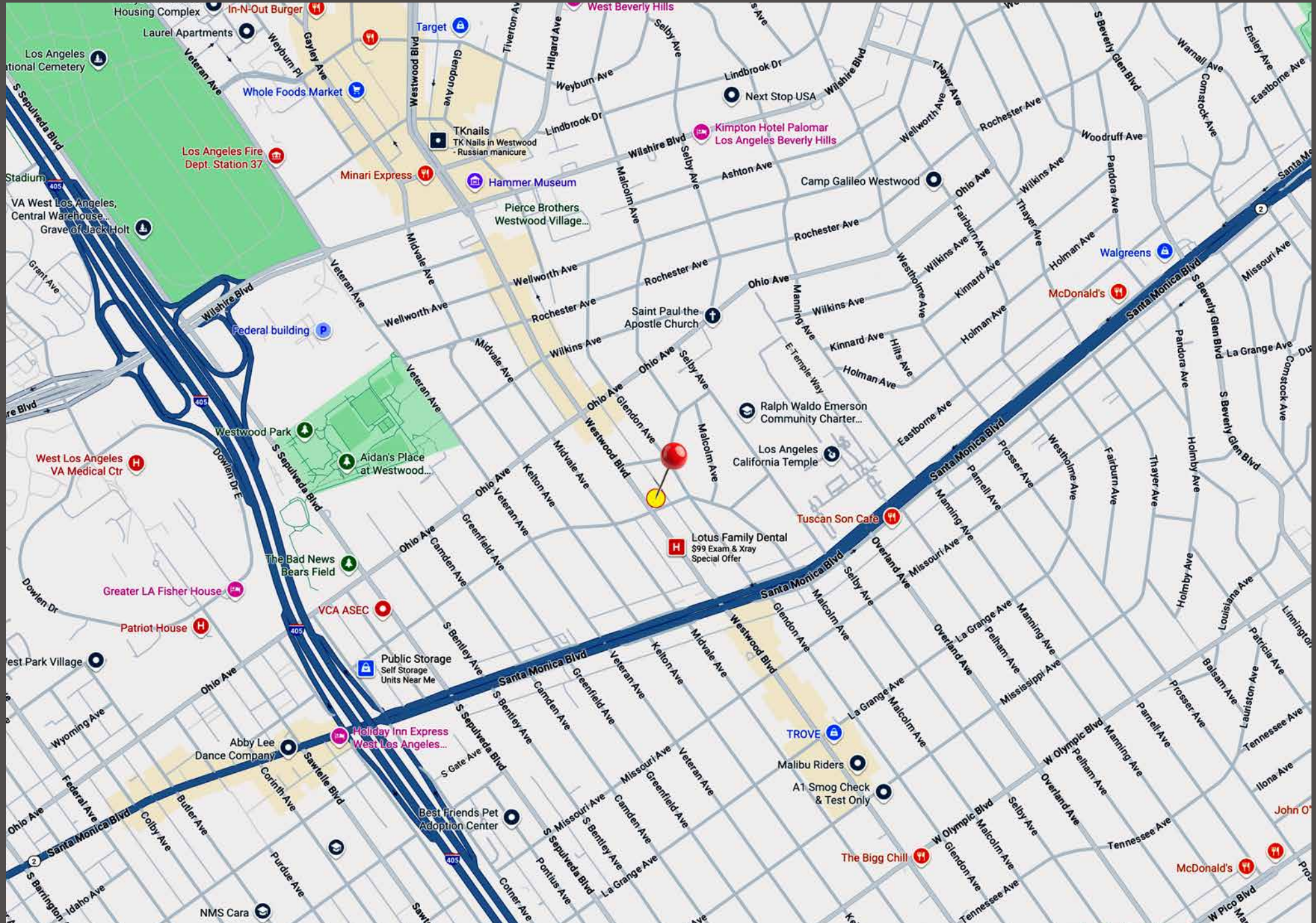
Ground Floor Unit Area:	1,906± SF
Second Floor Unit Area:	2,000± SF
Total Building Area:	9,748± SF
Year Built:	1978
Construction:	Masonry
Parking:	20 Shared Spaces
Zoning:	LA C4
Traffic Count:	31,642 Vehicles Per Day

Ground Floor Rent Reduced! \$6,871 4,765 Per Month
(\$2.50 Per SF Gross)

Second Floor Office Rent: \$4,000 Per Month
(\$2.00 Per SF Gross — Short Term Okay)

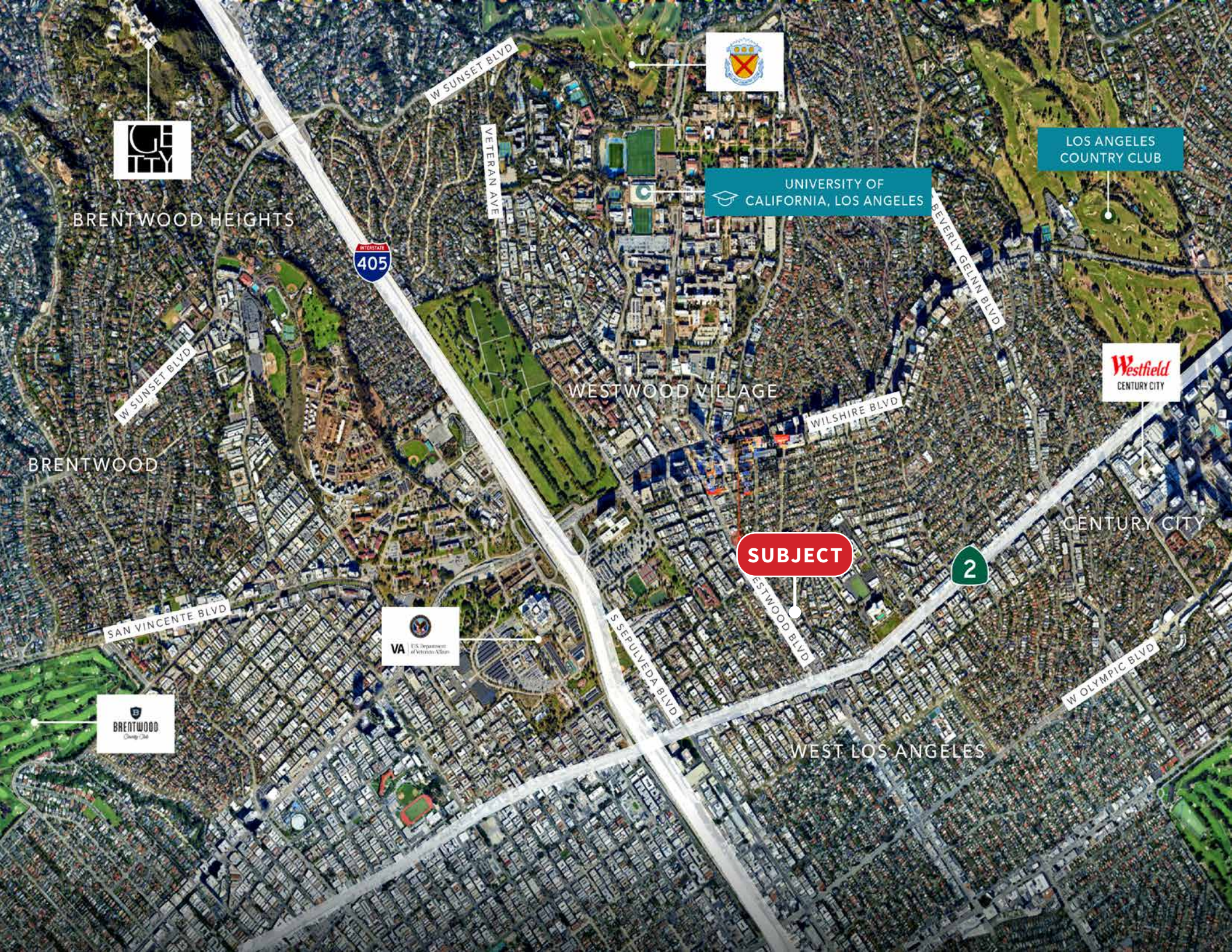


AREA MAP



NEIGHBORHOOD AMENITIES





BRENTWOOD HEIGHTS



W SUNSET BLVD

VETERAN AVE



UNIVERSITY OF CALIFORNIA, LOS ANGELES

LOS ANGELES COUNTRY CLUB

BEVERLY GELNN BLVD

WESTWOOD VILLAGE

WILSHIRE BLVD

Westfield
CENTURY CITY

CENTURY CITY

SUBJECT



W OLYMPIC BLVD

WEST LOS ANGELES

BRENTWOOD

SAN VINCENTE BLVD

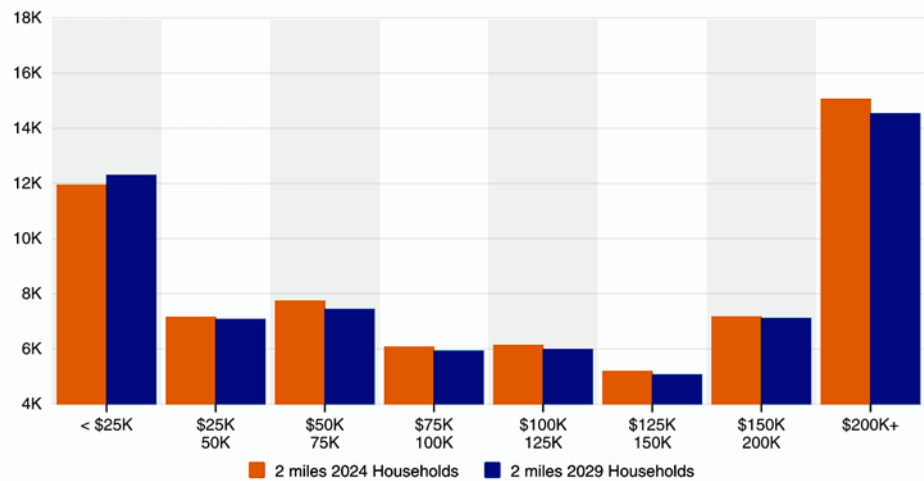


S SEPULVEDA BLVD

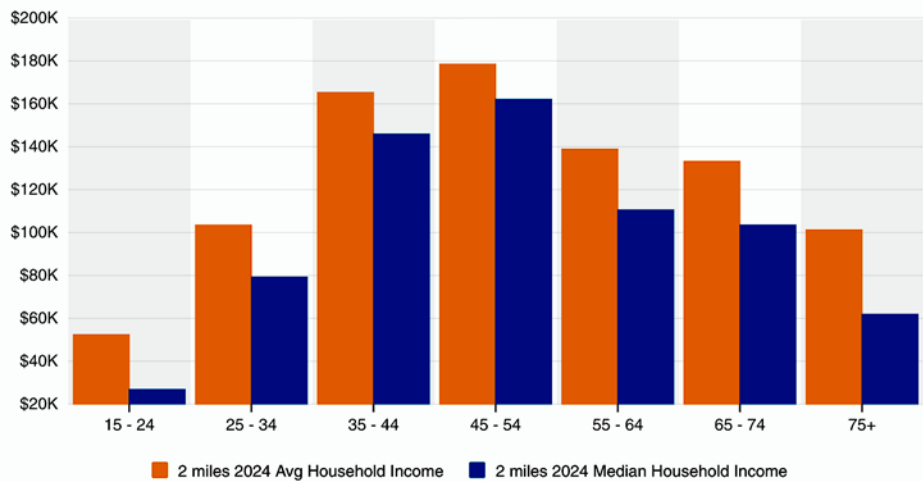
EASTWOOD BLVD

NEIGHBORHOOD DEMOGRAPHICS

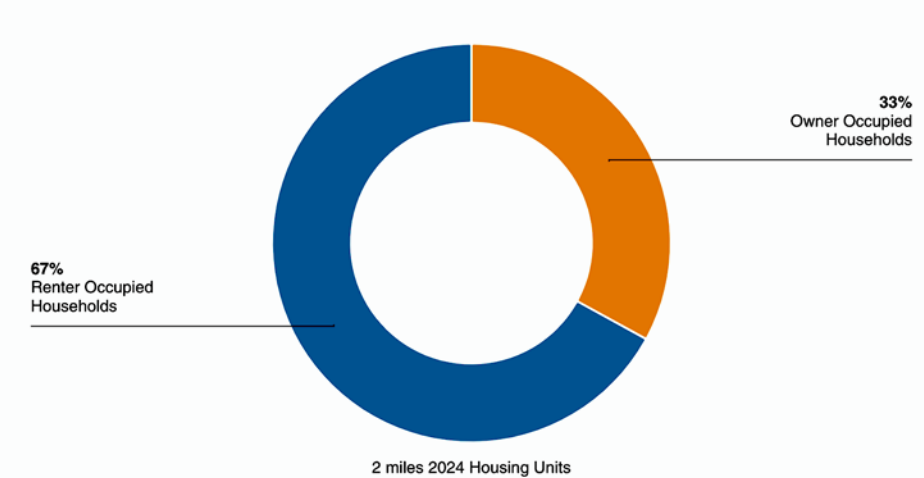
Household Income



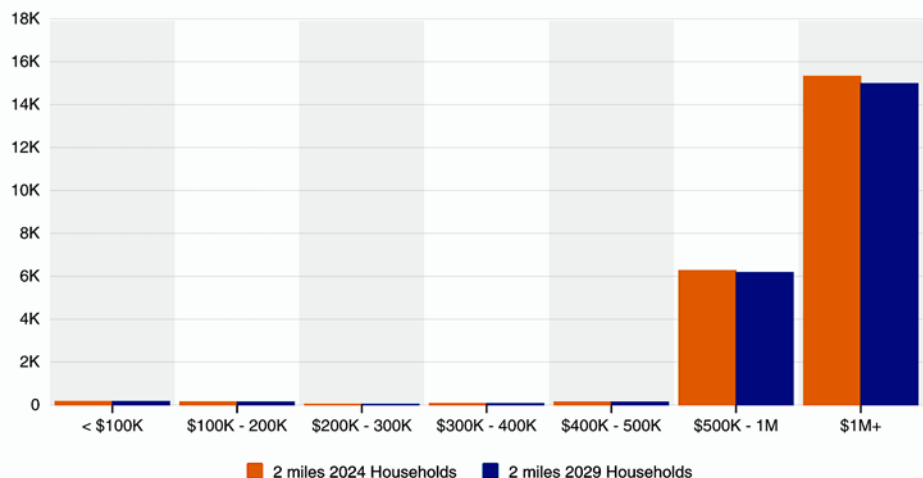
Household Income By Age



Housing Occupancy



Home Values



FOR LEASE

1650 WESTWOOD BLVD, LOS ANGELES, CA 90024

1,906± SF CORNER RETAIL/OFFICE UNIT

2,000± SF SECOND FLOOR OFFICE UNIT

Prime Location One Block North of Santa Monica Blvd

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers or Tenants 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.

This Brochure was prepared by Major Properties and Compass. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer or Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by



Daniel Moussazadeh

310.999.9437 mobile

213.747.7959 office

daniel@majorproperties.com

DRE LIC. 02058572



Charlie Rosenberg

213.500.3512 mobile

213.222.1201 office

charlie@majorproperties.com

DRE LIC. 02178627

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists