

FOR LEASE

**2ND FLOOR
OFFICE/RETAIL**

**NEXT TO GUITAR CENTER
& UCLA RESEARCH PARK**



2376-78 WESTWOOD BOULEVARD

LOS ANGELES, CA 90064

WESTMAC

Commercial Brokerage Company

PROPERTY INFORMATION



Location 2376-78 Westwood Boulevard
Los Angeles, CA 90064
(Just North of Pico Boulevard)

Building Size Approximately 5,207 RSF

Available Space Approximately 1,760 RSF

Rental Rate \$4,000/Month Modified Gross

Lease Term Five [5] years

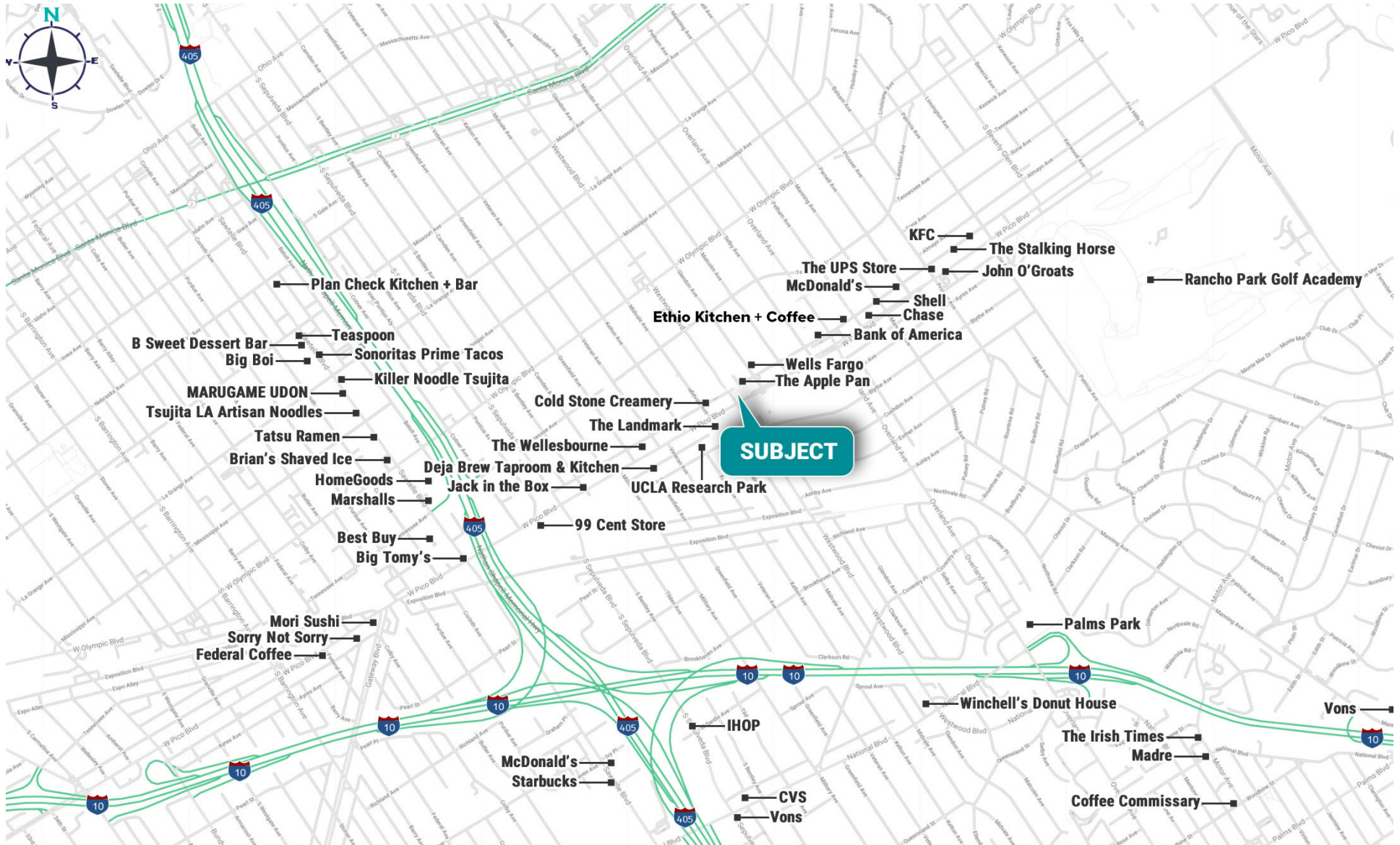
Parking Four [4] spaces at the rear of the building free

Available Immediately

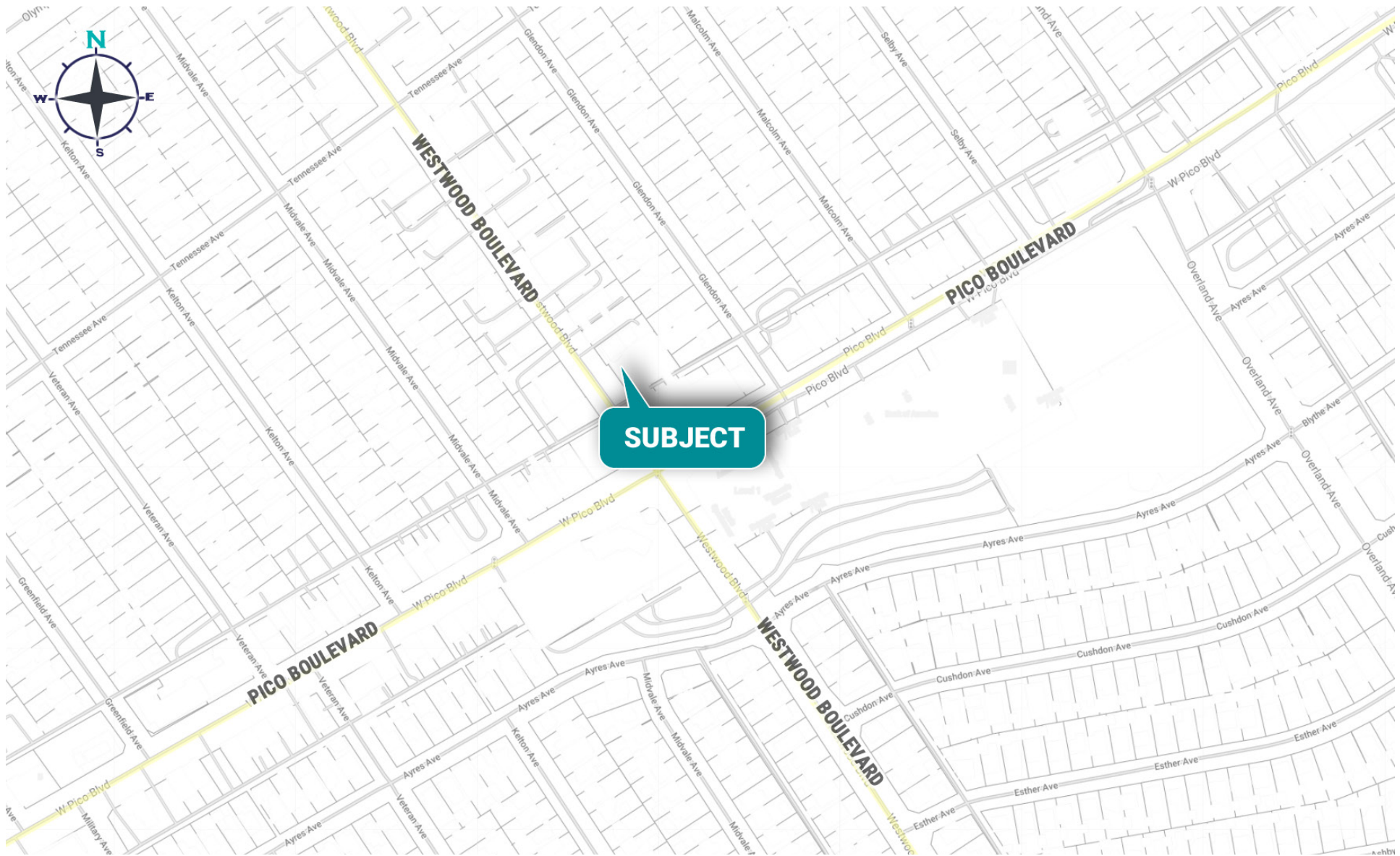
Description

- Three offices, conference room, and bullpen
- Two (2) restrooms
- Heat and air conditioning, many operable windows
- ½ block from new UCLA 600,000 SF Cancer Research Campus
- Many amenities and restaurants within walking distance - Apple Pan, Poquito Mas, Starbucks, Al Dente Pasta Shop, John O'Groats, and more

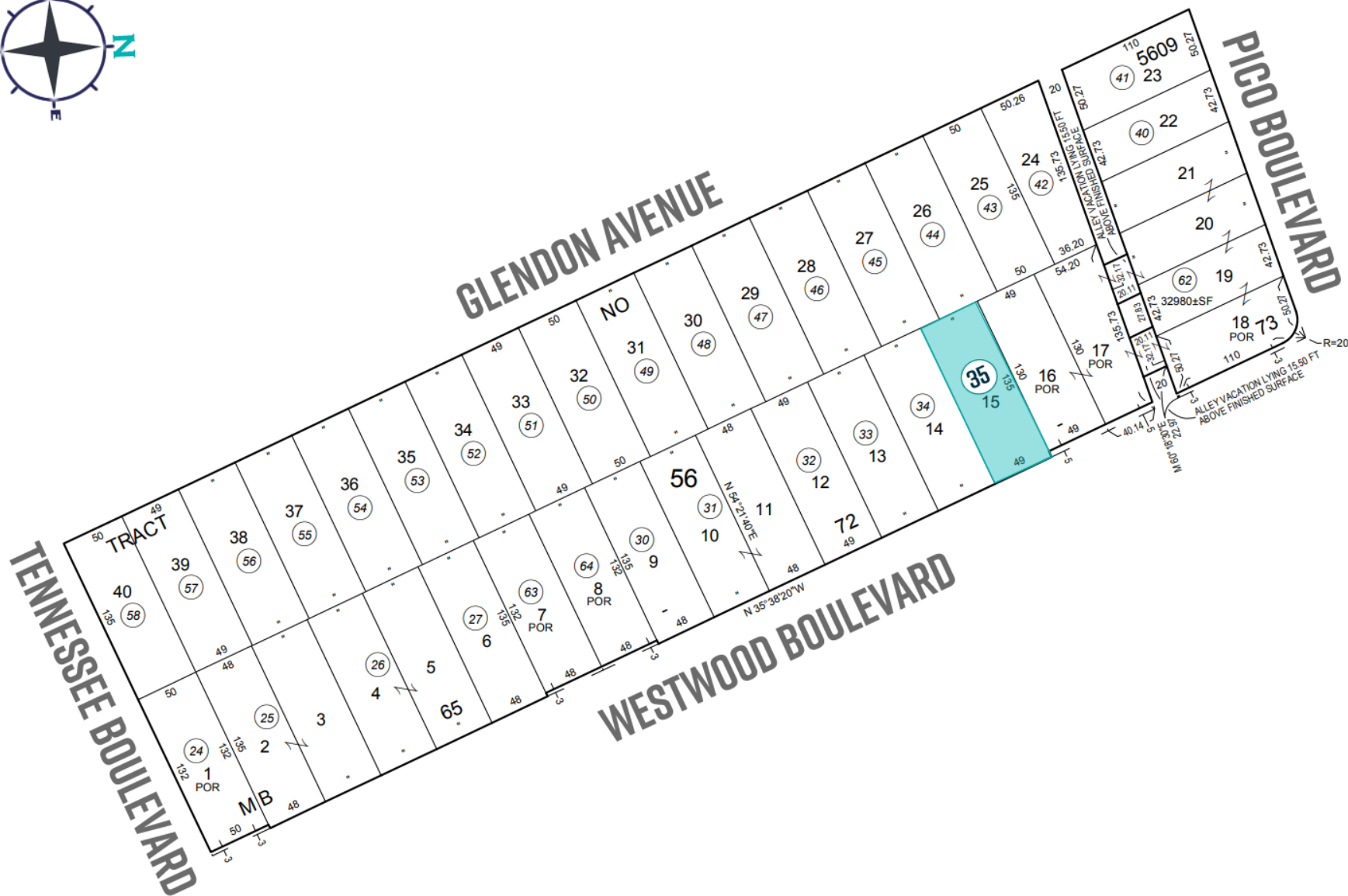
LOCAL AMENITIES



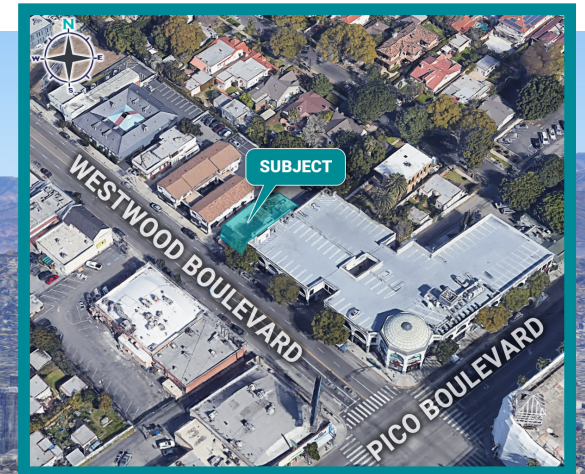
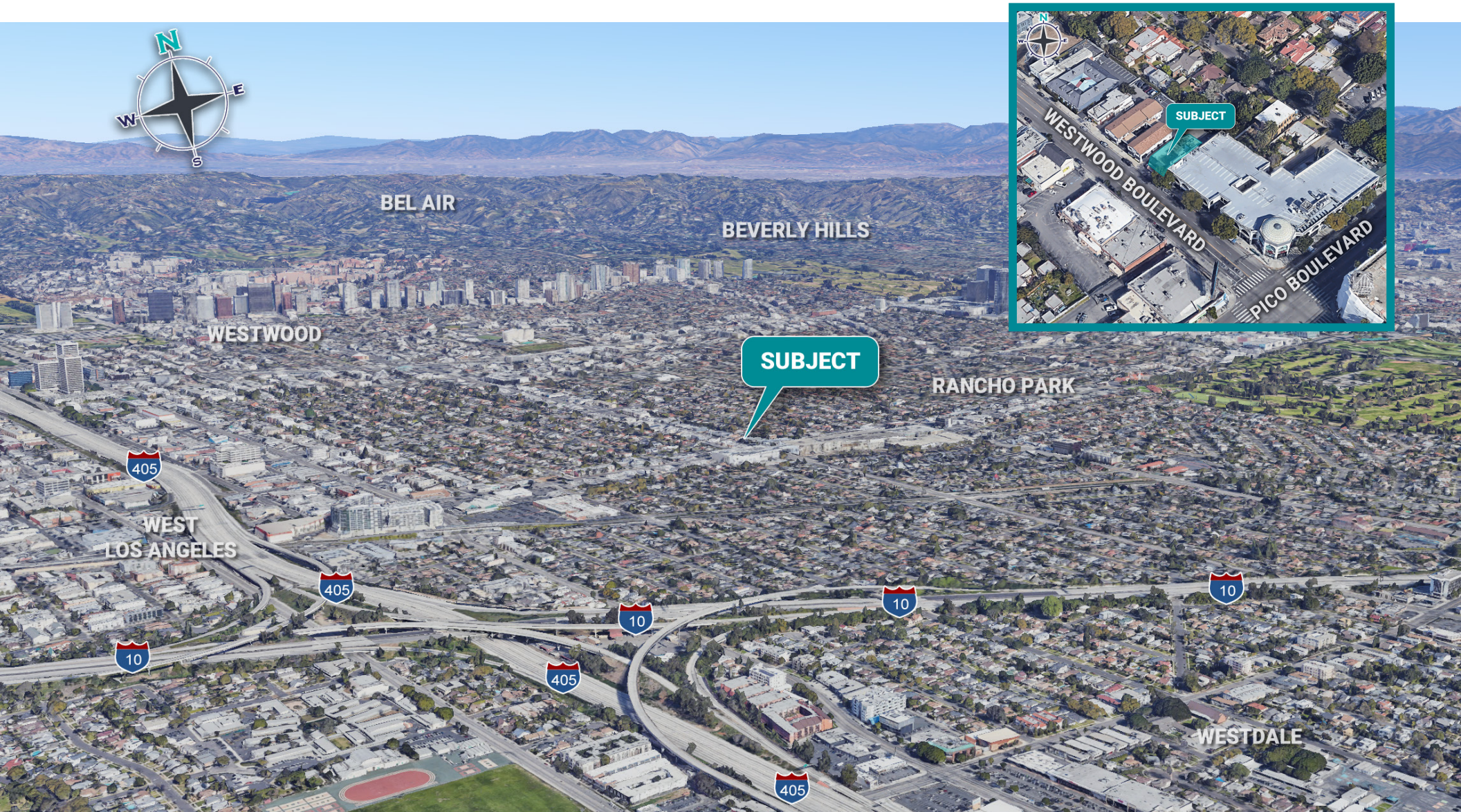
PROPERTY MAPS



PARCEL MAP



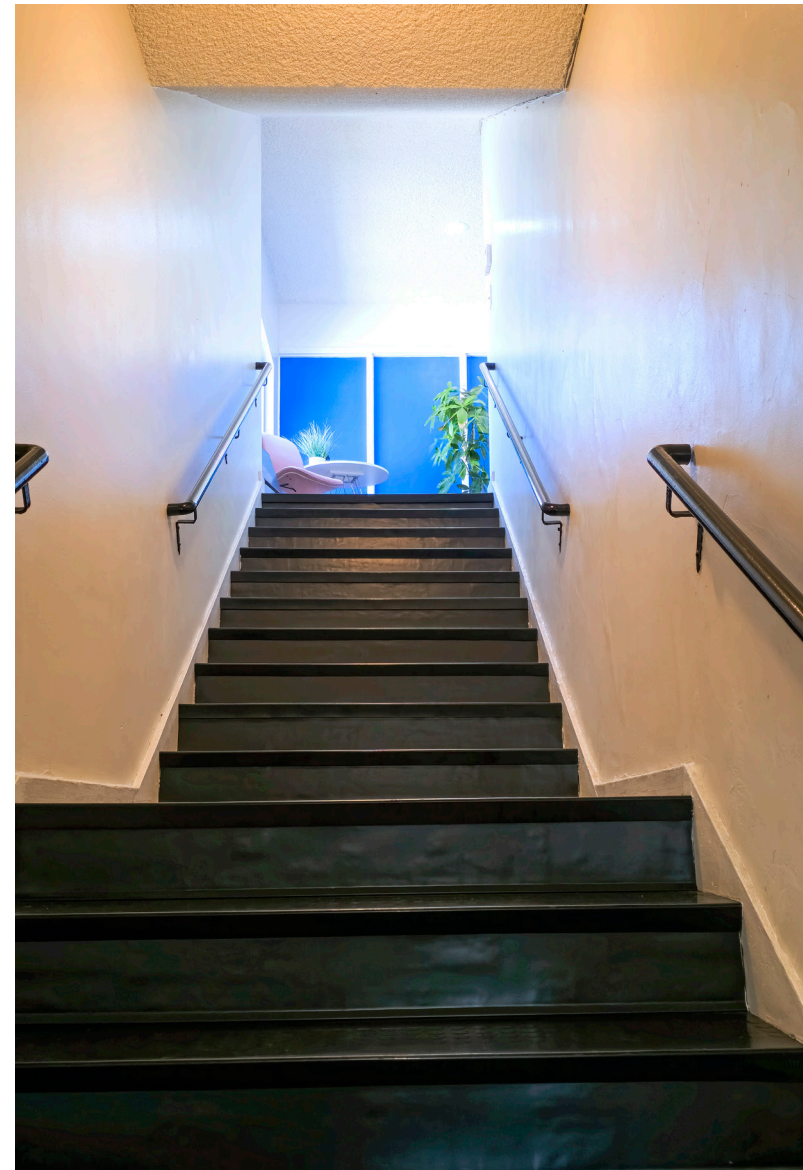
AERIAL IMAGES



PROPERTY PHOTOS



PROPERTY PHOTOS



AREA PHOTOS



AREA DEMOGRAPHICS

2021 Population	711,095
2021 Households	325,357
2021 Average Household Income	\$130,019
2021 Median Household Income	\$98,369

Data from CoStar based on a five mile radius

Walk Score® 

**Very
Walkable**



**Good
Transit**



Bikeable



MOTIVATED OWNER SUBMIT ALL OFFERS



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