

WESTWOOD RETAIL/RESIDENTIAL PROPERTY FOR SALE



4,600± 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 front building with 2 retail units plus two-story building at rear with 4 apartment units
- 100% occupied!
- Ideal for owner-user or investor
- 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
- Actual \$19,455 gross monthly income
Actual \$233,460 gross annual income

Property Details

Total Building Area:	4,600± Sq.Ft.
Total Units:	6
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

* Buyer should independently verify zoning, as it was previously zoned as apartment and is now zoned as office.



Asking Price: \$3,449,000
(\$749.78 Per SF)

RENT ROLL & INCOME

Unit	Property Type	SF (Approx.)	Status	Actual Mo. Rent	Lease Term
Front #1*	Retail	1,000	Leased	\$5,355	5 Years
Front #2*	Retail	1,000	Leased	\$4,860	2 Years
Rear #1**	Apartment	650	Leased	\$2,540	Month-to-Month
Rear #2**	Apartment	650	Leased	\$2,000	Month-to-Month
Rear #3**	Apartment	650	Leased	\$2,300	Month-to-Month
Rear #4***	Apartment	650	Leased	\$2,400	Month-to-Month
TOTAL		4,600		\$19,455	
ANNUAL GROSS INCOME				\$233,460	

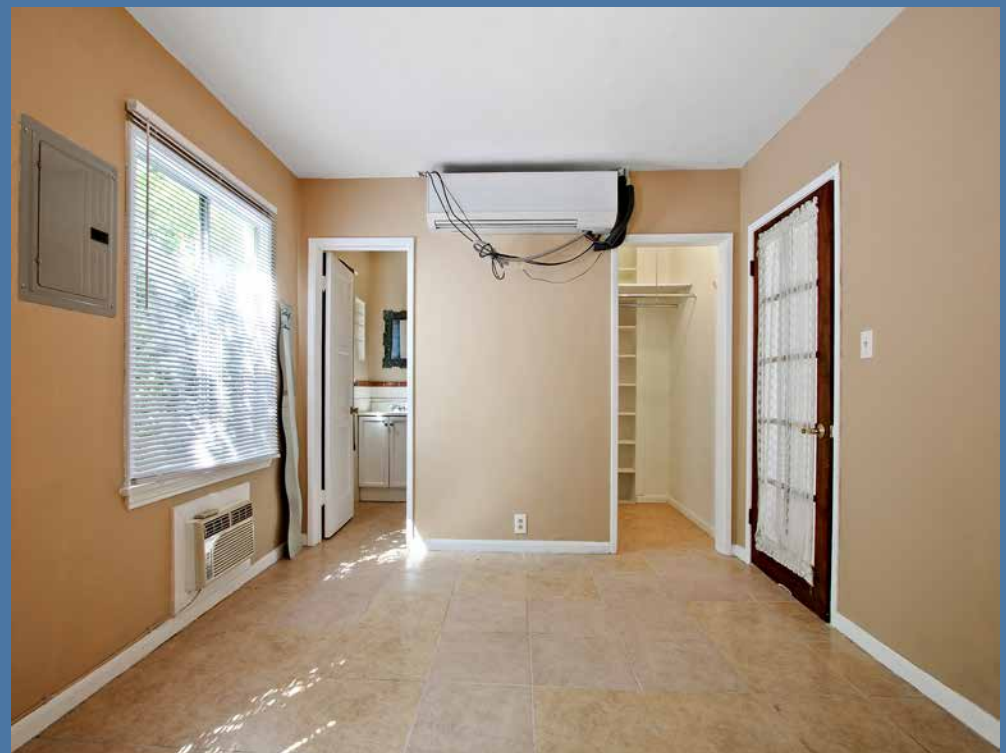
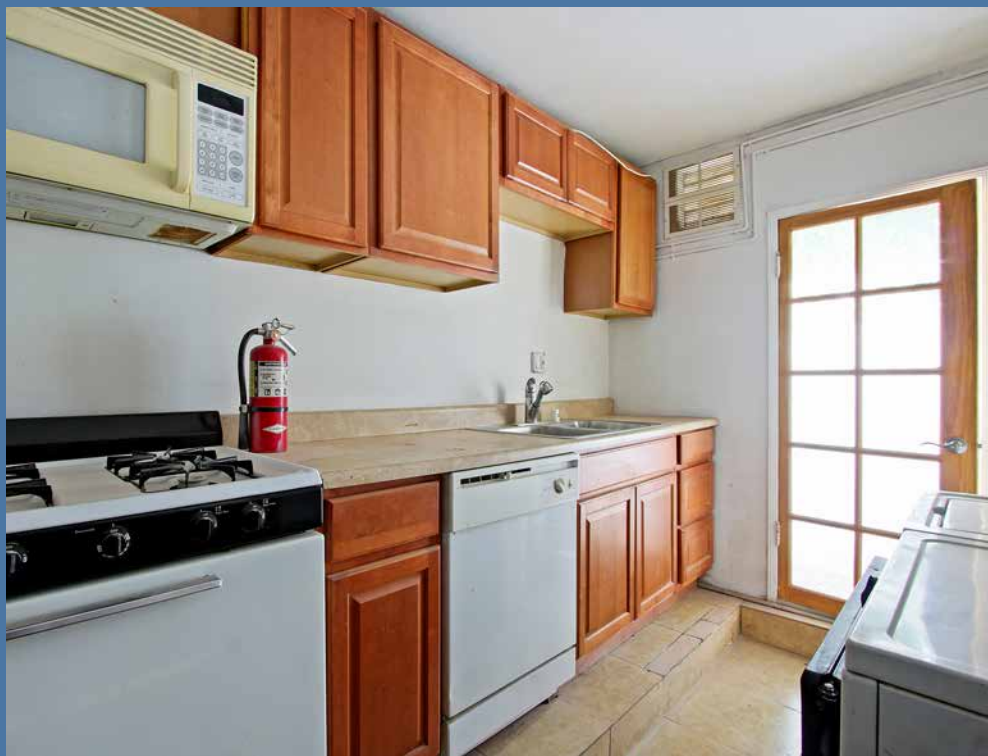
* 5% annual increases (historic). Tenant wants renewal. NNN (25%).

** Separately metered for electric and the stove is electric. Tenant pays for their own meter.

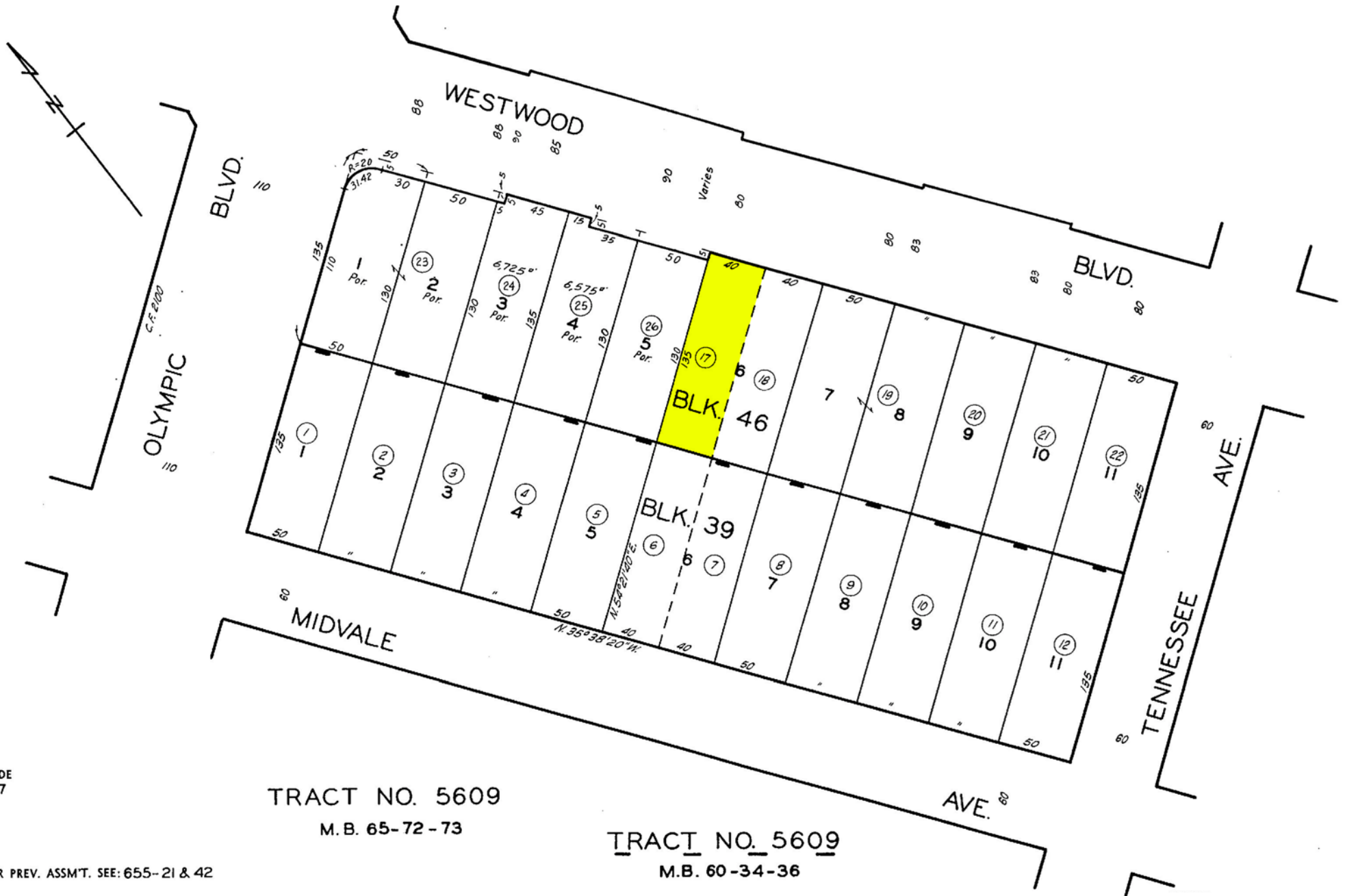
*** Separately metered for electric. Only unit with a gas stove (has its own gas meter). Tenant pays for their own meters.







PLAT MAP

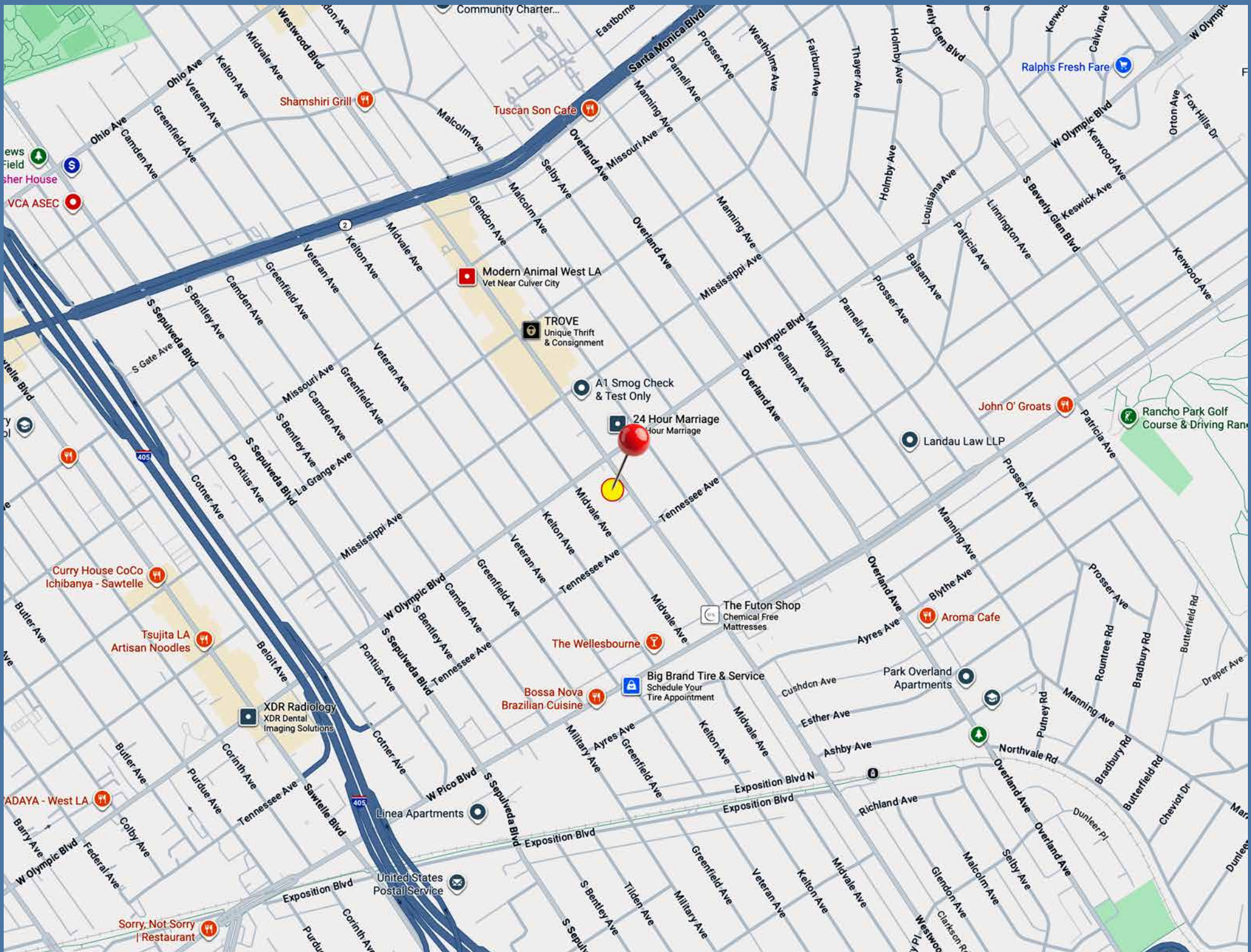


CODE
67

TRACT NO. 5609
M.B. 65-72-73

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

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



Westwood Village
& UCLA

Century City

The
CALIF.
CHICKEN
CAFE
EST. 1997



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

VETERAN AVE

BEVERLY GELNN BLVD

Westfield
CENTURY CITY

WESTWOOD VILLAGE

WILSHIRE BLVD

BRENTWOOD

W SUNSET BLVD

SAN VINCENTE BLVD



CENTURY CITY



S SEPULVEDA BLVD

WESTWOOD BLVD

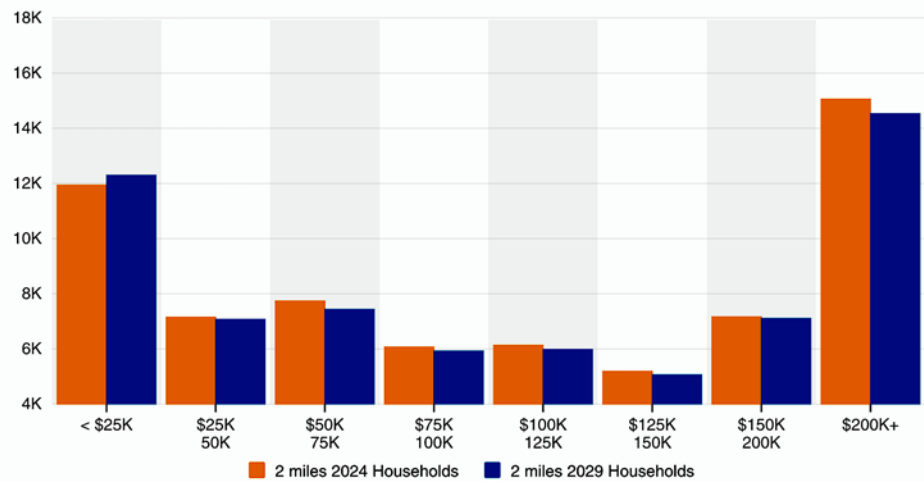
W OLYMPIC BLVD

WEST LOS ANGELES

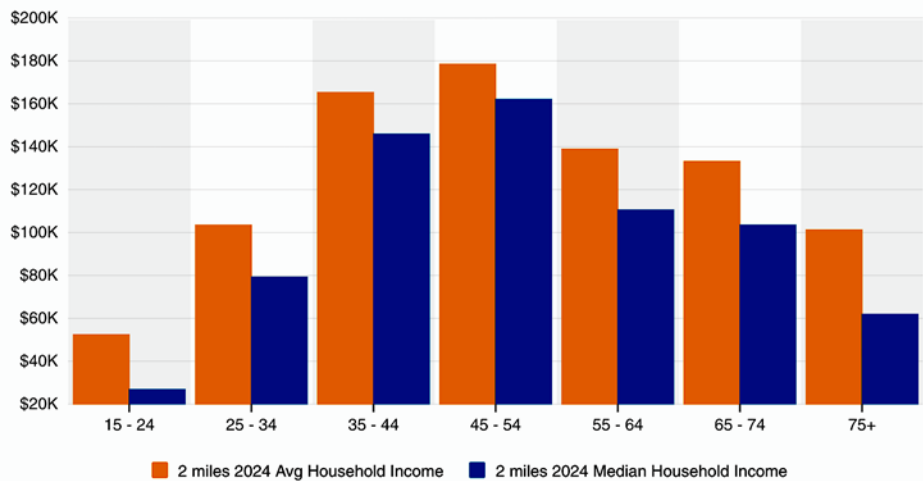
SUBJECT

NEIGHBORHOOD DEMOGRAPHICS

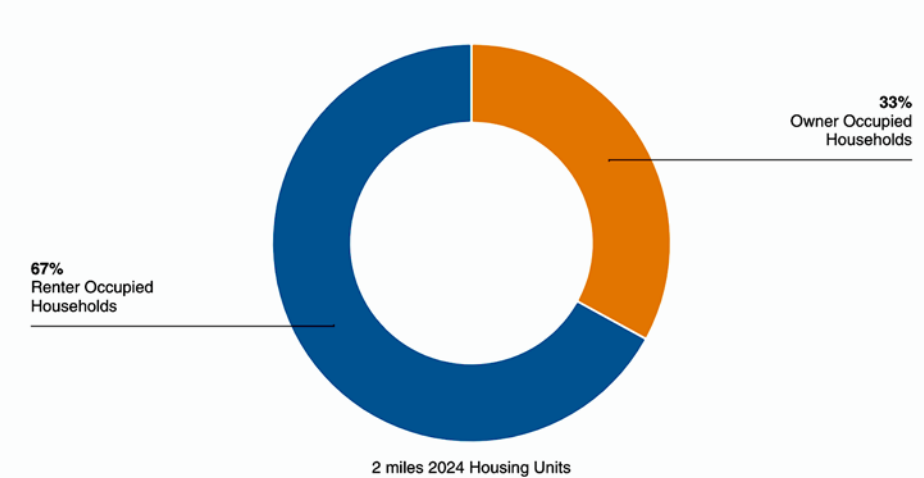
Household Income



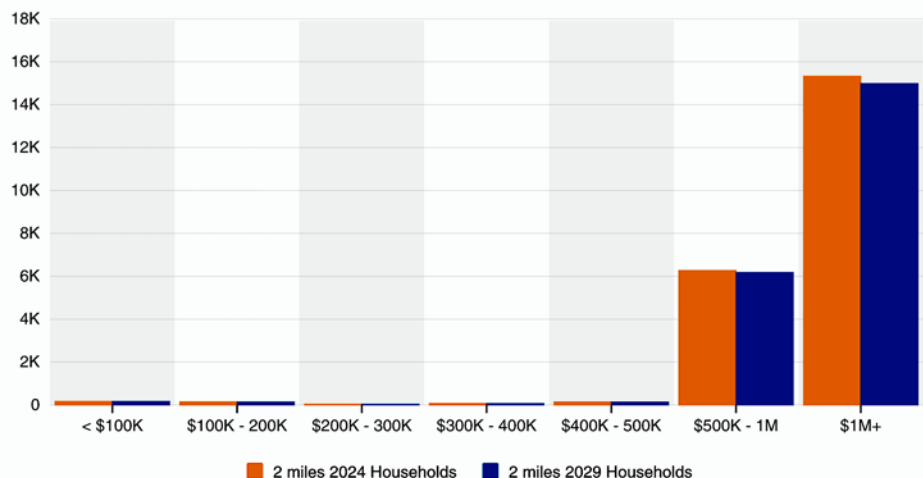
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

2245-2251 WESTWOOD BOULEVARD

4,600± SF Retail/Residential Property

5,400± SF of Land

Prime Location Just South of Olympic Blvd

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