

RENOVATED OWNER-USER OFFICE BUILDING IN WEST LA



COLDWELL BANKER
COMMERCIAL

2330
WESTWOOD BLVD
LA 90064

Eric Sackler

310.979.4990 | www.ericssackler.com

CalDRE #01057377

11661 San Vicente Blvd Suite 1001,

Los Angeles, CA 90049

310.979.4990

www.ericssackler.com

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EXECUTIVE SUMMARY

Coldwell Banker Commercial is pleased to present the opportunity to acquire 2330 Westwood Blvd, a beautifully remodeled office building ideally suited for an owner-user. Located in prime West Los Angeles - just one block from the new UCLA Research Park and with convenient access to Westwood, Beverly Hills, and Century City - the property offers both prestige and accessibility in one of the Westside's most dynamic submarkets.

This high-quality asset features ample on-site parking and can be delivered vacant or with in-place tenancy, providing flexibility for immediate occupancy or income generation.

The property underwent a comprehensive upgrade in 2018, including a new roof, stucco, HVAC systems, updated electrical and low-voltage wiring, controlled-access entrances (front and rear), and modernized interiors with new walls, restrooms, fixtures, doors, and windows. New 30-gallon water heater recently installed. Ownership has meticulously maintained the building, preserving its condition and functionality.

The flexible floor plan consists of one large office suite with 6 private offices, 5 secretarial bays, 1 conference room and reception on the 2nd floor and three separate office suites on the first floor.

2330 Westwood Blvd represents a rare opportunity to acquire a well-located, turnkey office asset in a premier West Los Angeles location—ideal for an owner-user seeking long-term control or an investor targeting a stable, high-demand market.

OFFERING SUMMARY

Address 2330 Westwood Blvd,
Los Angeles, CA 90064

Property Type Office

BLDG Size 4,788 SF

Lot Size 6,480 SF

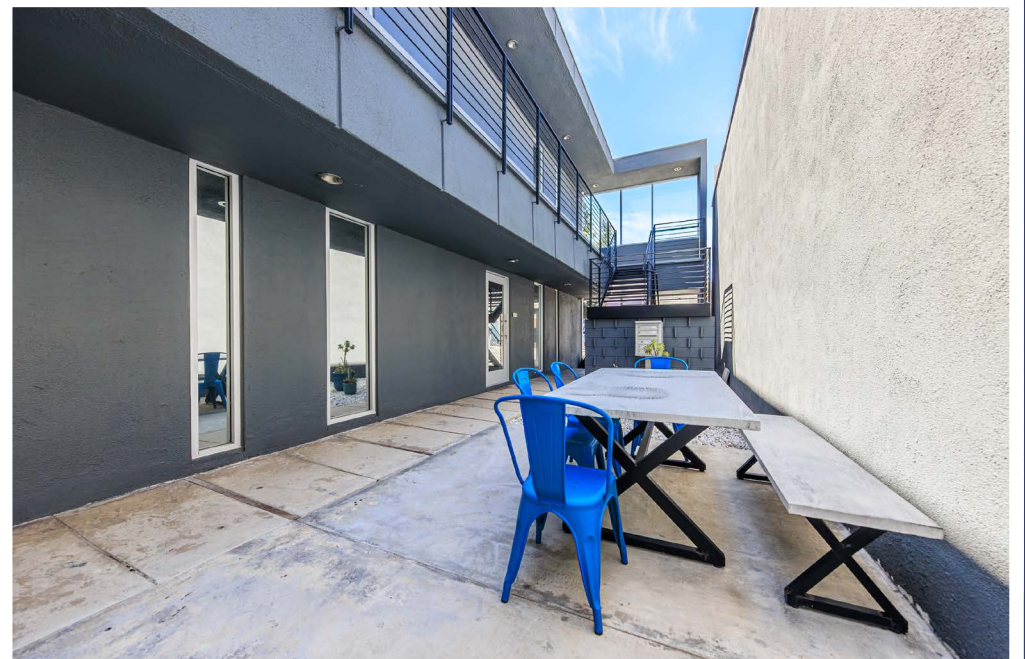
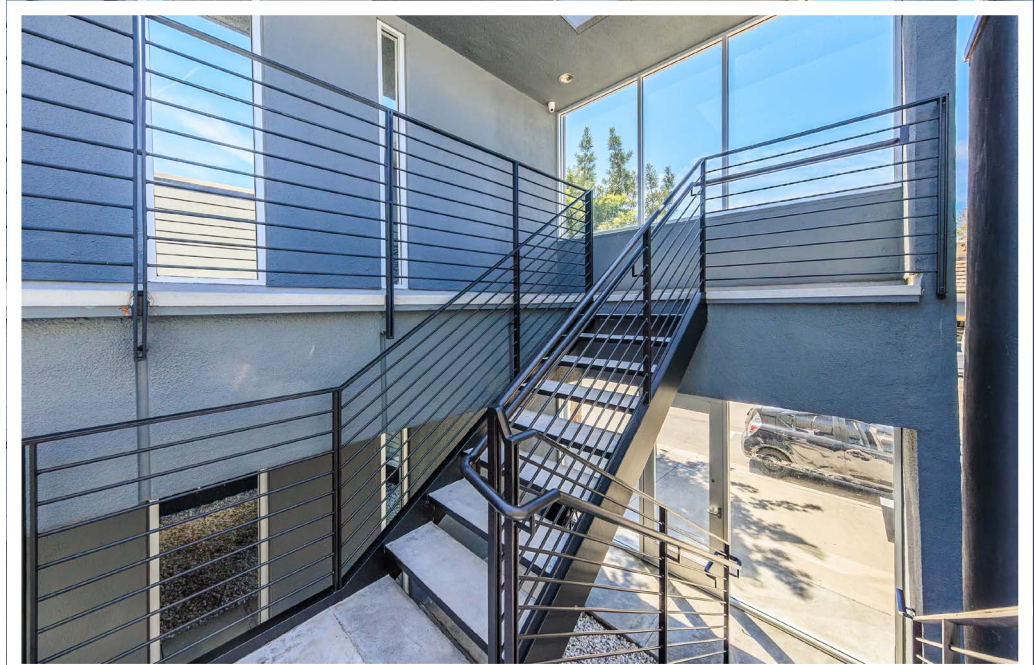
Year Built /
Renovated 1962/2018

APN 4320-002-027

Zoning LAC4

WALK SCORE 84

Asking Price ~~\$3,500,000~~ \$3,400,000

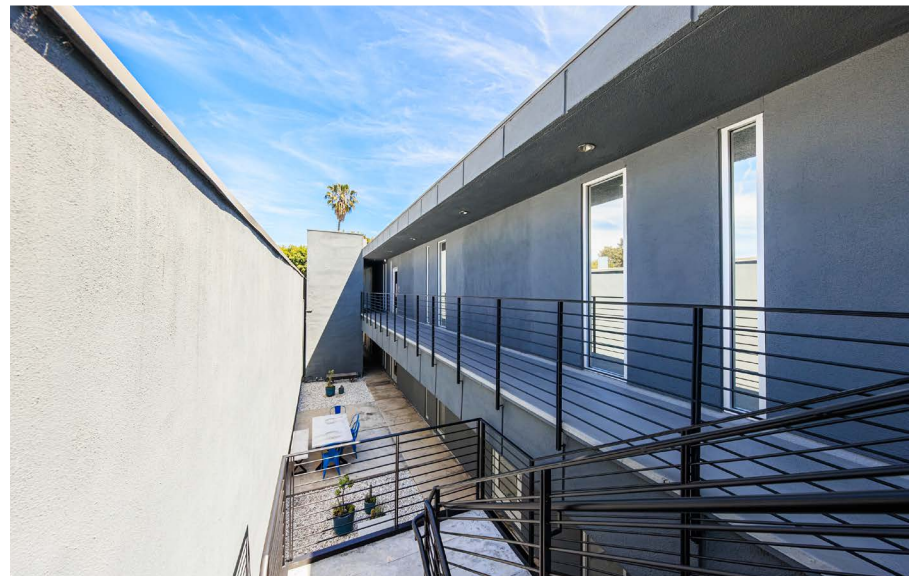
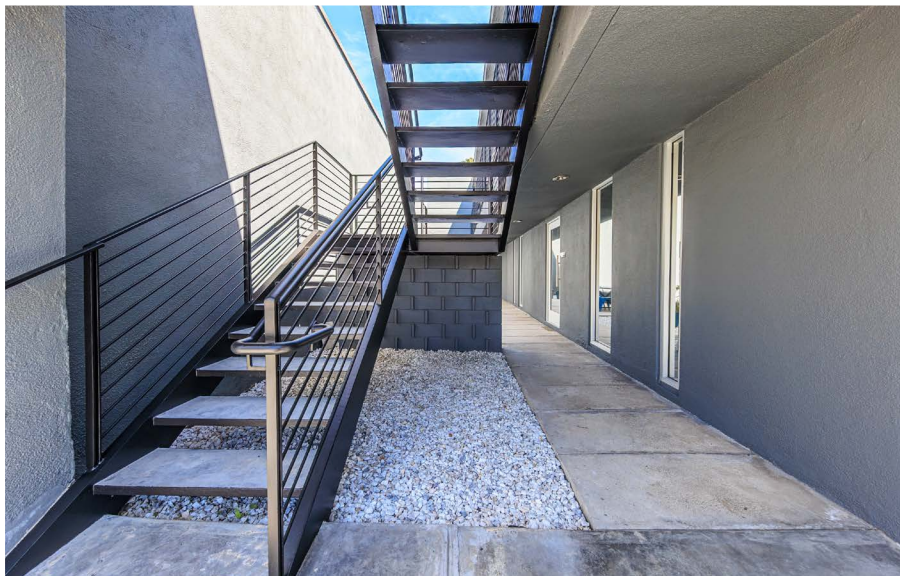


PROPERTY HIGHLIGHTS

- Fantastic owner-user opportunity
- Comprehensively upgraded in 2018 with a new roof, stucco, HVAC systems, updated electrical and low-voltage wiring, controlled-access entrances (front and rear), and modernized interiors with new walls, restrooms, fixtures, doors, and windows. New 30-gallon water heater recently installed.
- Located one block north of the new UCLA Research Park in an amenity-rich location
- Close proximity to Westwood, Century City Mall and Beverly Hills
- Easy access to the I-10 and I-405 freeways



PROPERTY PHOTOS



PROPERTY PHOTOS



RENT ROLL

2330 WESTWOOD BLVD

Suite	Tenant	Approx Sf	Monthly Rent	Annual Rent	Location	Term
101	Tenant A	570	\$1,910.00	\$22,920	Ground floor Front	M TO M
102	Tenant B	1,250	\$2,000.00	\$24,000	Ground floor Middle	M TO M
103	Tenant C	580	\$2,100.00	\$25,200	Ground floor Rear	M TO M
200	Tenant D	175	\$650.00	\$7,800	Second floor	M TO M
200-1	Tenant C	435	\$1,500.00	\$18,000	Second floor	M TO M
200-2	Owner's Suite	1,778			Second floor	
		4,788	\$8,160.00	\$97,920		

FLOOR PLAN - 1ST FLOOR



LEGEND:

■ Suite 101 ■ Suite 102 ■ Suite 103

FLOOR PLAN - 2ND FLOOR



LEGEND:

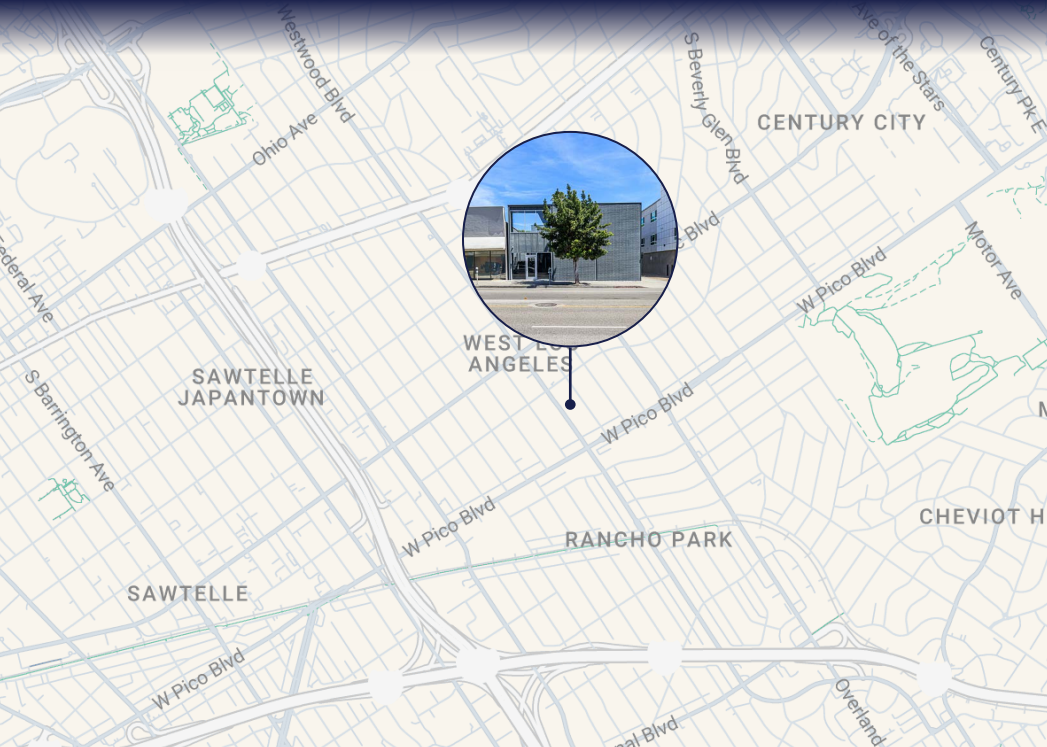
■ Suite 103

■ Suite 200

LOCATION OVERVIEW



2230 WESTWOOD BLVD



WESTWOOD, CA

PRIME WEST L.A. LOCATION

Westwood is a commercial and residential neighborhood in the northern central portion of the Westside region of Los Angeles, California. It is home to the University of California, Los Angeles (UCLA). The neighborhood is comprised of a large and generally young community due to the proximity to UCLA. Housing one of the most well recognized universities, the city offers a large variety of retailers and businesses for shopping, dining, and nightlife for the surrounding community to enjoy. Although housed with many students in the direct surroundings of UCLA, the adjacent neighborhoods of Westwood are considered some of the wealthiest residential areas in Los Angeles.

3 MILE RADIUS



333,821
POPULATION



88%
WHITE COLLAR

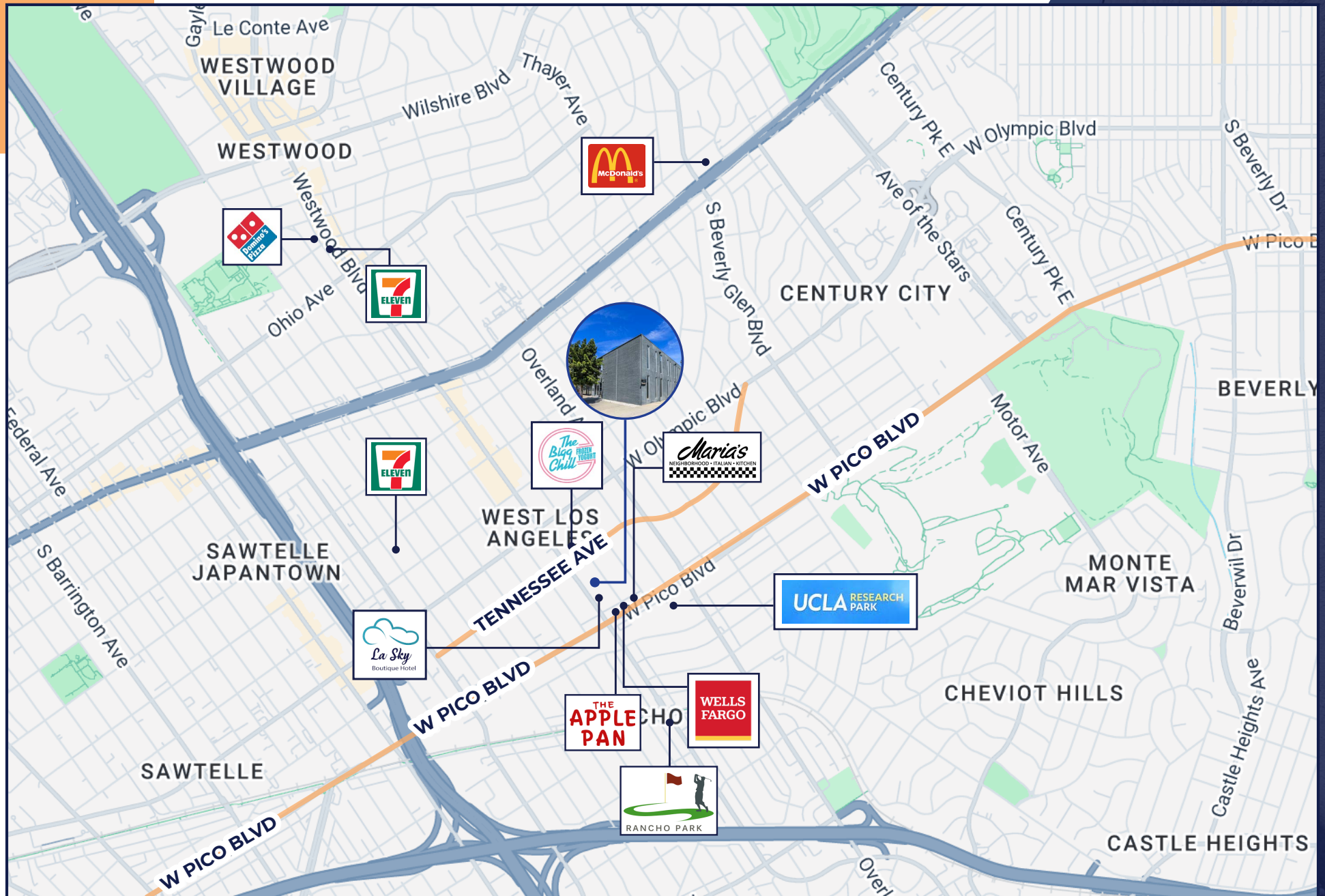


\$146,309
AVG HH INCOME



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POINTS OF INTEREST



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