

OFFERING MEMORANDUM

PRIME WESTWOOD MIXED-USE BUILDING



1386-1388 WESTWOOD BLVD, LOS ANGELES, CALIFORNIA 90024

beta.

km Kidder
Mathews



*Exclusively
listed by*

RYAN SHARPE
Kidder Mathews
310.893.3397
ryan.sharpe@kidder.com
LIC N° 01940376

KIDDER.COM



MATT SAKER
Beta Agency
424.282.5236
matt.saker@betaagency.com
LIC N° 02016706

BETAAGENCY.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

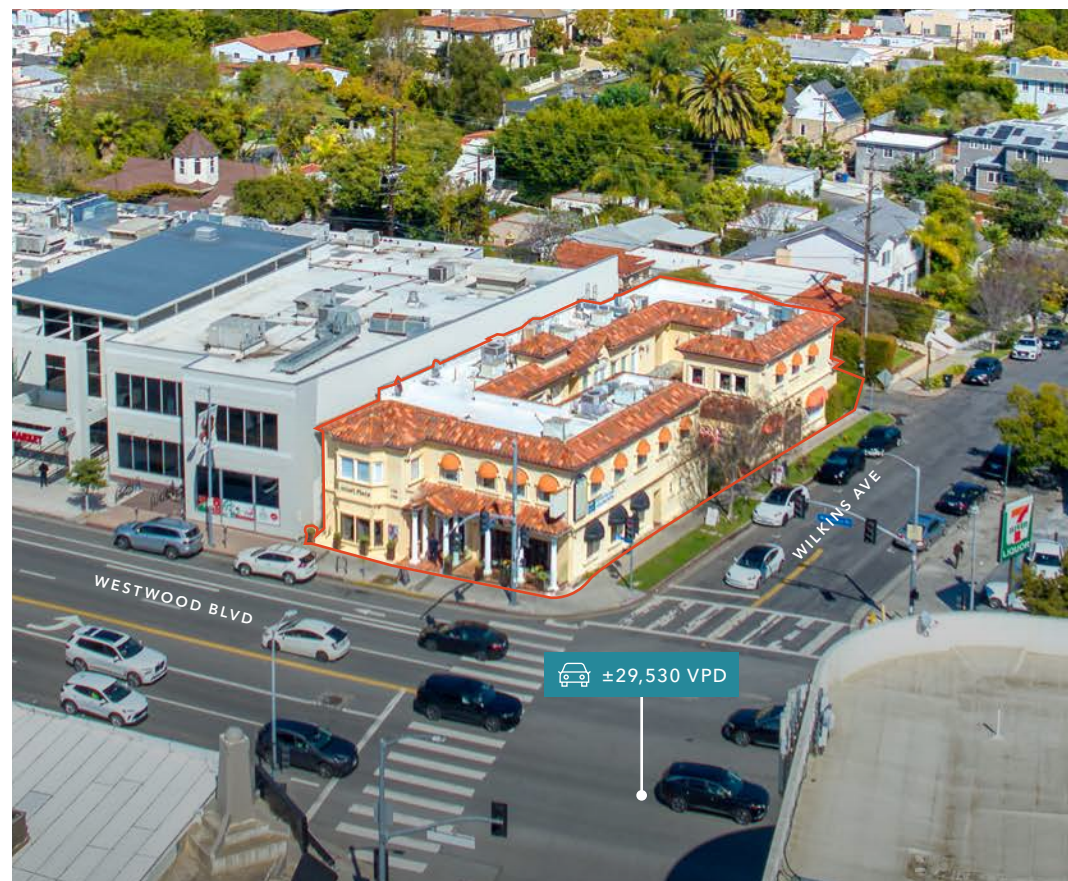
This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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.

MIXED-USE PROPERTY ANCHORED BY TWO RESTAURANTS

Attari Plaza, located at 1386-1388 Westwood Blvd, Los Angeles, is a prominent mixed-use property in the heart of Persian Square, a vibrant retail and dining corridor. The $\pm 7,530$ SF two-story building on a $\pm 6,650$ SF lot includes $\pm 3,715$ SF of restaurant space with an open-air courtyard and $\pm 4,022$ SF of office space. The property is leased to eight tenants in total, including two restaurants, a salon, and professional office tenants.

LIST PRICE	\$4,745,000
CAP RATE (CURRENT)	5.95%
PRO FORMA CAP RATE	6.29%
BUILDING SIZE	$\pm 7,530$ SF
LOT SIZE	$\pm 6,650$ SF
OCCUPANCY	100%



ADDRESS	1386-1388 Westwood Blvd Los Angeles, California 90024
APN	4325-016-005
YEAR BUILT	1931
ZONING	C4-IVL-POD-TOC 3



PROPERTY HIGHLIGHTS

Attari Plaza is a two-story, mixed-use property with an open-air courtyard, home to the iconic Attari Sandwich Shop.

Located in Persian Square, a culturally vibrant district along Westwood Blvd, with high foot traffic near UCLA, Westwood Village, and a dense residential and professional population.

±7,737 SF leased to eight tenants, including two restaurants (100% occupied). ±3,715 SF of restaurant and courtyard space on ground floor; ±4,022 SF office/retail above. Pro-Forma cap rate of 6.29%.

Anchored by Attari Sandwiches, a neighborhood staple for approximately 35 years, alongside well-followed Tak Bakery, which recently signed a new lease at the property.

±30% of tenants on month-to-month leases, offering flexibility for owner-users or repositioning for higher rents.

The Metro Purple Line station at Wilshire & Westwood (expected 2027) will further boost accessibility & foot traffic.

FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA

	Current		Pro-Forma	
Gross Potential Rent	\$357,444		\$374,438	
Expense Reimbursements	\$59,556		\$59,964	
Gross Potential Income	\$417,000		\$434,402	
Vacancy / Collection Allowance	(\$10,723)	3%	(\$11,233)	3%
Effective Gross Income	\$406,277		\$423,169	
Less Expenses	(\$124,034)		(\$124,884)	
Net Operating Income	\$282,243		\$298,286	
Cap Rate	5.95%		6.29%	

ANNUALIZED EXPENSES

	Current Exp.	PF Exp.	Current Reimb.	PF Reimb.
1.19969%				
Base Taxes	\$56,925	\$56,925	\$27,333	\$27,333
Special Assessments	\$966	\$966	\$464	\$464
Insurance	\$11,200	\$11,200	\$5,378	\$5,378
Repairs & Maintenance	\$4,537	\$4,537	\$2,178	\$2,178
Utilities	\$25,283	\$25,283	\$12,140	\$12,140
Janitorial / Landscaping	\$7,250	\$7,250	\$3,481	\$3,481
Management (5%)	\$17,872	\$18,722	\$8,582	\$8,990
Total Expenses	\$124,033.90	\$124,883.62		

Note: Building Size is 7,530 SF per County Assessor. Buyer to do their own due diligence.

Offering Summary

\$4,745,000

OFFERING PRICE

\$630.15

PRICE/SF

\$713.53

PRICE/LAND SF

5.95%

CURRENT CAP

6.29%

PRO-FORMA CAP

FINANCIAL ANALYSIS

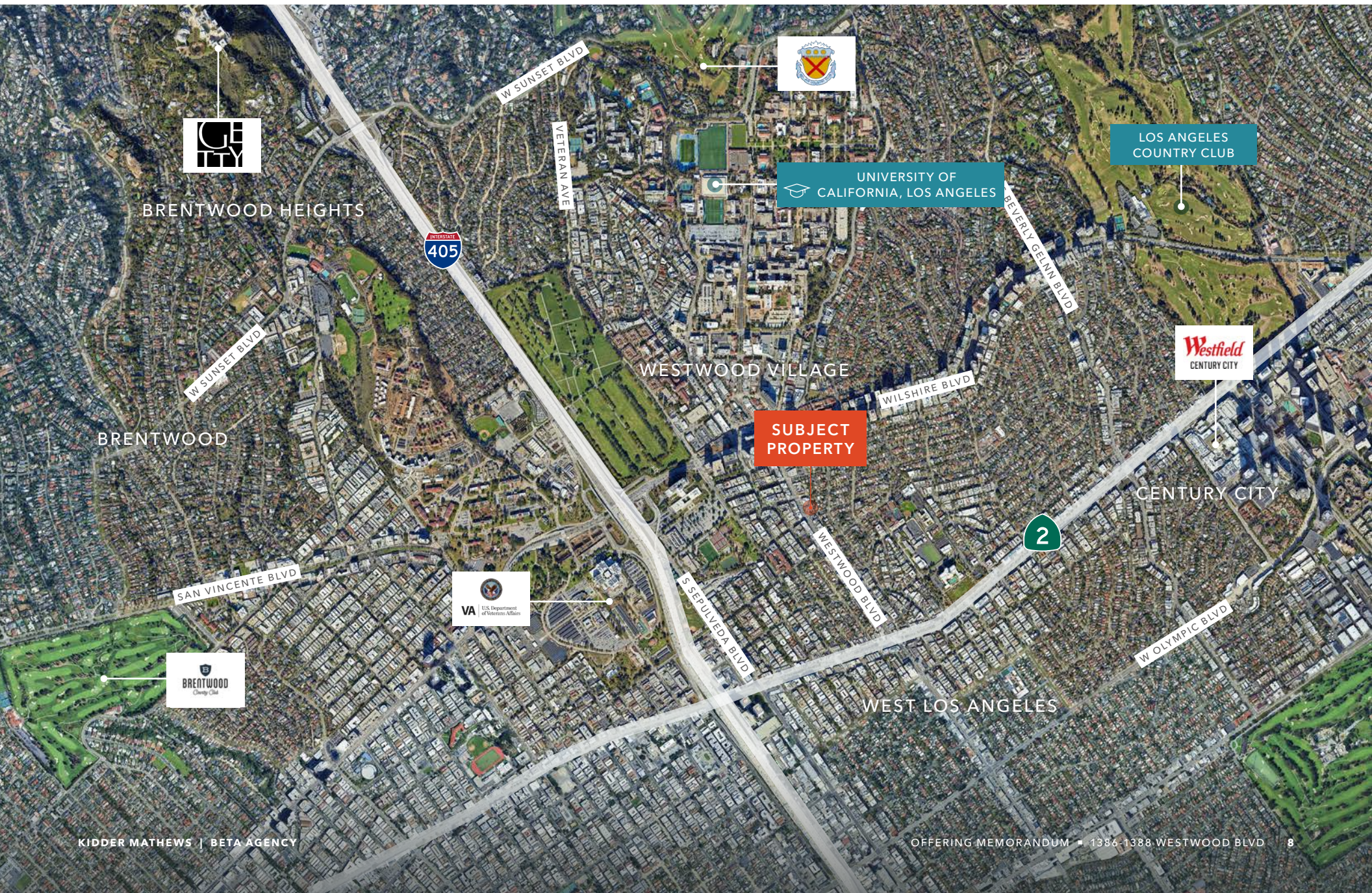
TENANT INFORMATION											PRO FORMA	
Ste	Tenant	GLA*	% of GLA	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Lease Type	Rent Increases	Options	Lease Type	(PF) Rent/SF
A & B	Tak Bakery	2,231	28.84%	10/17/2026	10/31/2031	\$8,924.00	\$4.00	NNN	3% Ann.	1 x 5 Year FMV	NNN	\$4.12
101 & 102	(Attari) El Sasson Inc.	782	10.11%	02/01/2009	01/31/2029	\$4,031.42	\$5.16	NNN	CPI Max 5%	N/A	NNN	\$5.31
103	Attari Sandwiches Inc.	702	9.07%	10/01/2018	09/30/2028	\$4,884.85	\$6.96	NNN	5% Ann.	2 x 5 Year	NNN	\$7.17
201	Globex International	391	5.05%	10/01/2018	MTM	\$1,208.19	\$3.09	Gross	CPI Max 5%	N/A	Gross	\$3.18
202	Lilly Taheri	599	7.74%	07/01/2013	MTM	\$1,909.00	\$3.19	Gross	5% Ann.	N/A	Gross	\$3.35
203	Ramin Aria	1,075	13.89%	08/01/1993	10/31/2027	\$2,904.60	\$2.70	Gross	CPI	1 x 3 Year FMV	Gross	\$2.78
204 & 205	Talat Beauty Salon	603	7.79%	02/01/2013	MTM	\$1,919.92	\$3.18	Gross	5% Ann.	N/A	Gross	\$3.34
206	Lenox	710	9.18%	01/01/2026	MTM	\$1,800.00	\$2.54	Gross	N/A	N/A	Gross	\$3.24
207	Amiri Travel	644	8.32%	09/15/2021	10/31/2029	\$2,205.00	\$3.42	Gross	3% Ann.	N/A	Gross	\$3.53
# of Tenants: 8	Total (Per RR):	7,737			Monthly:	\$29,786.98	Average:			PF Monthly:	\$31,203.18	Average:
	Total (Per Assesor):	7,530			Annual:	\$357,443.76	\$3.80/SF			PF Annual:	\$374,438.16	\$4.00/SF

*Note: Building Size is 7,530 SF per County Assessor. Buyer to do their own due diligence.

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

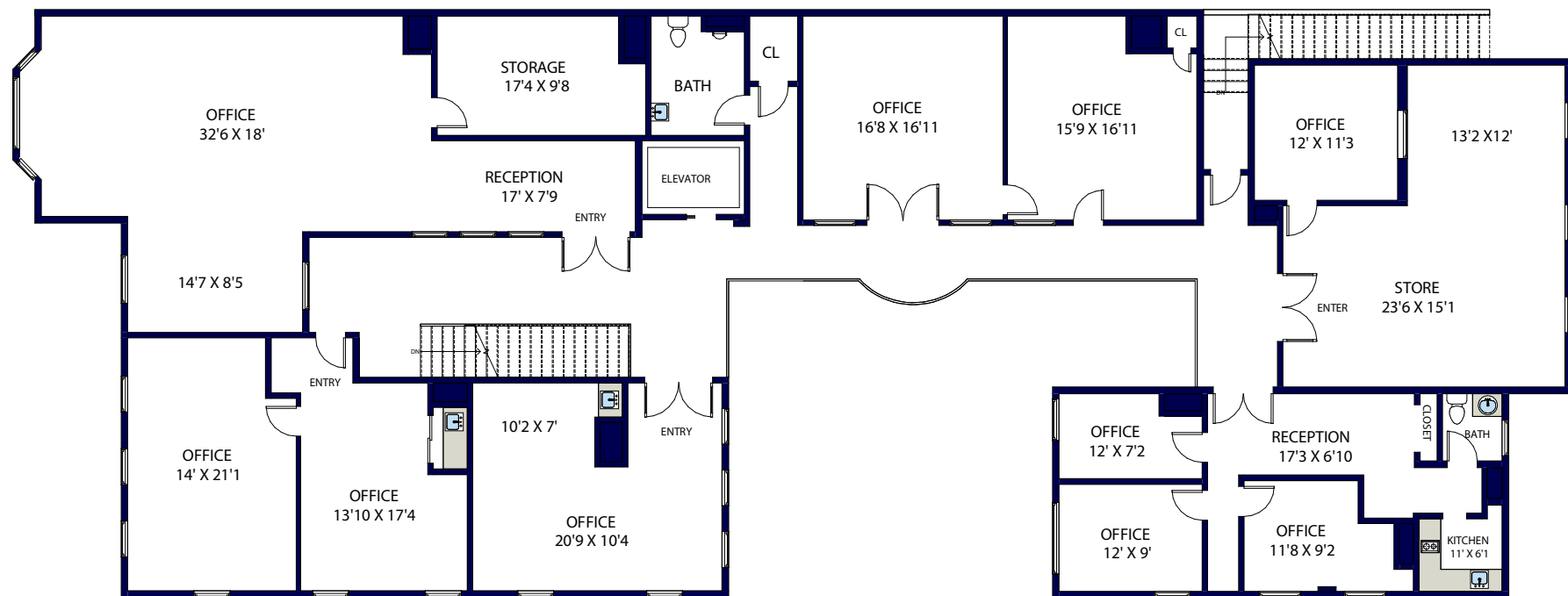


FIRST FLOOR



FIRST FLOOR

SECOND FLOOR



SECOND FLOOR

ATTARI SANDWICH SHOP

A Westwood Landmark Tenant

A staple of Westwood's Persian culinary scene, Attari Sandwich Shop has been serving authentic Persian cuisine for over four decades. Located within a high-traffic shopping center, this longstanding tenant is a cornerstone of the local community, drawing consistent foot traffic from both residents and visitors.

While the official address is on Westwood Boulevard, the entrance is discreetly located on a side street, adding to its hidden-gem appeal. Guests are guided in by the sounds of a bubbling fountain and the lively chatter of diners enjoying traditional Persian dishes in the inviting courtyard.

Since opening in 1979, Attari has grown from a small tea and spice shop into the renowned counter-service restaurant it is today. Situated in the heart of Westwood's "Tehrangeles" district, the restaurant benefits from the area's dense mix of Persian markets, restaurants, and cultural institutions. With a loyal customer base and high daily traffic, Attari consistently attracts local Persian residents, UCLA students, and food lovers from across the city, making it one of the most recognized and visited establishments in the area.

SPECIALTIES INCLUDE

- Beef Tongue Sandwich - a signature dish, slow-cooked for 12 hours to achieve peak tenderness.
- Ash Reshteh - a hearty Persian herb and noodle stew topped with caramelized onions and kashk.
- Koobideh Kabobs - seasoned and grilled ground beef or chicken, served on baguette-style bread or as a plate with fragrant basmati rice.
- Kuku Sabzi - a beautifully vibrant Persian herb frittata, golden-brown on the outside and vivid green within.

As a longstanding, successful business with a proven track record, Attari serves as a key anchor tenant within this retail property, adding to the overall stability and desirability of the location.



TAK BAKERY PERSIAN BAKERY

An Established Persian Bakery Expanding to Westwood

Tak Bakery is an established Persian bakery expanding from its existing Ventura Boulevard location in Tarzana to 1386 Westwood Boulevard. Specializing in traditional Persian cakes, sweets, pastries, and coffee, Tak Bakery brings a distinctive and proven concept to the heart of Westwood.

AN ESTABLISHED CONCEPT WITH A STRONG FOLLOWING

Tak Bakery has developed a loyal following at its Tarzana location through its selection of traditional Persian cakes, flavorful pastries, sweets, coffee, and other specialty offerings. The new Westwood location represents the continued growth of the concept and brings the brand into one of Los Angeles' most established dining and retail corridors.

NEWLY SIGNED LEASE & OCTOBER OPENING

Tak Bakery recently signed a new lease at 1386 Westwood Boulevard and is anticipated to open in October 2026. The expansion demonstrates the tenant's commitment to the location and adds an established food and beverage operator to the property's tenant mix.

IDEALLY POSITIONED FOR THE WESTWOOD MARKET

Westwood's significant Persian community and established dining scene provide a natural customer base for Tak Bakery's specialty offerings. Combined with the area's dense residential population, daytime activity, and proximity to UCLA, the new location positions Tak Bakery to build upon the following established at its Tarzana store.





LOS ANGELES, CALIFORNIA

City of Los Angeles, commonly abbreviated as LA, is the largest city in California and serves as the center of the second-largest metropolitan area in the United States. It is located on the state's southern coast, with a land area of 503 square miles, and is home to more than 4.0 million diverse people. Los Angeles draws millions of tourists annually and has a significant economic impact on the world because of its thriving entertainment sector, prominent buildings, and vibrant culture.

The economy of Los Angeles is among the largest and most important in the world. Los Angeles is a hub for commerce fueled by a wide range of industries, including entertainment, aerospace, fashion, foreign trade, technology, and other related fields. Hollywood's entertainment sector is based there, making it one of the world's major hubs for the film and television industries. Major film studios, production firms, and gifted artists call Los Angeles home, making Hollywood, located in the city, the center of the world's entertainment industry. The city is also home to a flourishing tech sector known as "Silicon Beach," which is well-known for its startups, tech incubators, and innovation centers. In San Pedro Bay, the busiest container port in the country, a substantial portion of international trade is facilitated.

Los Angeles is well known for its vibrant cultural scene and laid-back lifestyle. The population of Los Angeles reflects the city's rich global background and is very diversified. Everyone can find something to enjoy in Los Angeles courtesy of its diverse neighborhoods, distinguished dining establishments, and cutting-edge fashion and art sectors. The most well-liked methods to experience LA are taking in its great diversity, conducting a scenic drive, or traveling to the city's important cultural institutions.

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED POPULATION	48,014	256,066	614,764
2031 PROJECTED POPULATION	46,719	251,311	606,696
2020 CENSUS POPULATION	46,317	246,788	606,552



Household Income

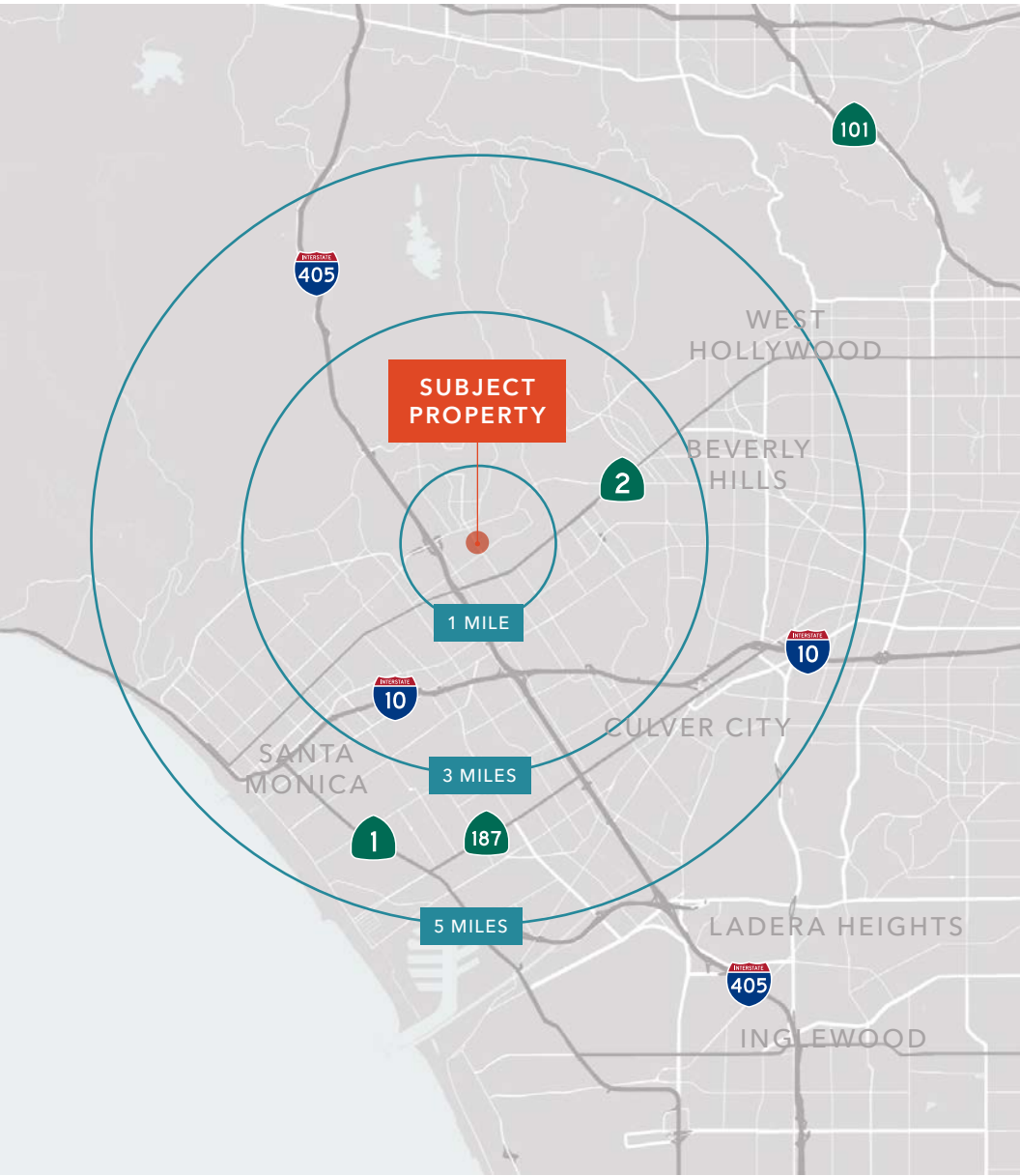
	1 Mile	3 Miles	5 Miles
2026 ESTIMATED HH INCOME	\$179,203	\$213,338	\$204,134
2026 MEDIAN HH INCOME	\$107,527	\$129,446	\$126,915



Businesses

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED BUSINESSES	5,714	36,024	71,040
2026 ESTIMATED EMPLOYEES	52,969	283,789	528,771

Data Source: Regis Online, ©2026, Sites USA, Chandler, Arizona, 480-491-1112
Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RFULL9



THE EDGE IN YOUR MARKET

For nearly 60 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

500+

NUMBER OF BROKERS

32.5M+

ANNUAL SF OF LEASES

32.4M+

ANNUAL SF OF SALES

ASSET SERVICES

55M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,700+

AVERAGE ANNUAL ASSIGNMENTS

42/23

TOTAL NO. OF APPRAISERS/MAI'S

OUR SERVICES

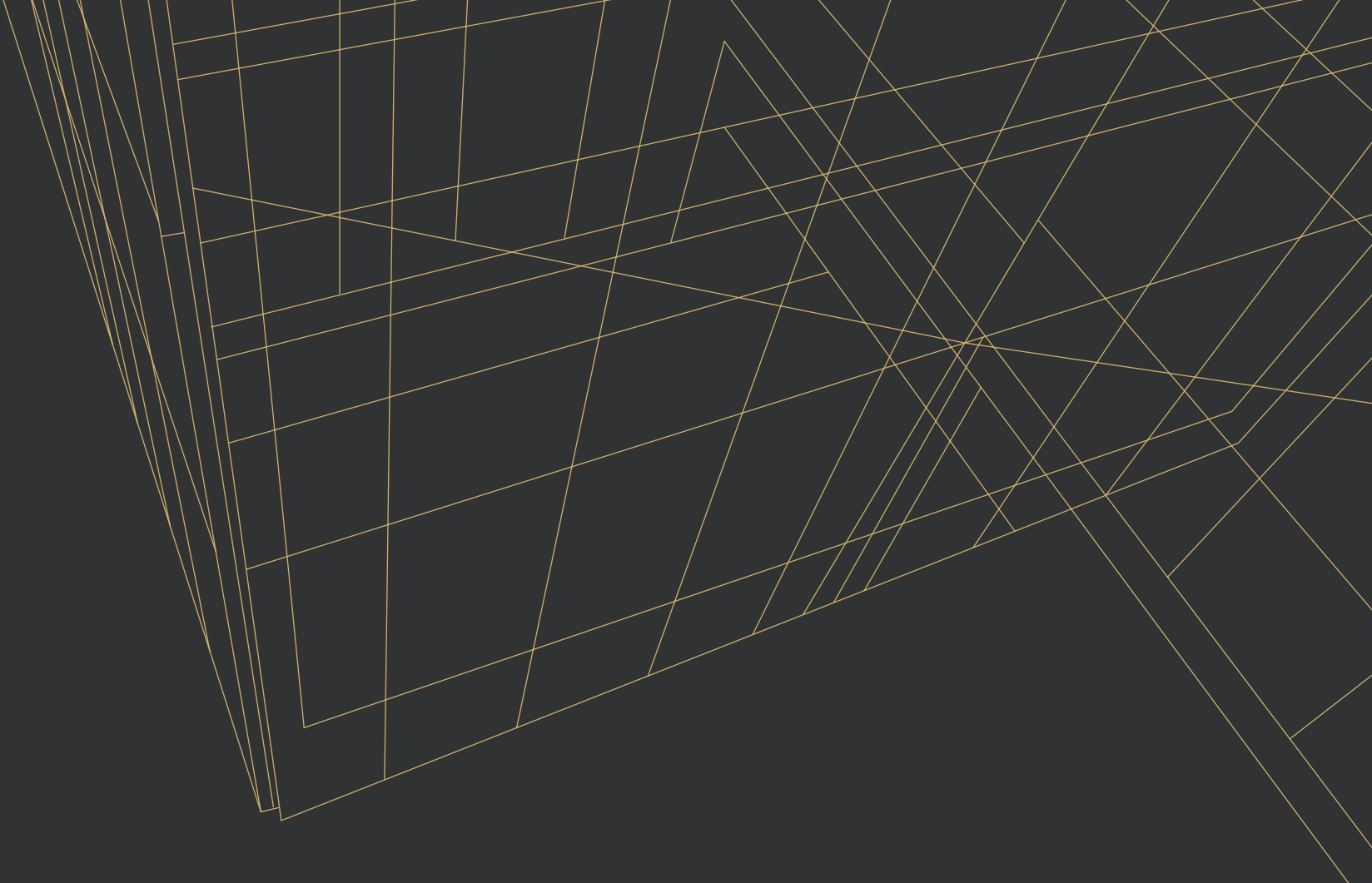
Commercial Brokerage

Asset Services

Valuation Advisory

Debt & Equity Finance





Exclusively listed by

RYAN SHARPE

Kidder Mathews
310.893.3397
ryan.sharpe@kidder.com
LIC N° 01940376

KIDDER.COM

MATT SAKER

Beta Agency
424.282.5236
matt.saker@betaagency.com
LIC N° 02016706

BETAAGENCY.COM

beta.

km Kidder
Mathews