

For Lease

Prime Westwood Village

WESTMAC
Commercial Brokerage Company



1063 GAYLEY AVENUE

LOS ANGELES, CA 90024

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Managing Director

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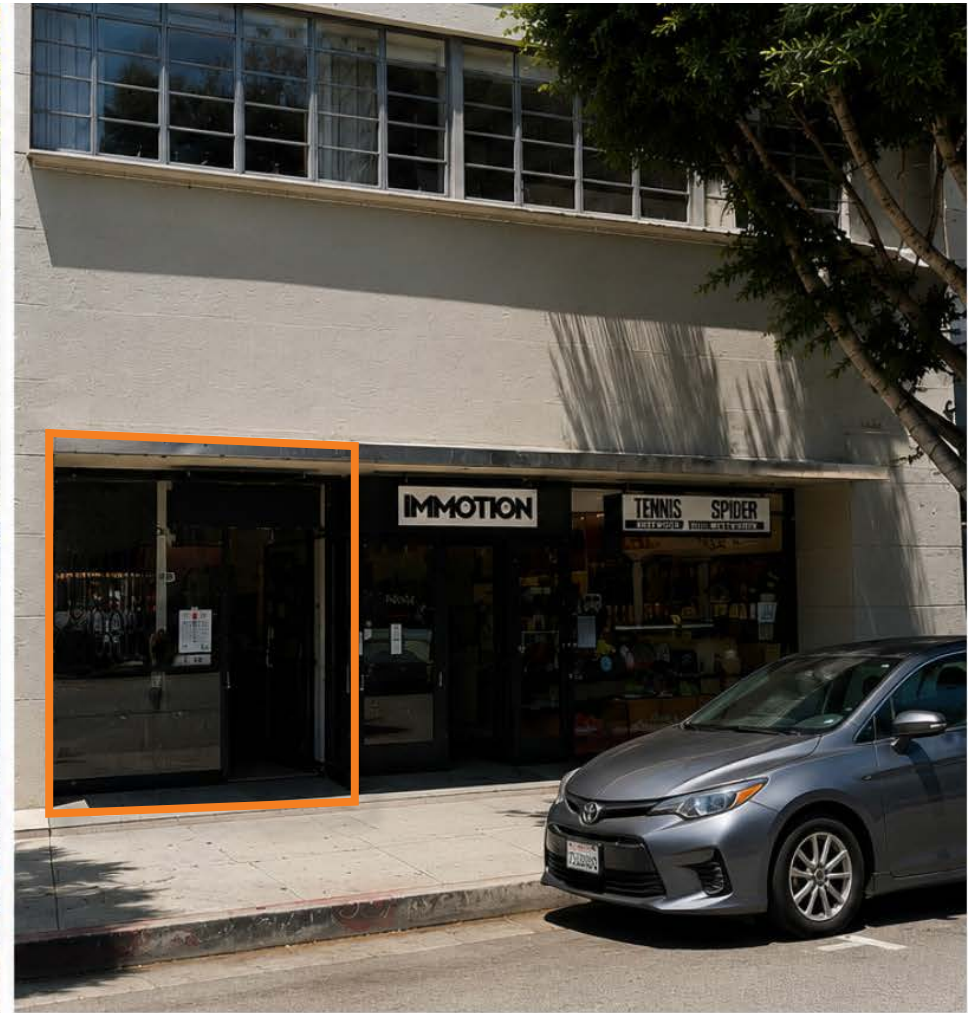
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LOS ANGELES, CA 90024

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 Sepulveda Blvd.

Los Angeles, CA 90025-3311

Company DRE #01096973

www.westmac.com

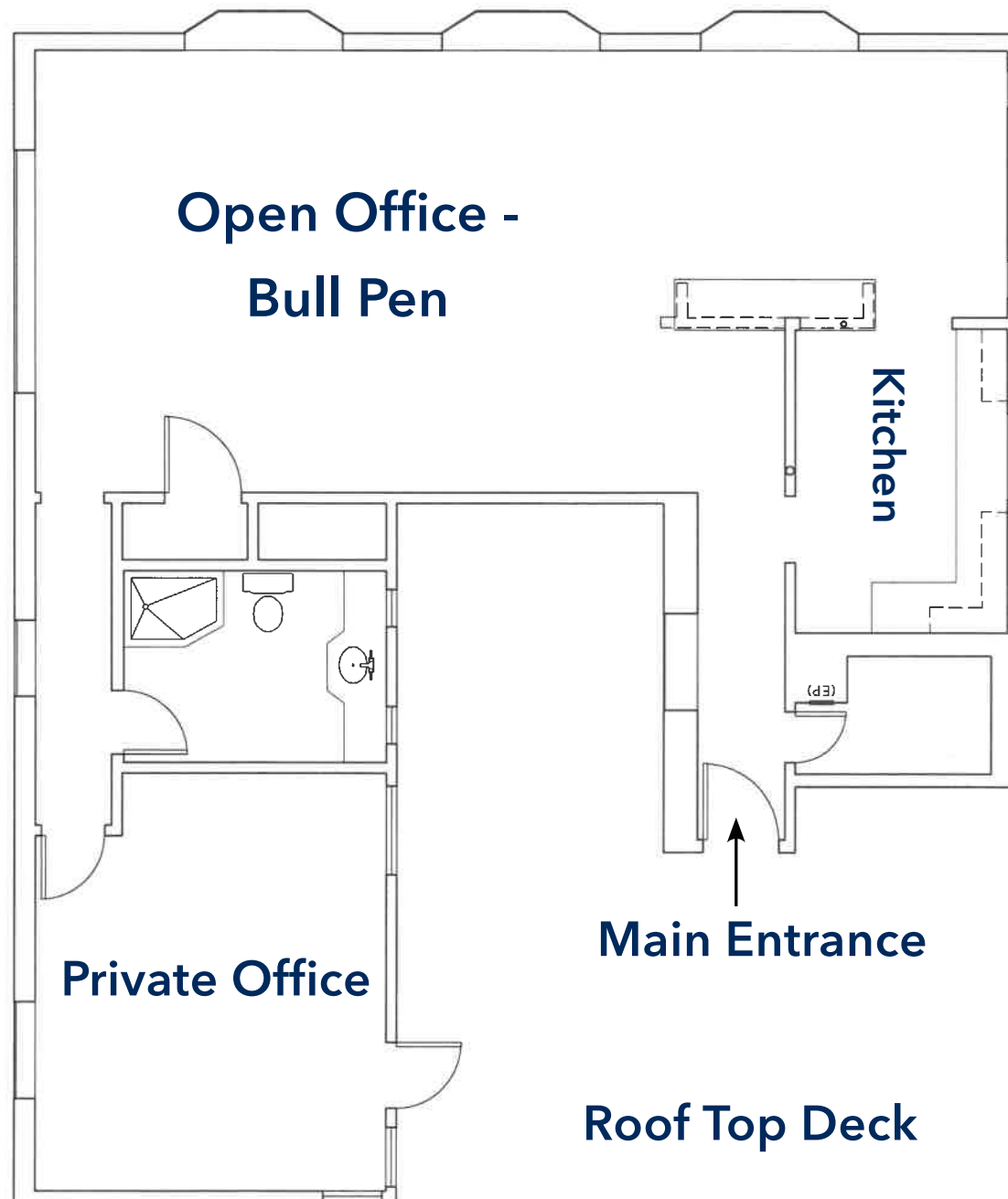
1063 Gayley

Building Information

- Penthouse suite consisting of approximately $\pm 1,331$ SF
- Available immediately
- Lease Rate: \$3.50/SF Modified Gross (tenant responsible for electrical & janitorial)
- Bright, open space with abundant natural light and views
- Exposed ceilings and operable windows
- Private rooftop deck ideal for breaks or informal meetings
- Walking distance to Westwood Village's premier dining, shopping, and everyday amenities
- Monthly parking available adjacent to the building



Westwood Blvd



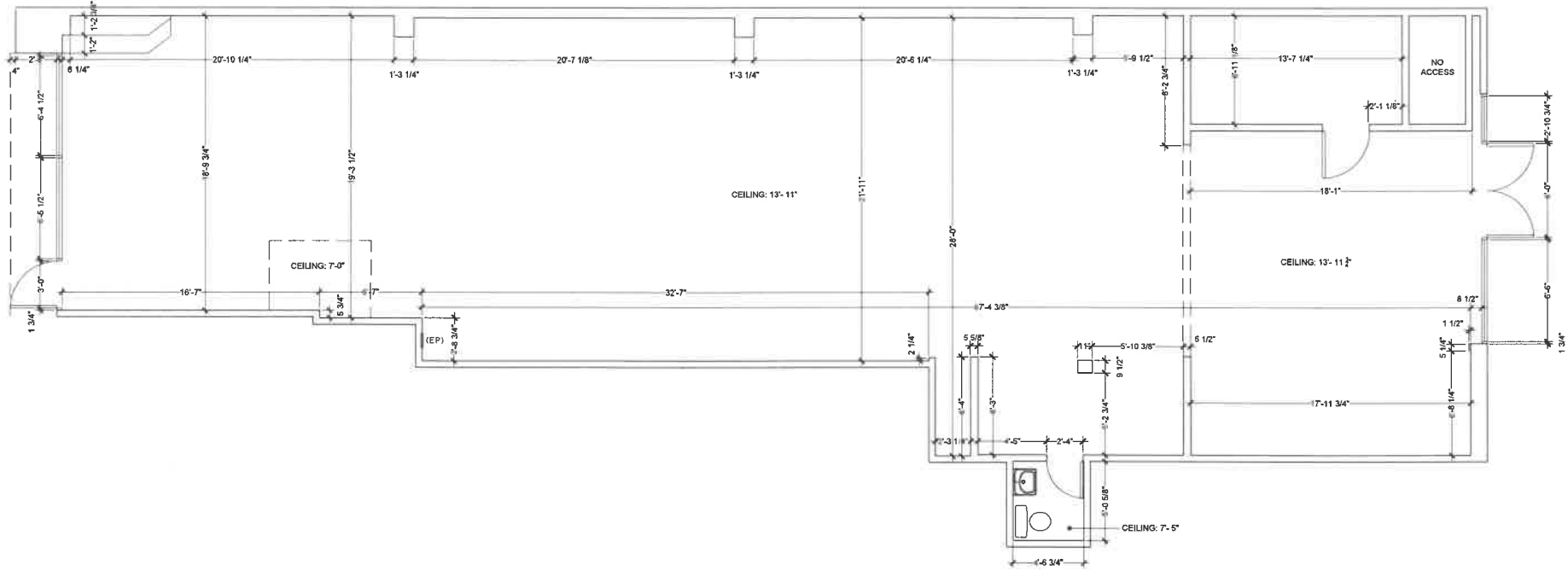
1071 Gayley

Building Information

- First-floor retail space consisting of approximately $\pm 2,294$ SF
- Available for immediate occupancy
- Lease Rate: $\pm \$3.75/\text{SF}$ on modified gross (Tenant responsible for its own electrical & janitorial)
- Front and rear access via the alley
- High ceilings with polished concrete floors
- Prominent front and rear signage opportunities
- Brand-new ADA-compliant restroom
- Four (4) dedicated on-site parking spaces at no additional cost
- Ideal for a variety of retail, office, showroom, or creative/flex uses



Westwood Blvd



Rear Alleyway

WELCOME TO WESTWOOD VILLAGE

SHOP. DINE. LIVE. THRIVE.

Westwood Village is the premier destination in the heart of Westwood, offering a dynamic blend of upscale shopping, diverse dining, wellness, and everyday convenience.



HIGHLY VISITED
10M+
annual visits to
Westwood Village



200+
shops, restaurants
& services



PRIME LOCATION
in the heart of Westwood,
steps from UCLA



DIVERSE COMMUNITY
serving students,
professionals, families
& visitors



EASY ACCESS
convenient parking &
major transit
connections

THE BEST OF WESTWOOD

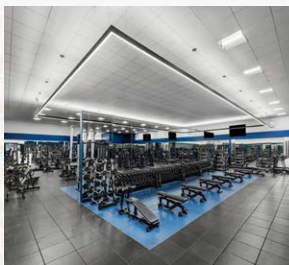
From your morning coffee run to dinner with friends, Westwood Village has everything you need. Explore an array of national brands, local favorites, and essential services all in one walkable, vibrant neighborhood.



DINE



SHOP



WELLNESS



SERVICES



EXPERIENCE

WESTWOOD VILLAGE

AMENITIES MAP

RESTAURANTS & CAFÉS

- Starbucks Coffee Company
- XIBEI Eatery
- Gushi
- California Pizza Kitchen
- Brandy Melville
- Roccos Tavern
- Dunkin'
- Milksha Westwood
- Sweet Oak Bakery
- Noodle St
- Corner Bakery Cafe
- Kopan Izakaya
- Gogobop - Korean Rice Bar
- CAVA
- Lamonic's NY Pizza
- Egg Tuck
- Boondocks Coffee Roasters
- Elysee Bakery & Café
- sweetgreen
- KazuNori
- Tacos 1986
- The Boiling Crab
- 2nd Street
- Espresso Profeta
- Enzo's Pizzeria
- Alfred Coffee

HEALTH & WELLNESS

- La Belle Hair & Skin
- Annie's Hair Salon
- Sarah Leonard Fine Jewelers
- Terasaki Research Institute
- CorePower Yoga
- Nails By Angie
- Hello Sugar
- Henri Salon and Spa de Beaute
- Ali Hair Salon
- Ulta Beauty
- Violet
- European Wax Center
- Bread Head
- T-Mobile

SERVICES & BANKS

- Comerica Bank
- EV Charging Station
- United States Postal Service
- Westwood Copies

LODGING

- The Landmark Westwood

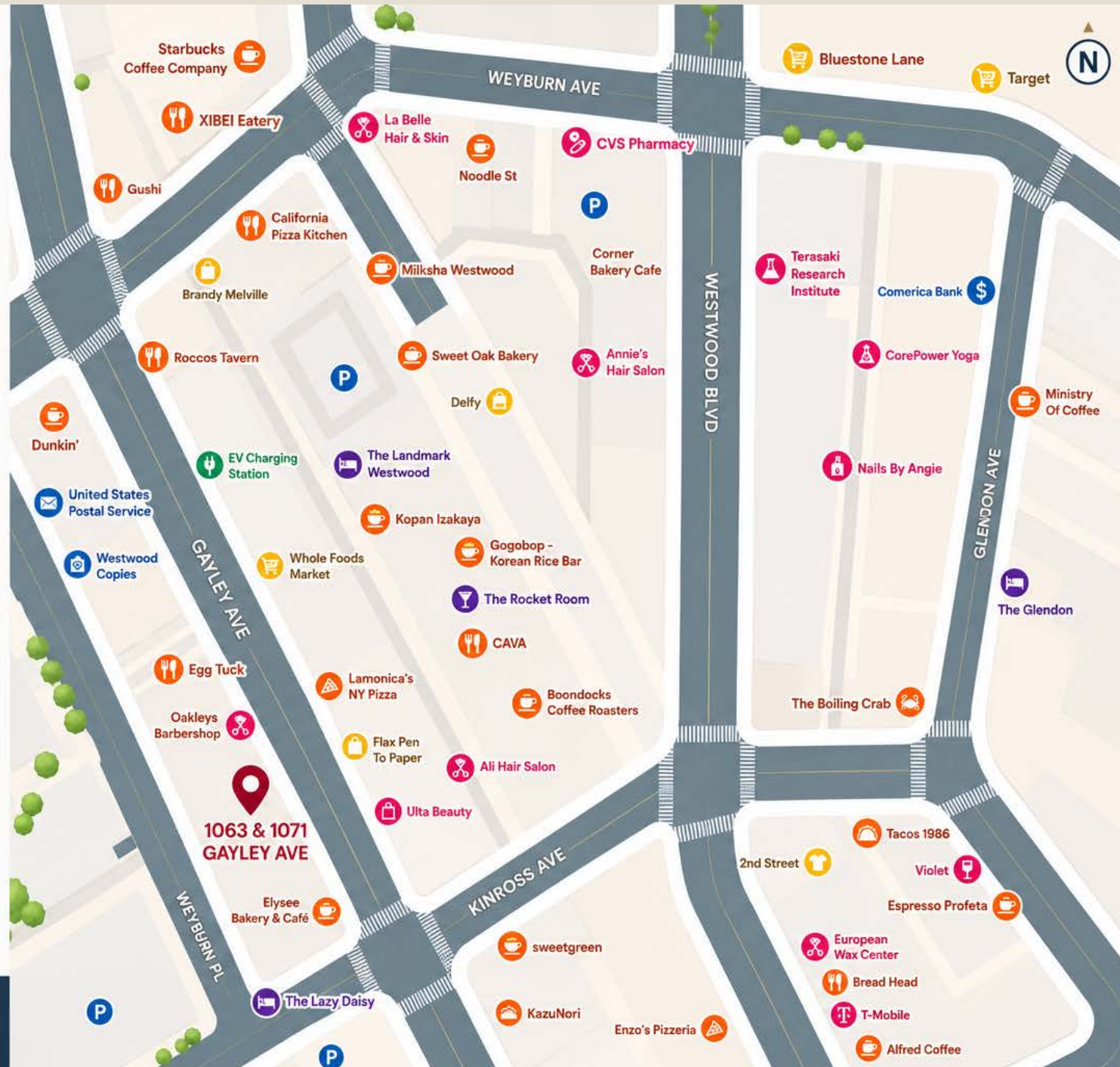
SHOPPING & OTHER

- The Corner Outlet
- Whole Foods Market
- Flax Pen To Paper

1063 & 1071 GAYLEY AVE
Westwood, CA 90024



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LOS ANGELES, CA



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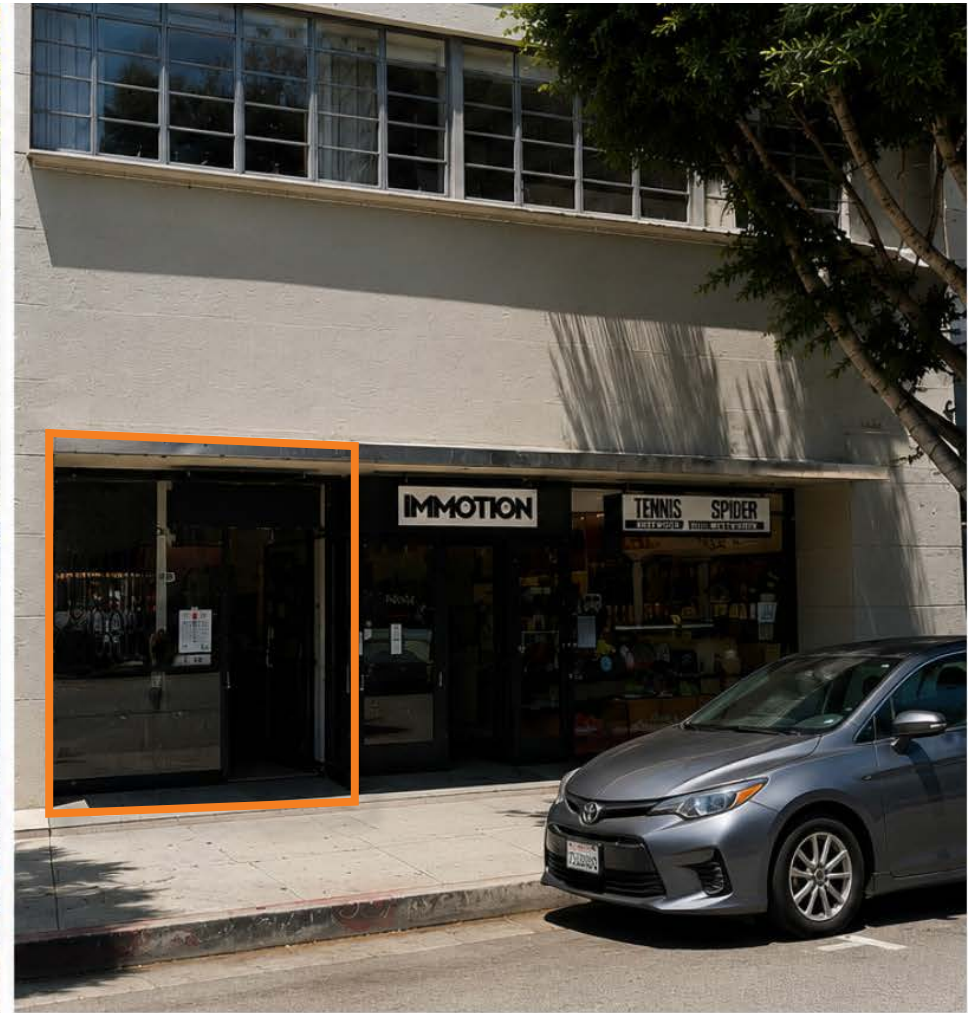
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