

RETAIL LEASE

1908 WESTWOOD BLVD

Los Angeles, CA 90025



PROPERTY DESCRIPTION

Presenting one retail suite, 1908 Westwood. Benefit from top-tier property management, ensuring a well-maintained and efficiently operated space. The property features one reserved parking space and easy access to Santa Monica Blvd and to the 405 freeway, a major transportation artery facilitating smooth commuting for employees and clients alike. This is an exceptional opportunity to secure a retail space that combines strategic location, professional management, and seamless accessibility.

PROPERTY HIGHLIGHTS

- RETAIL SUITE - 1908 Westwood Blvd
- 3 year Term - Approx \$4,500/mo including NNN (all-in)
- Professional property management, ensuring a well-maintained and efficiently operated space.
- One reserved parking space
- Enjoy seamless connectivity with easy access to the 405 freeway, a major transportation artery facilitating smooth commuting for employees and clients alike.

Dave Maldonado
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OFFERING SUMMARY

| | |
|----------------|--------------------------------------|
| Lease Rate: | \$3.60 NNN (nets approx. \$1.20 psf) |
| Lot Size: | 7,500 SF |
| Available SF: | Suite 1908: 936 RSF |
| Building Size: | 11,430 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|-----------|
| Total Households | 1,907 | 5,847 | 20,940 |
| Total Population | 4,100 | 12,217 | 42,284 |
| Average HH Income | \$151,854 | \$161,846 | \$166,913 |



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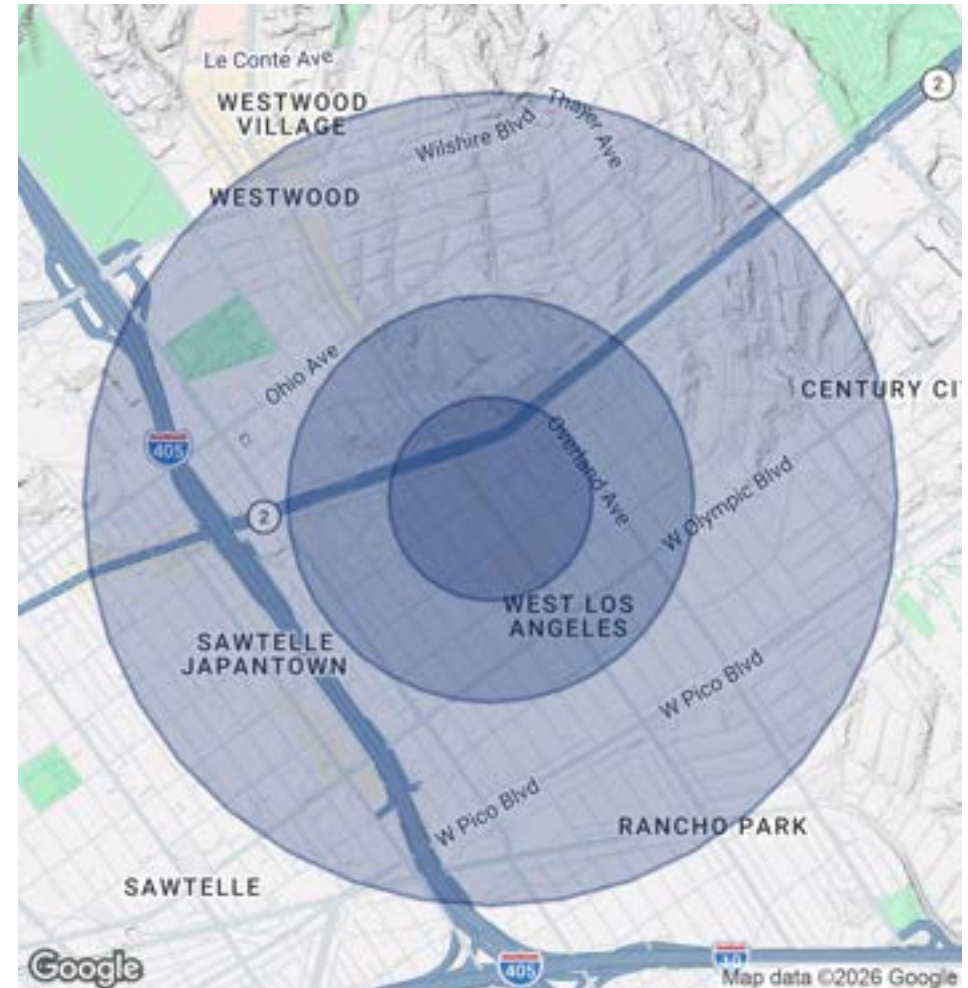
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 4,100 | 12,217 | 42,284 |
| Average Age | 36 | 37 | 39.2 |
| Average Age (Male) | 33.3 | 34.9 | 39 |
| Average Age (Female) | 41.4 | 41 | 40.7 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------|-------------|-------------|
| Total Households | 1,907 | 5,847 | 20,940 |
| # of Persons per HH | 2.1 | 2.1 | 2 |
| Average HH Income | \$151,854 | \$161,846 | \$166,913 |
| Average House Value | \$1,107,809 | \$1,310,668 | \$1,490,688 |

2023 American Community Survey (ACS)



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