

One Block from UCLA Research Park

Small Retail Space on Westwood Blvd.

KWP
REAL ESTATE

2306-2328 Westwood Blvd., Los Angeles, CA 90064



Available

Unit 2326:	±2,000 SF
Rent:	Call broker for details
NNN:	±\$0.95 PSF/mo.
Parking:	±41 surface spaces
Available:	Immediately

Features

- ▶ Great visibility on busy Westwood Blvd; major thoroughfare to UCLA just one mile away
- ▶ Excellent signage opportunity
- ▶ Down the street from UCLA's new ±700,000 SF Research Park – formerly Google's proposed campus
- ▶ Close to the new Overland & Ayres apartment project featuring 201 new units
- ▶ Strong surrounding demographics with an average household income of \$204,453 within a half mile of the property
- ▶ ±73,261 vehicles per day on Pico Blvd. and Olympic Blvd.
- ▶ Less than one half mile from Westwood/Rancho Park Expo Line stop
- ▶ Easy access to the 10 and 405 Freeways

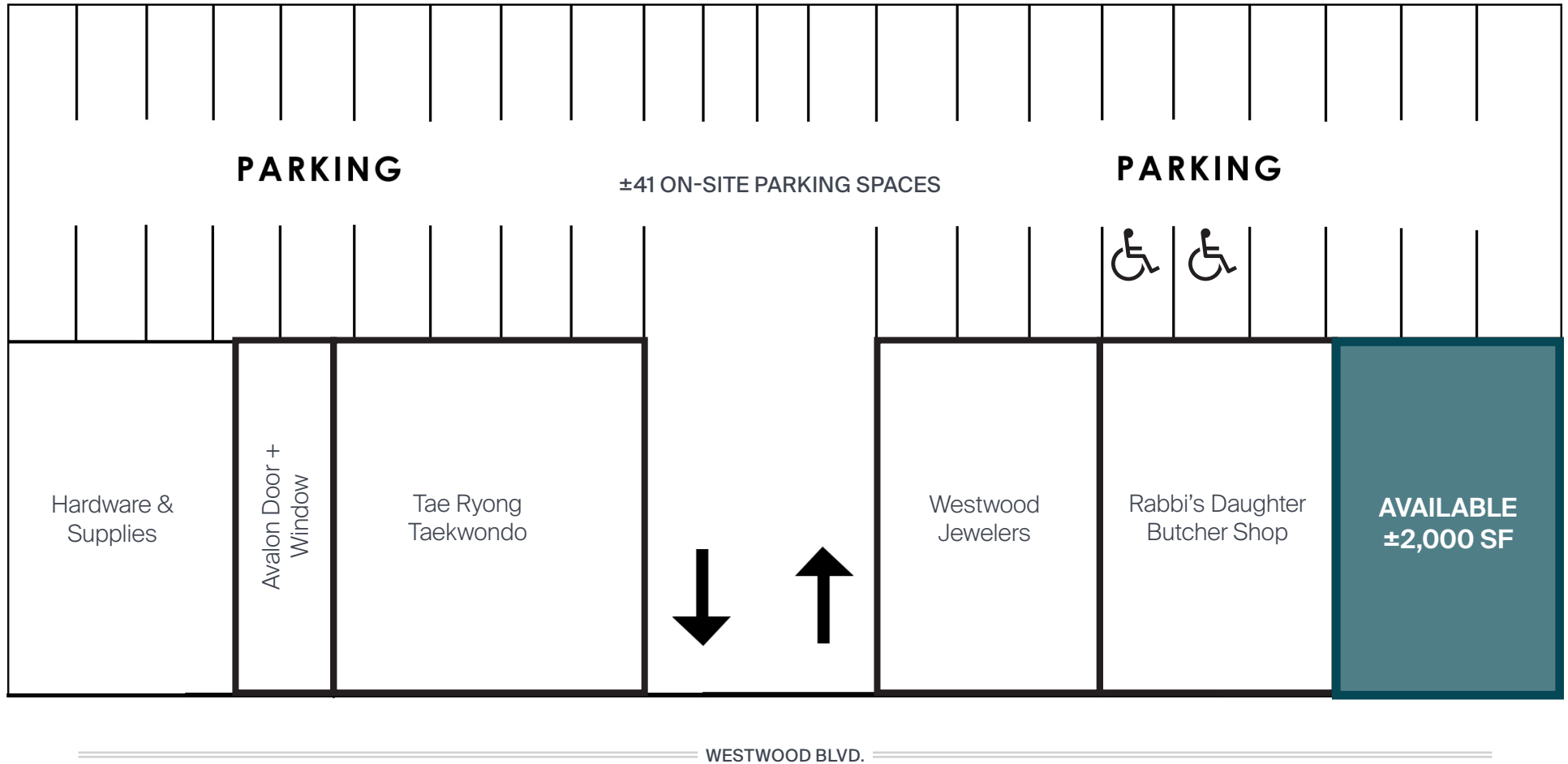
Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor

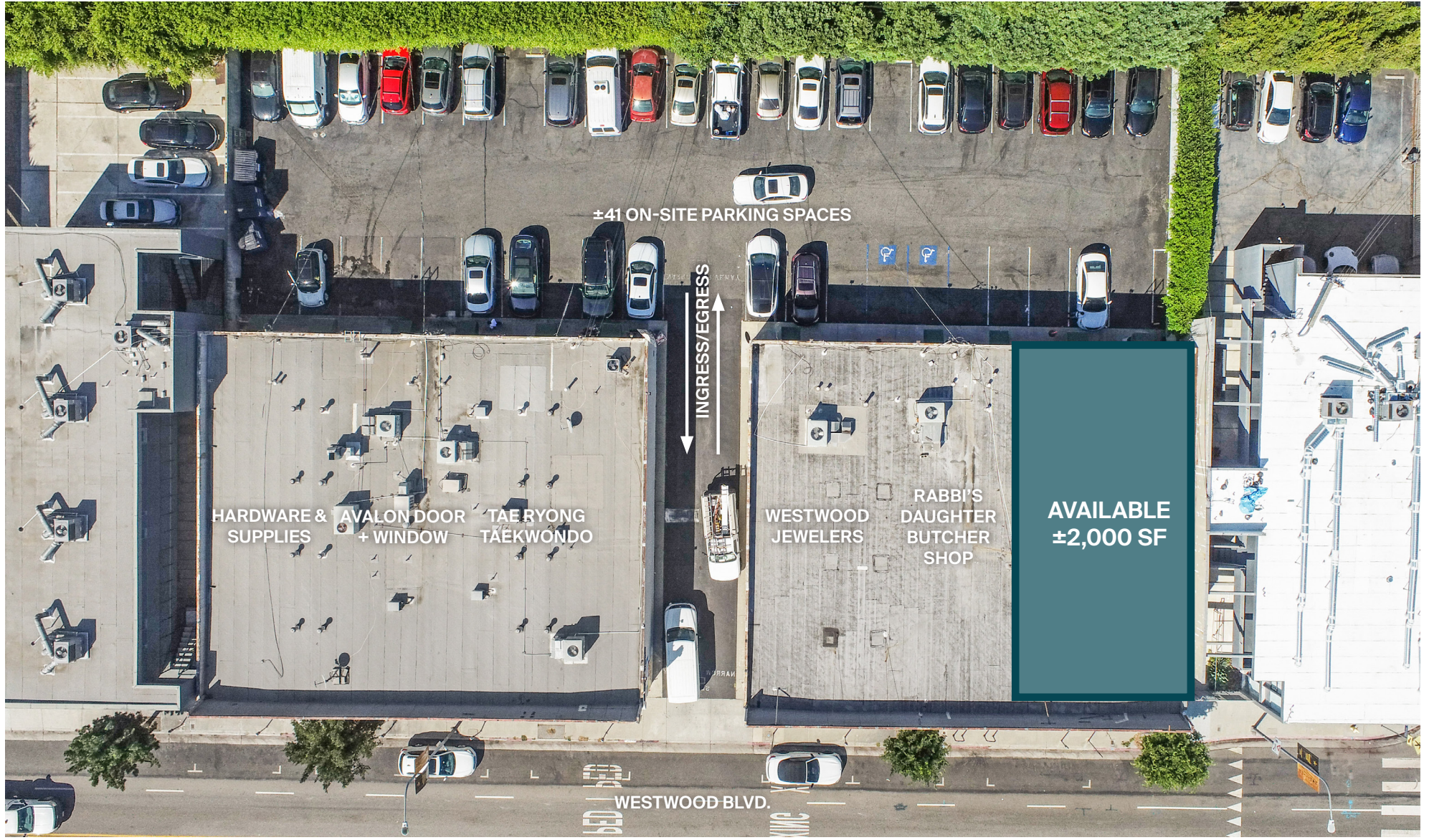
Excellent Co-tenancy with Tae Ryong Taekwondo and Rabbi's Daughter Butcher Shop

(Not to Scale)



Vacancies

±2,000 SF retail space on busy Westwood Blvd.



Westwood Frontage

Easy ingress/egress to parking on Westwood Blvd.



Looking South

Near the UCLA Research Park, metro station, and major credit tenants such as Coldstone Creamery



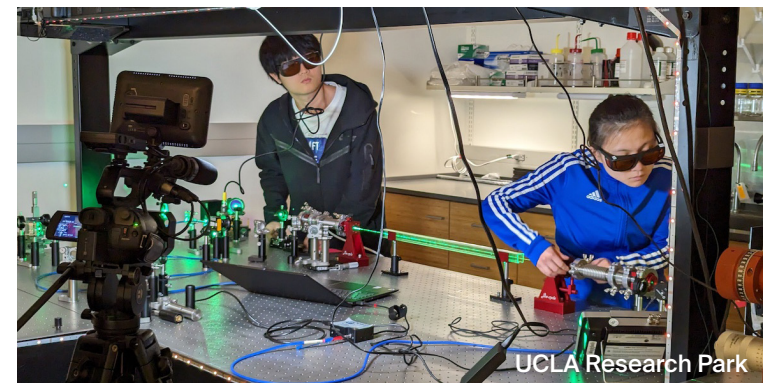
Looking Northwest

Near by major credit tenants such as Starbucks Coffee as well as local favorites like Penguins



Premier West Los Angeles Location

Close proximity to UCLA Research Park and more



West Los Angeles Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	6,978	37,236	161,980
2030 Projected Population	6,662	35,610	156,183
2020 Census Population	7,715	34,866	151,329
2010 Census Population	6,762	33,256	145,038
Projected Annual Growth 2025 to 2030	-0.9%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2025	0.2%	0.8%	0.8%
2025 Median Age	41.8	39.8	39.0
HOUSEHOLDS			
2025 Estimated Households	2,847	16,732	74,250
2030 Projected Households	2,806	16,532	74,019
2020 Census Households	3,413	16,820	73,167
2010 Census Households	2,867	15,511	69,852
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2025	-	0.5%	0.4%
RACE & ETHNICITY			
2025 Estimated White	63.2%	57.9%	55.7%
2025 Estimated Black or African American	2.5%	3.8%	4.7%
2025 Estimated Asian or Pacific Islander	19.4%	21.3%	21.1%
2025 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.5%
2025 Estimated Other Races	14.8%	16.7%	17.9%
2025 Estimated Hispanic	17.2%	19.3%	21.4%
INCOME			
2025 Estimated Average Household Income	\$204,453	\$198,414	\$188,665
2025 Estimated Median Household Income	\$147,308	\$133,278	\$121,086
2025 Estimated Per Capita Income	\$83,524	\$89,318	\$86,922
EDUCATION			
2025 Estimated High School Graduate	6.1%	7.8%	8.8%
2025 Estimated Some College	12.5%	10.3%	11.2%
2025 Estimated Associates Degree Only	3.3%	3.8%	4.5%
2025 Estimated Bachelors Degree Only	38.6%	38.9%	37.4%
2025 Estimated Graduate Degree	36.1%	34.6%	32.4%
BUSINESS			
2025 Estimated Total Businesses	1,275	5,172	19,676
2025 Estimated Total Employees	6,579	38,611	161,443
2025 Estimated Employee Population per Business	5.2	7.5	8.2
2025 Estimated Residential Population per Business	5.5	7.2	8.2

Your trusted *partners*

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