



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

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# RESTAURANT SPACE AVAILABLE!

1135 Westwood Blvd., Los Angeles, CA 90024

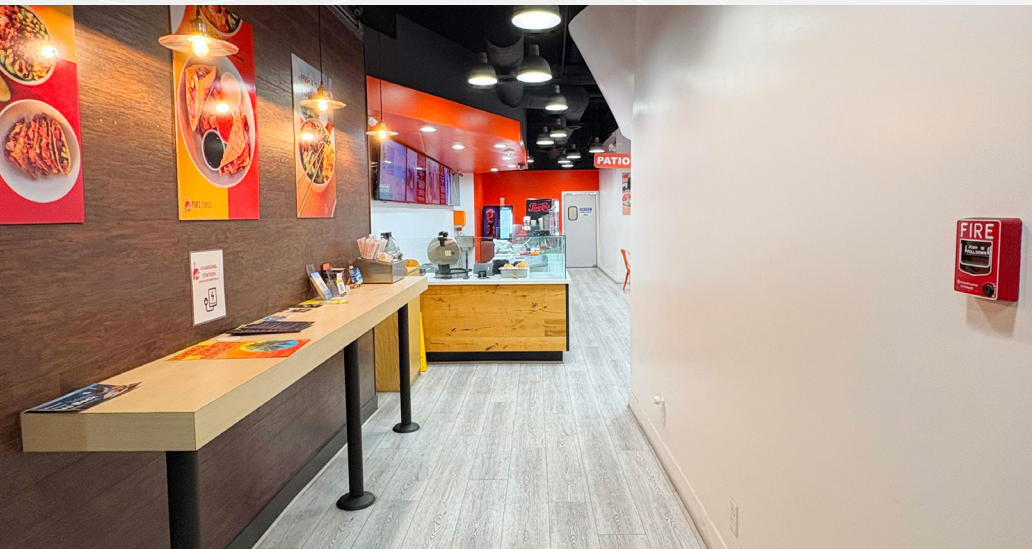


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# PROPERTY FEATURES

1135 Westwood Blvd., Los Angeles, CA 90024







## APPROX. 1,110 SF

RESTAURANT SPACE AVAILABLE

- ✓ Sublease space available from current tenant
- ✓ FF&E - \$60,000
- ✓ Unit is currently being used as a Poke Restaurant
- ✓ Has sinks, prep tables, refrigerators and more
- ✓ There is currently no hood

## AREA AMENITIES

- ✓ Perfect for Ice cream/Gelato shops, Poke, Juice, food catering businesses, Dessert and cookie stores.
- ✓ Close to UCLA College, UCLA Hospital, UCLA Medical centers and over many high rise office buildings
- ✓ Prominent building signage
- ✓ Easy access to Interstate 10 and
- ✓ Interstate 405

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	46,554	237,176	586,274
 Avg. HH Income	\$108,524	\$138,910	\$136,885
 Daytime Pop	42,128	239,601	624,495
 Traffic Count	± 28,352 CPD ON WESTWOOD BLVD		

RESTAURANT SPACE  
LOS ANGELES, CA

# INTERIOR PHOTOS

1135 Westwood Blvd., Los Angeles, CA 90024





Sleep



IPIC THEATERS

SPROUTS FARMERS MARKET

Michaels



citi



petco

Getty

Ucla

EGG TUCK

ULTA BEAUTY



CVS pharmacy

CHASE

CAVA



LA|FITNESS.

The Los Angeles Country Club

**AERIAL MAP**



**COMMERCIAL  
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