

NEW MIXED-USE DEVELOPMENT IN THE HEART OF WEST LA

Commercial Space for Lease



2336 Westwood Blvd., Los Angeles, CA 90064



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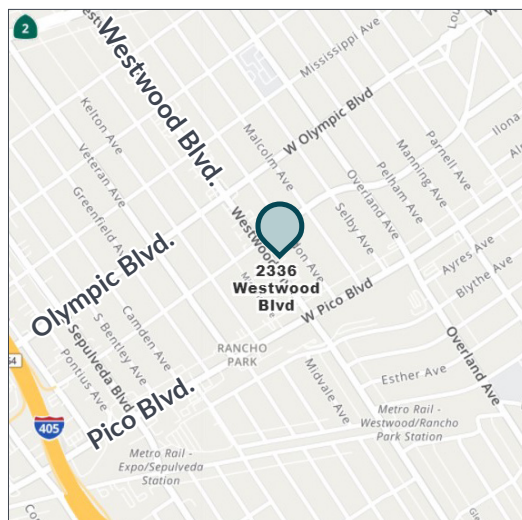
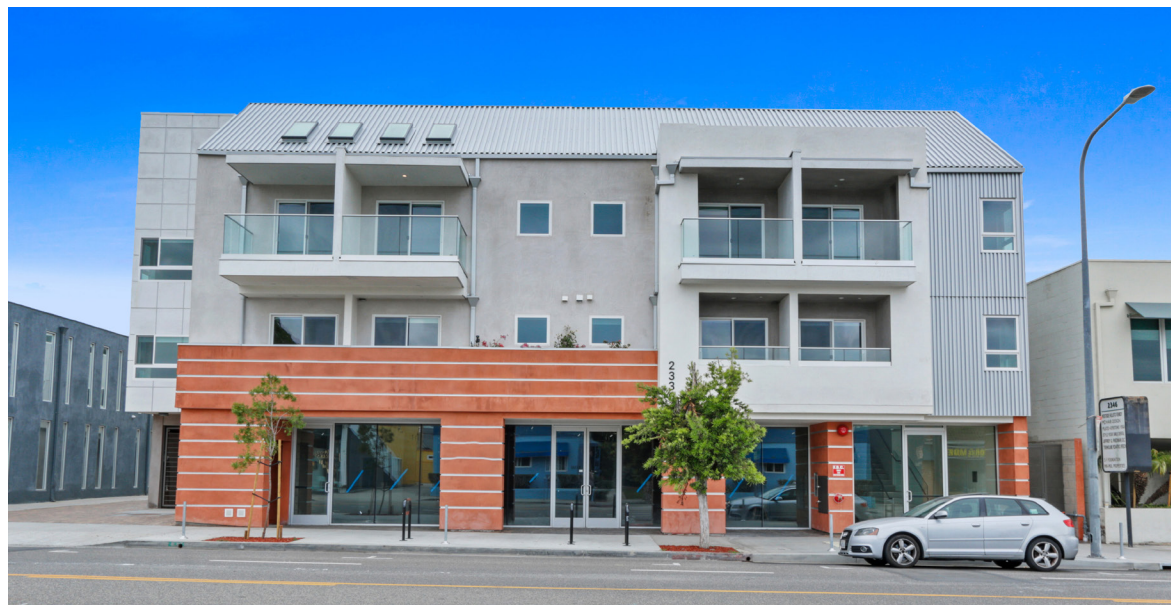
AVAILABLE

Size:	±2,960 RSF
Rent:	\$4.25 PSF/Mo., NNN
NNN:	\$1.00 PSF/Mo. + Fixed Increases
Parking:	15 Exclusive Covered Spaces

PROPERTY HIGHLIGHTS

- Commercial space at ground floor of mixed use property ideal for retail, restaurant, fitness, or medical uses
- Located between Olympic Blvd. and Pico Blvd.
- Half block North from UCLA's new ±700,000 SF Research Park – formerly Google's proposed campus
- Central location in the heart of West LA
- Strong surrounding demographics with average HHI within one half mile of ±\$248,696
- ±23,639 vehicles per day on Westwood Blvd. in between Olympic Blvd. and Pico Blvd.
- Less than one half mile from Westwood/Rancho Park Expo Line stop
- Easy access to the 10 and 405 Freeways
- Grease interceptor in place in mixed use development with 23 units

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



TRADE AREA



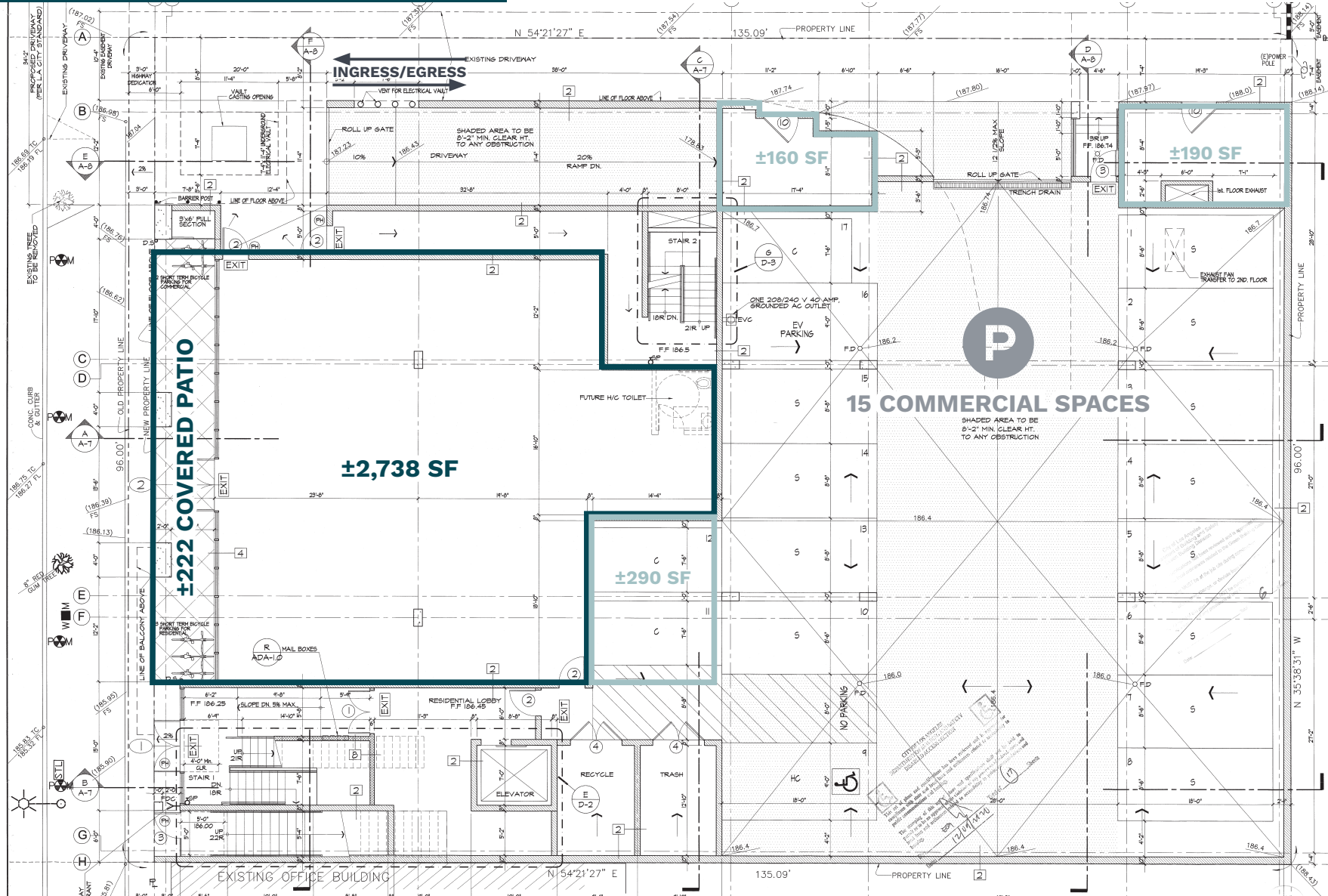
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Westwood Blvd.



STORAGE SPACES AVAILABLE FOR LEASE

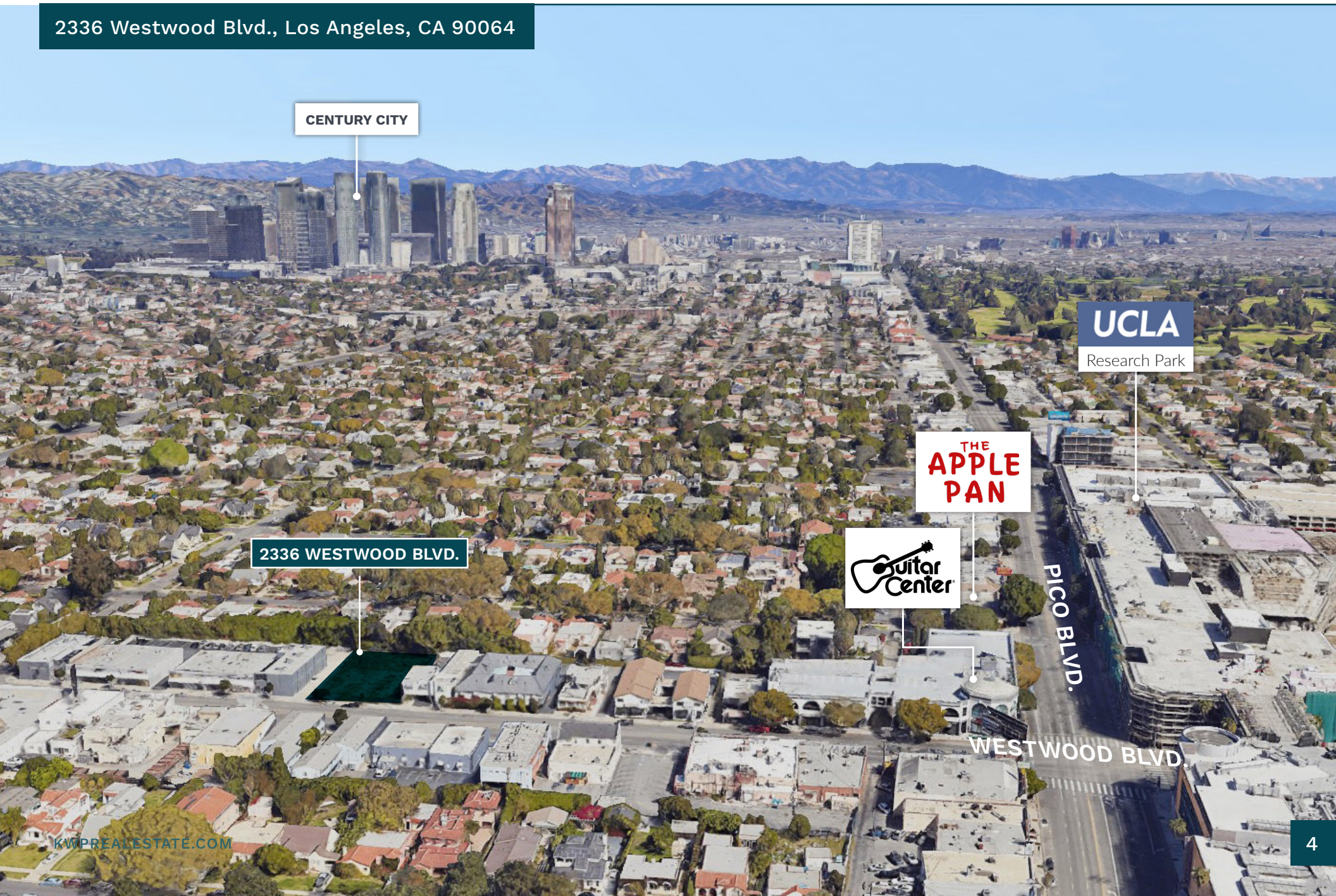


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CENTURY CITY

UCLA
Research Park

THE
APPLE
PAN

Guitar
Center

2336 WESTWOOD BLVD.

PICO BLVD.

WESTWOOD BLVD.

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SAWTELLE JAPANTOWN

ONE WESTSIDE

PROPOSED OFFICE BLDG
 11071 PICO BLVD.
 100,000 SF OF OFFICE SPACE

CASDEN WEST LA
 1122-11150 PICO BLVD.
 PROPOSED 538 UNITS

LINEA APARTMENTS
 595 UNITS

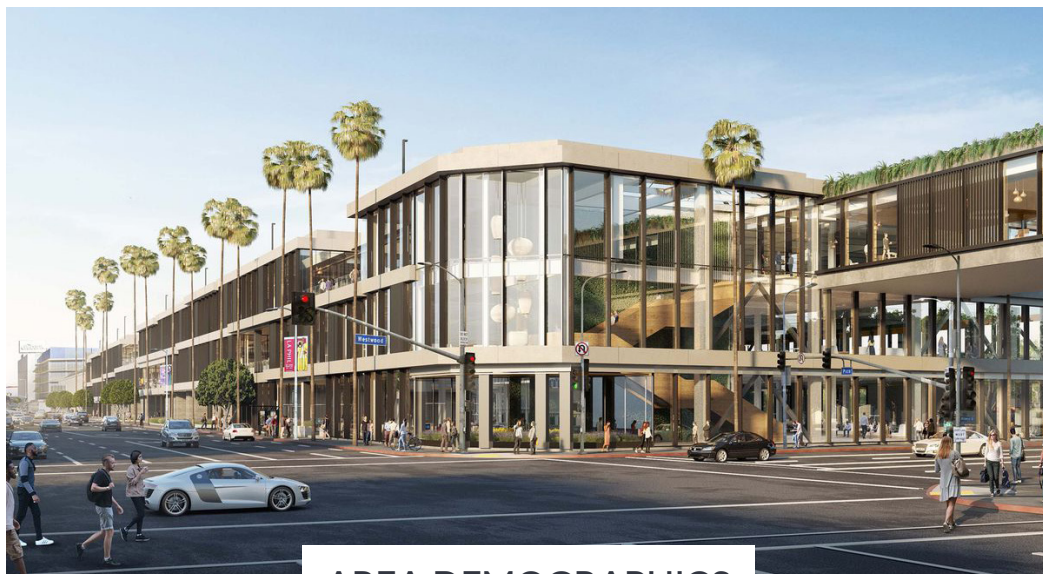


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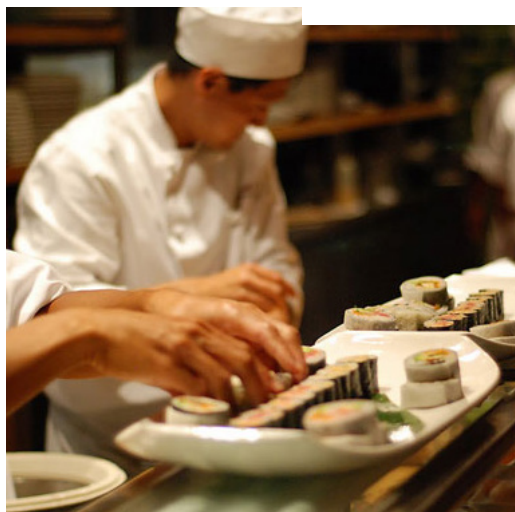
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AREA DEMOGRAPHICS



POPULATION

	0.5 Mile	1 Mile	2 Miles
2024 Estimated Population	6,024	35,033	163,986
2029 Projected Population	5,730	33,640	159,029
2020 Census Population	6,862	32,783	153,038
2010 Census Population	5,969	31,237	146,549
Projected Annual Growth 2024 to 2029	-1.0%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2024	-	0.9%	0.8%
2024 Median Age	42.8	39.8	39.0

HOUSEHOLDS

2024 Estimated Households	2,348	15,646	74,856
2029 Projected Households	2,270	15,320	74,250
2020 Census Households	2,927	15,723	74,012
2010 Census Households	2,446	14,467	70,449
Projected Annual Growth 2024 to 2029	-0.7%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2024	-0.3%	0.6%	0.4%

RACE & ETHNICITY

2024 Estimated White	62.2%	57.5%	55.5%
2024 Estimated Black or African American	2.3%	3.7%	4.8%
2024 Estimated Asian or Pacific Islander	19.4%	21.5%	21.2%
2024 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.5%
2024 Estimated Other Races	15.9%	16.9%	18.0%
2024 Estimated Hispanic	18.3%	19.5%	21.5%

INCOME

2024 Estimated Average Household Income	\$248,696	\$200,193	\$186,592
2024 Estimated Median Household Income	\$154,212	\$132,873	\$119,347
2024 Estimated Per Capita Income	\$97,032	\$89,533	\$85,592

EDUCATION

2024 Estimated High School Graduate	6.3%	7.3%	8.8%
2024 Estimated Some College	12.4%	10.9%	11.6%
2024 Estimated Associates Degree Only	3.7%	3.8%	4.5%
2024 Estimated Bachelors Degree Only	39.3%	39.4%	37.3%
2024 Estimated Graduate Degree	32.9%	33.7%	32.3%

BUSINESS

2024 Estimated Total Businesses	1,139	4,759	18,891
2024 Estimated Total Employees	5,990	37,045	159,229
2024 Estimated Employee Population per Business	5.3	7.8	8.4
2024 Estimated Residential Population per Business	5.3	7.4	8.7



REAL ESTATE

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