

ANCILLARY FOOD USE/RETAIL SPACE FOR LEASE

1265

WESTWOOD BLVD.
LOS ANGELES, CA

Partnership. Performance.



LOCATION:

1265 Westwood Blvd., Los Angeles:
One block south of Wilshire Blvd.

SIZE:

±1,340 SF

ASKING RATE:

\$3.65/SF NNN (\$0.66)

DESCRIPTION:

Front Room: Sales/pick-up area, sink assembly

Middle Room: Prep area, walk-in refrigerator,
multi-sink assembly, hand-wash sink, office,
restroom

Back Room: Service area, water heater, multi-sink
assembly, IT Room

PARKING:

One space in the rear at \$150/month:
ample street parking

FEATURES

- Hard-to-find ancillary food use space
- Former "Edible Arrangements" space
- Ideal for all take-out uses, such as coffee, juices, boba, ice cream, sandwiches, etc.
- Great exposure to Westwood Blvd.
- Potential for prominent signage
- Surrounded by over 8.5 million SF of office space
- Excellent demographics and traffic count
- In the middle of all the affluent Westside communities
- Walk score of 94 "Walker's Paradise"
- Easy access to the San Diego (405) Freeway

Joseph Gabbaian

Executive Vice President

310.806.6134

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Cal DRE License #01016301

**ANCILLARY FOOD USE/RETAIL
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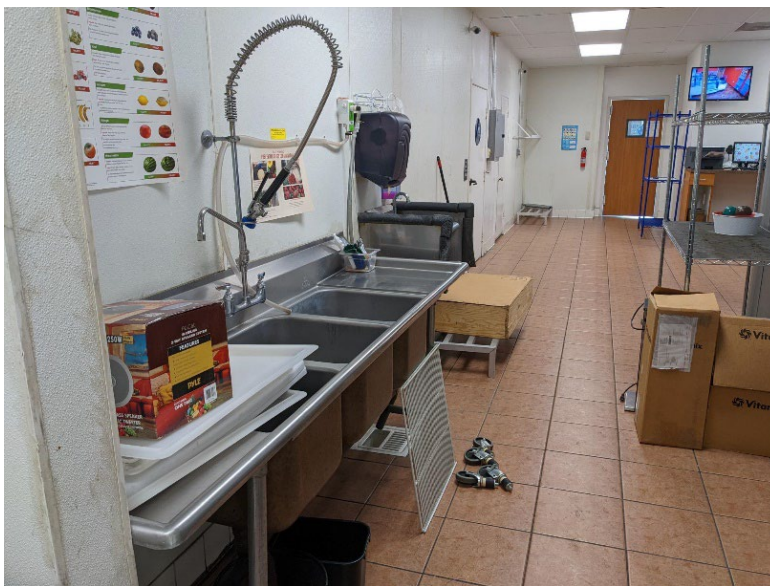
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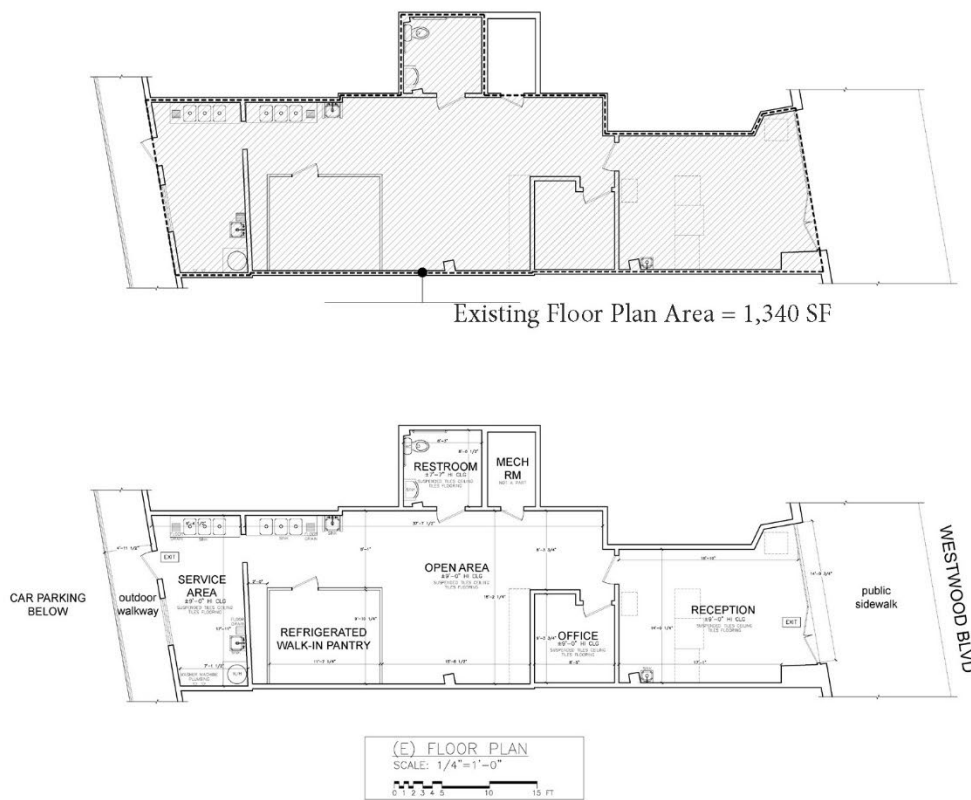
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AS-BUILT ARCH.COM
ARCHITECTURAL - AS-BUILT FLOOR PLANS AND CAD DRAWINGS
TEL (310) 824-3519 E-MAIL: GM@ASBUILTARCH.COM

AS-BUILT DRAWINGS OF
1265 WESTWOOD BLVD.
LOS ANGELES, CA 90024

EXISTING FLOOR PLAN

1265 WESTWOOD BLVD
2-28-23
GM
AS NOTED

A1.0

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LOCAL AMMENITES

INDEX	DESCRIPTION
1	CVS Pharmacy
2	Ross Dress For Less
3	Fresh Corn Grill
4	Hammer Museum
5	UCLA

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2018 Estimated Population	235,722	606,361	2,256,300
2023 Estimated Population	237,065	609,652	2,271,940
2018 Estimated Median Household Income	\$103,881	\$100,306	\$77,447

TRAFFIC COUNT

28k
Traffic Count for Westwood Blvd.

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