

FOR LEASE

GROUND FLOOR RETAIL IN
MIXED-USE DEVELOPMENT
2121 WESTWOOD BLVD | LOS ANGELES, CA

THE PASSMAN GROUP
REAL ESTATE BROKERAGE



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PROPERTY HIGHLIGHTS

Exceptional opportunity to locate your retail in a soon-to-be completed mixed-use building front onto bustling Westwood Boulevard, just north of the new UCLA Research Park and just south of Westwood Village and UCLA's central campus. With stunning curb appeal, this 5-story building features 92 apartment residences situated above three ground floor street facing commercial units. The spaces offer an ideal setting for various retail and service uses, including cafes, bakeries, pet grooming, medi-spa, and the like. Situated just north of the signalized intersection of Westwood Boulevard + Olympic Boulevard, a highly active retail trade destination.



One ground floor unit remaining in a new mixed-use development



Situated on bustling Westwood Blvd Just South of Westwood Village + UCLA Campus, and just north of the new UCLA Research Park



Onsite parking: 2 dedicated spaces



Massive traffic counts: Westwood Blvd + Olympic Blvd: 56,640 CPD



Highly active retail trade destination with numerous popular and well patronized quick-serve restaurants + service-oriented businesses



\$4.75 Per Square Foot Gross Lease

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SPACE AVAILABLE

UNIT	SF	RENTAL RATE
Unit 3	± 466 SF	\$4.75 PSF (Gross Lease)

BUILDING SPECS

- » New Construction, Mixed-Use Development
- » 92 Apartment Units
- » 1 Ground Floor Commercial (Retail/Office) Unit
- » Onsite Parking - 2 Dedicated Retail/Office Spaces

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DEMOGRAPHICS

	1-Mile	3-Mile
Population:	40,508	320,120
Households:	18,766	137,968
Median Age:	39	36.60
Median HH Income:	\$107,924	\$99,362
Daytime Employees:	34,967	344,423

**Courtesy of 2020 Census Data*

TRAFFIC COUNTS

Cross Streets	Cars Per Day
Westwood/Olympic SE	28,250
Olympic/Westwood NW	56,640
Westwood/Olympic NW	26,706
Olympic/Glendon	57,444

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AREA OVERVIEW

Situated just minutes from the campus of UCLA, a world renowned-University, one of greater Los Angeles' most desirable residential neighborhoods, and bustling Westwood Village – 2121 Westwood Blvd offers prospective retail tenants an exceptional opportunity to tap a sizable and highly affluent consumer base.

KEY DEMOGRAPHICS

This vital cultural and commercial hub is teeming with a plethora of daytime employers, commuters, students, and area residents. Notable stats include:

- » UCLA students, staff, and faculty (over 70,000 combined)
- » High-income households in Westwood, Century City, and Beverly Hills
- » Consistent visitor traffic to nearby cultural institutions, theaters, and medical centers
- » A growing population of young professionals and international residents drawn to Westwood's walkability and lifestyle appeal



WESTWOOD VILLAGE

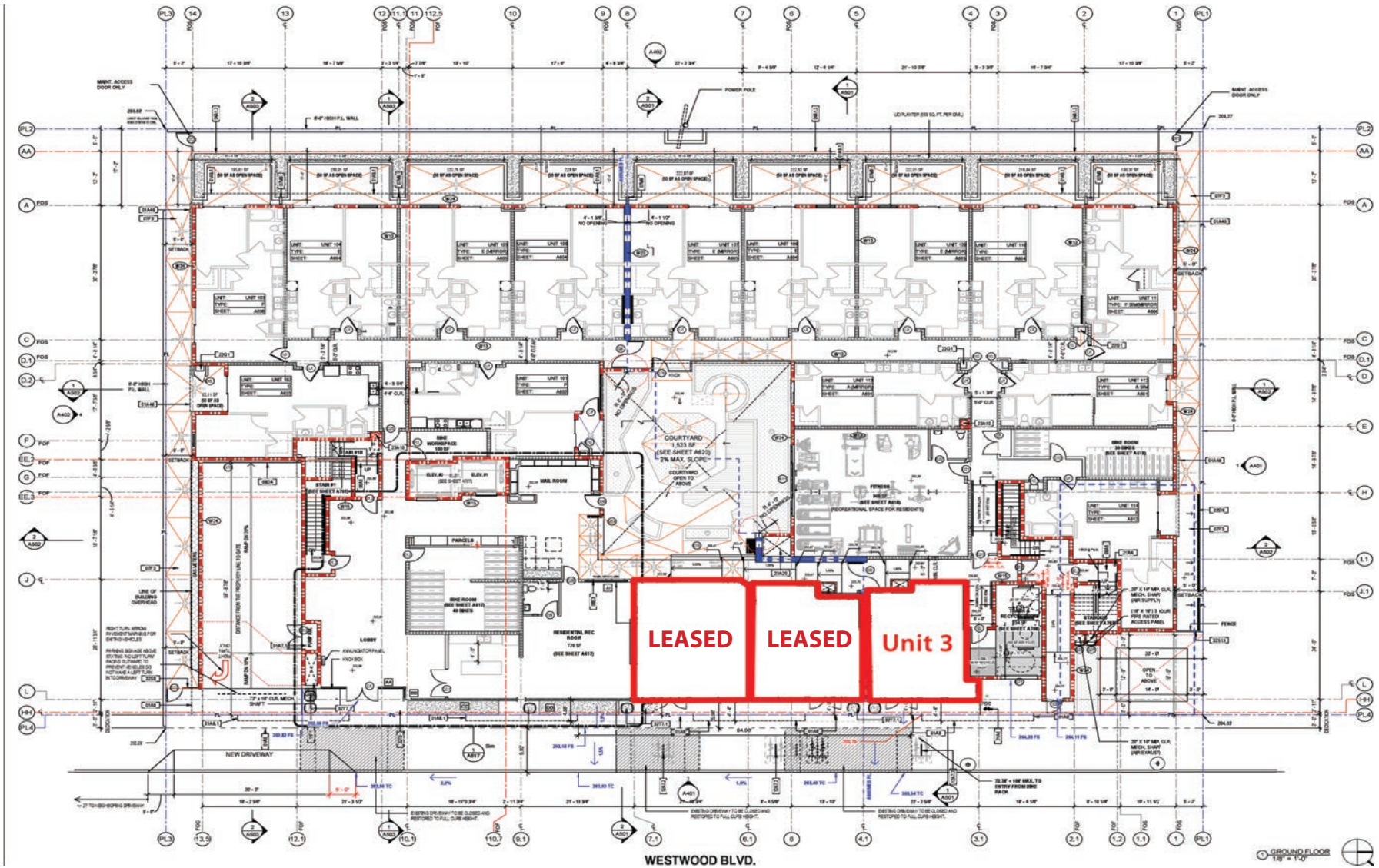
Nationally recognized and historically relevant, Westwood Village hosts an array of top retailers, entertainment venues, and upscale eateries and cafes, drawing tourists, shoppers, and diners to this lively locale.

LOCAL ATTRACTIONS & NATIONAL RETAILERS

- » UCLA Medical Center
- » Hammer Museum
- » Equinox
- » Target, Trader Joe's, Whole Foods
- » Multiple luxury and boutique hotels
- » Dozens of fast-casual and full-service restaurants

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FLOOR PLAN



AERIAL OVERVIEW

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