

2221-2251 SEPULVEDA BLVD

FOR SALE | OWNER-USER/INVESTOR/DEVELOPER OPPORTUNITY IN WEST LA | ± 44,700 SF BUILDING ON ± 53,947 SF OF LAND

Major Price Correction



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Executive Summary

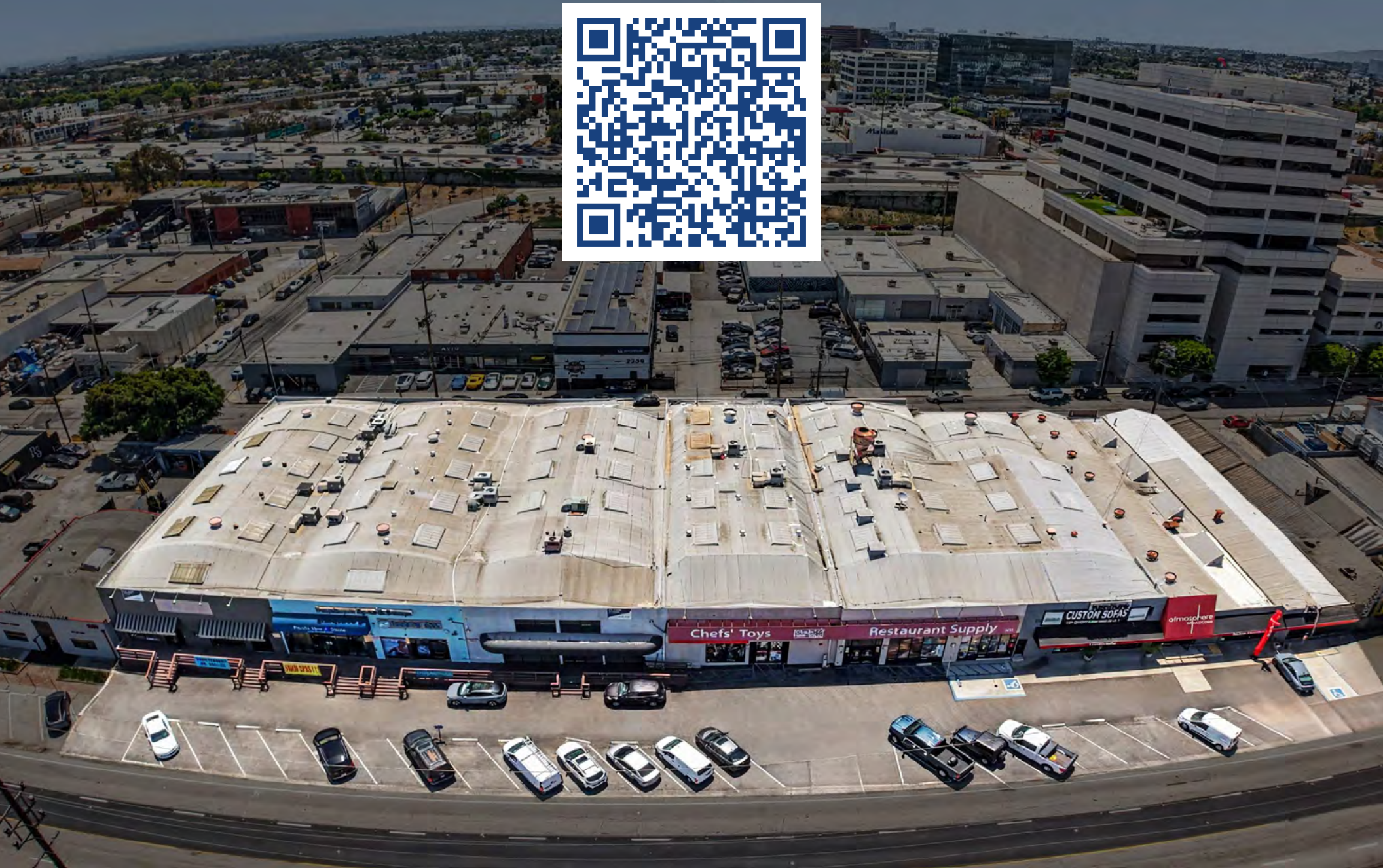
WESTMAC Commercial Brokerage is pleased to present for sale 2221-2251 Sepulveda Blvd., a rare multi-tenant retail opportunity located in the heart of West Los Angeles. Situated on a 53,947 SF lot and improved with approximately 44,700 SF of retail space, the property occupies a highly visible position along one of the Westside's most heavily traveled commercial corridors. The offering presents a unique opportunity for an owner/user, investor, or developer seeking a strategically located asset in one of Los Angeles' most desirable submarkets.

Surrounded by the affluent communities of Westwood, Century City, Beverly Hills, Sawtelle, and Santa Monica, the property benefits from exceptional accessibility, strong consumer demographics, and proximity to major employment centers. The surrounding area features a dynamic mix of retail, dining, residential, office, and entertainment destinations that continue to attract residents, visitors, and businesses alike.

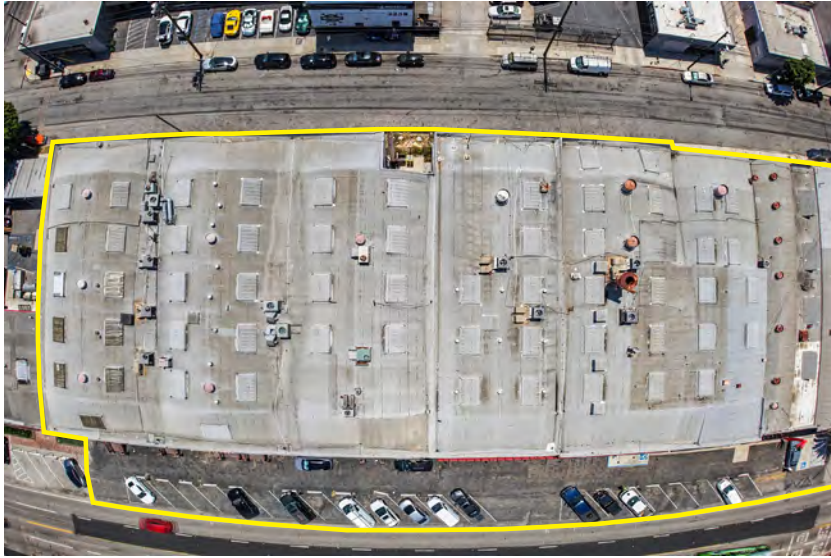
With a combination of occupied and vacant space, 35 on-site parking spaces, and flexible zoning, the property offers immediate income potential, leasing upside, and long-term value-add opportunities. Convenient access to UCLA, Century City, the I-10 Freeway, and the I-405 Freeway further enhances the property's appeal, positioning it as a premier investment opportunity within the West Los Angeles market.



SCAN FOR AERIAL VIDEO



Property Information



OFFERING PRICE: \$18,750,000

Owner-User | Investment | Development

Motivated Seller!

PARCEL MAP



PROPERTY DETAILS

Building Size: **± 44,700 SF ***

Lot Size: **± 53,947 SF**

Zoning: **NE(IC)**

Occupied Units: **3**

Vacant Units: **2**

Parking Spaces: **35**

APN: **4322-024-031 &
4322-024-043**

**Per Tax Record*

Property Highlights

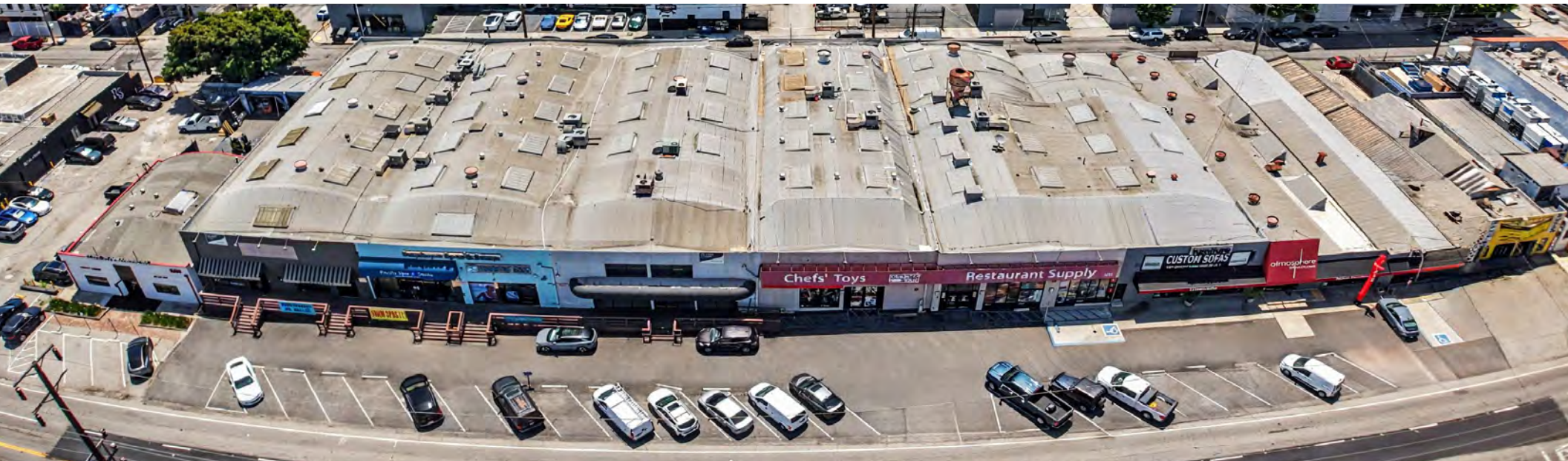
- » Rare opportunity to acquire a 44,700 SF commercial property situated on 53,947 SF of land in the heart of West Los Angeles.
- » Comprised of three contiguous parcels, offering flexibility for owner-users, investors, and future development opportunities.
- » Strategically located near UCLA, Century City, Beverly Hills, Santa Monica, and the Sawtelle Dining District.
- » Exceptional accessibility with immediate access to the I-10 and I-405 Freeways.
- » Large 35-space parking field providing a valuable amenity for tenants, customers, and owner-users.
- » Surrounded by major employment centers, premier retail destinations, and high-density residential neighborhoods.
- » Positioned within one of Los Angeles' most desirable commercial corridors with strong long-term growth fundamentals.
- » Unique opportunity to acquire a significant Westside asset in a highly sought-after and supply-constrained market.



Rent Roll

UNIT	TENANT	LEASED SF	MONTHLY RENT	ANNUAL INCREASE	LEASE EXPIRATION
2221	Atmosphere Interiors	9,045 SF	\$7,000	-	12/31/2027
2233	Chef's Toys	15,205 SF	\$38,553	5.75%	11/30/2028
2235	Vacant	6,884 SF	-	-	-
2247	Sundance Spa	8,025 SF	\$22,314	-	08/31/2026
2251	Vacant	7,350 SF	-	-	-
Parking	Save on Boxes, Inc.	-	\$300	-	-

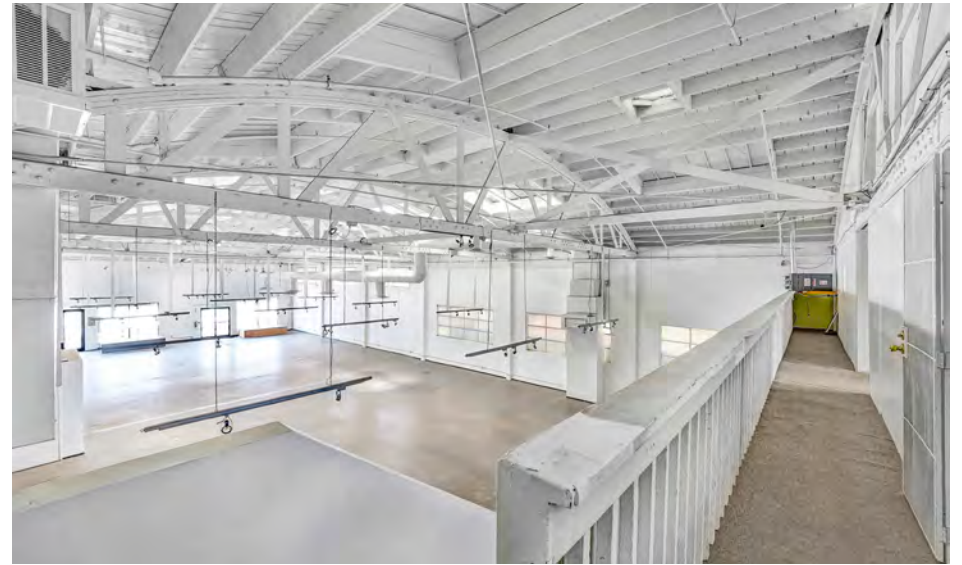
LEASED UNITS	AVAILABLE UNITS	LEASED SF	AVAILABLE SF	CURRENT MONTHLY RENT
3	2	32,275 SF	14,234 SF	\$68,167



Aerial Overview



Property Photos



Westside Location Overview

SANTA MONICA

BRENTWOOD

WESTWOOD

LOCATION HIGHLIGHTS

UCLA - 2.4 Miles

Century City - 2.0 Miles

Beverly Hills - 3.7 Miles

Santa Monica - 4.2 Miles

LAX - 8.0 Miles

Area Highlights



Demographics



85

WALK SCORE

Very Walkable



70

TRANSIT SCORE

Excellent Transit



80

BIKE SCORE

Very Bikeable

DEMOGRAPHICS

RADIUS	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 MILE	38,731	17,762	\$152,545
3 MILE	330,763	143,735	\$148,396
5 MILE	666,268	301,834	\$150,068

Roadway	Vehicles Per Day
I-405 Freeway	335,947
W Olympic Blvd	60,227
S Sepulveda Blvd	31,545

Source: CoStar 2025

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