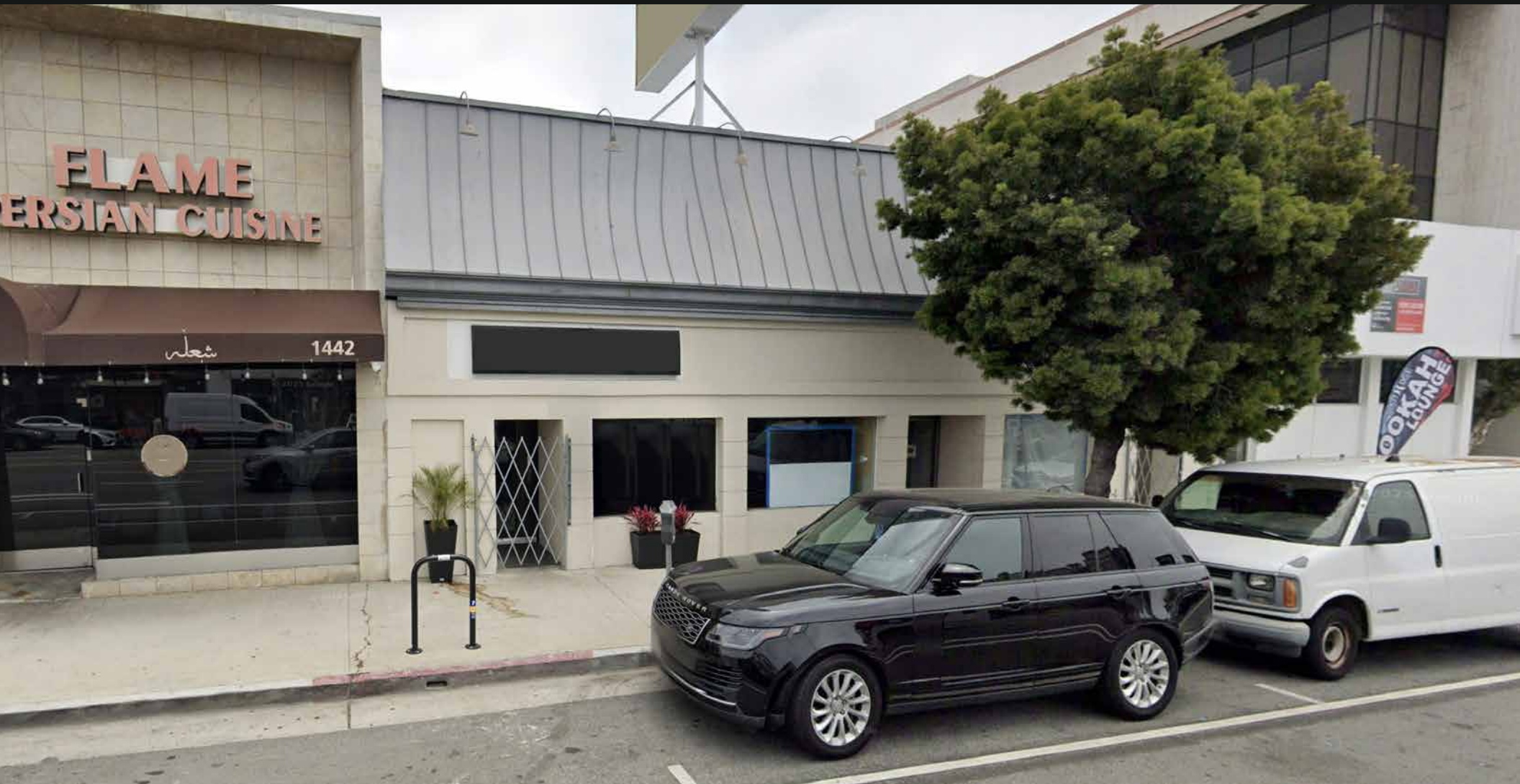


COMMERCIAL PROPERTY FOR SALE OR LEASE



4,000± SF BUILDING ON 5,500± SF LAND

3,000± SF Available For Lease

1446-1450 Westwood Blvd, Los Angeles, CA 90024

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

1446-1450 WESTWOOD BLVD, LOS ANGELES, CA 90024

Property Highlights

- Prime Westwood Blvd owner-user/investor opportunity
 - Heavy traffic location between Santa Monica and Wilshire Boulevards just south of Westwood Village
 - Includes rear parking off the alley for 5 vehicles
 - In excellent condition! Many possible retail & office uses
 - Adjacent to Century City, Brentwood, and Santa Monica
-

Property Details

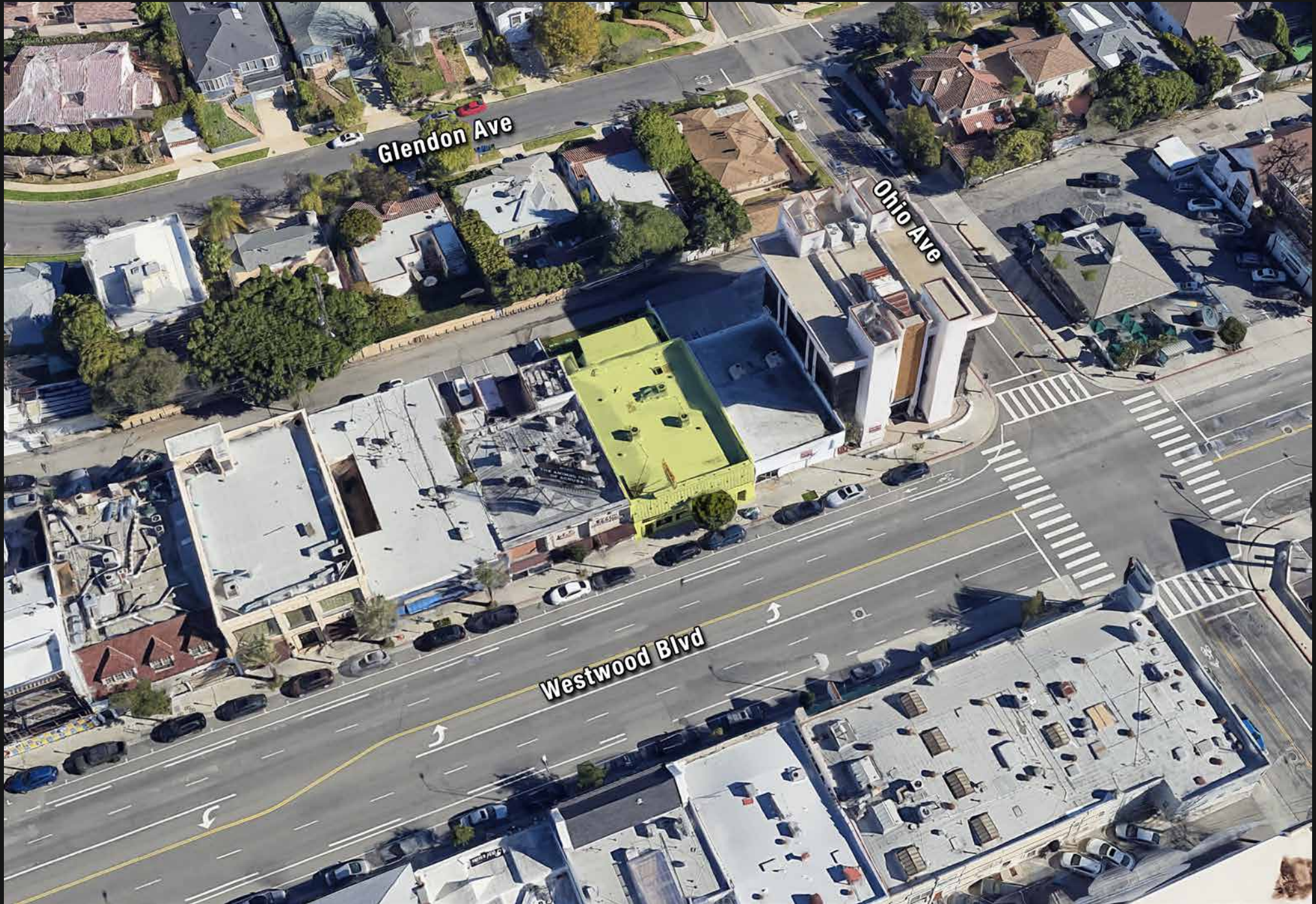
Building Area:	4,000± Sq.Ft.
Lease Area:	3,000± Sq.Ft.
Units:	3
Year Built:	1948
Construction:	Masonry
Land Area:	5,500± Sq.Ft.
Ceiling Height:	13'
Parking:	5 Vehicles
Zoning:	LA C4
Traffic Count:	32,748 Vehicles Per Day

Sale Price: \$3,900,000 (\$975 Per SF)

3,000 SF For Lease at \$3.00 Per SF NNN
(NNN = ±\$1.00 Per SF Per Month)



AERIAL PHOTO

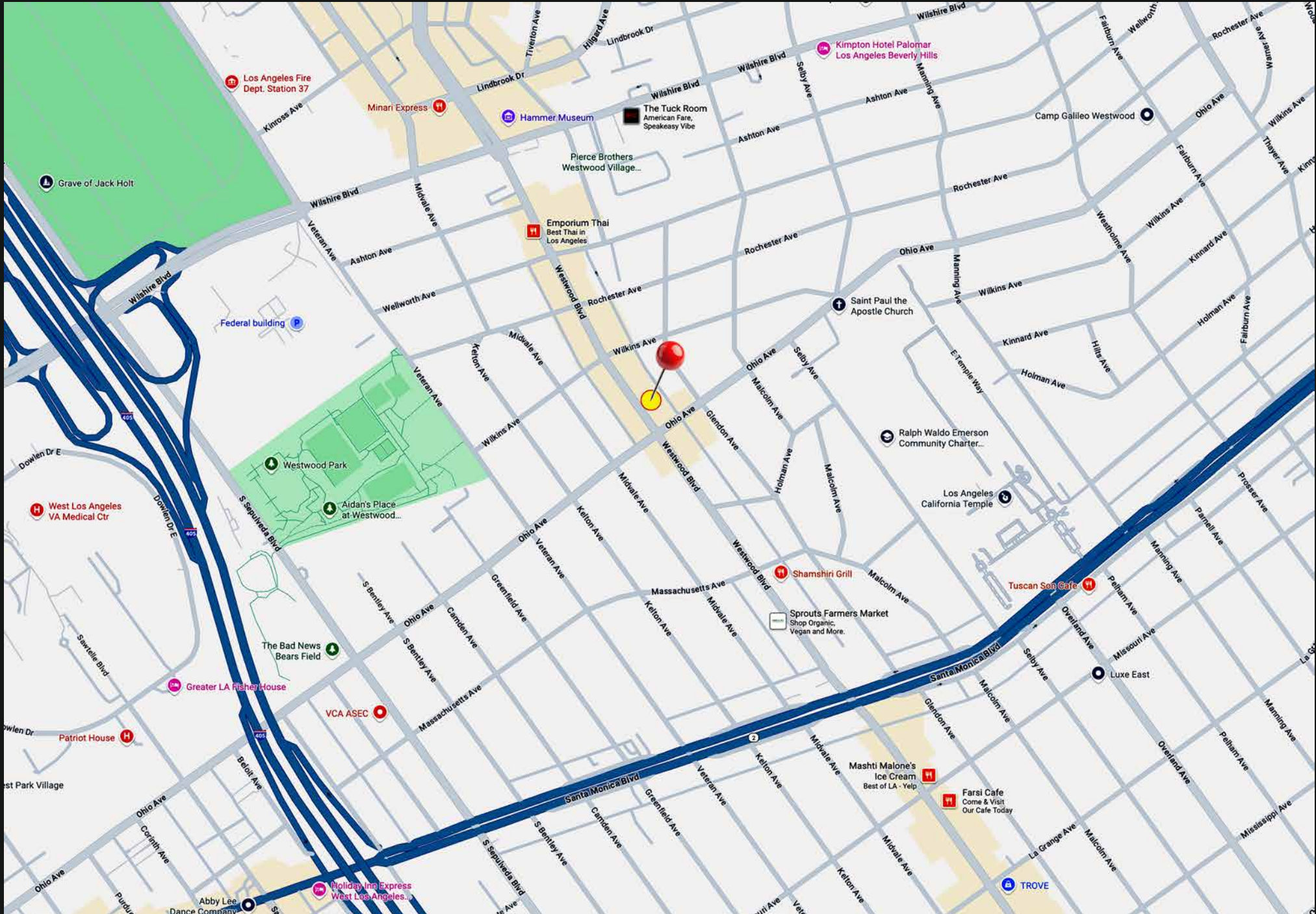


PLAT MAP



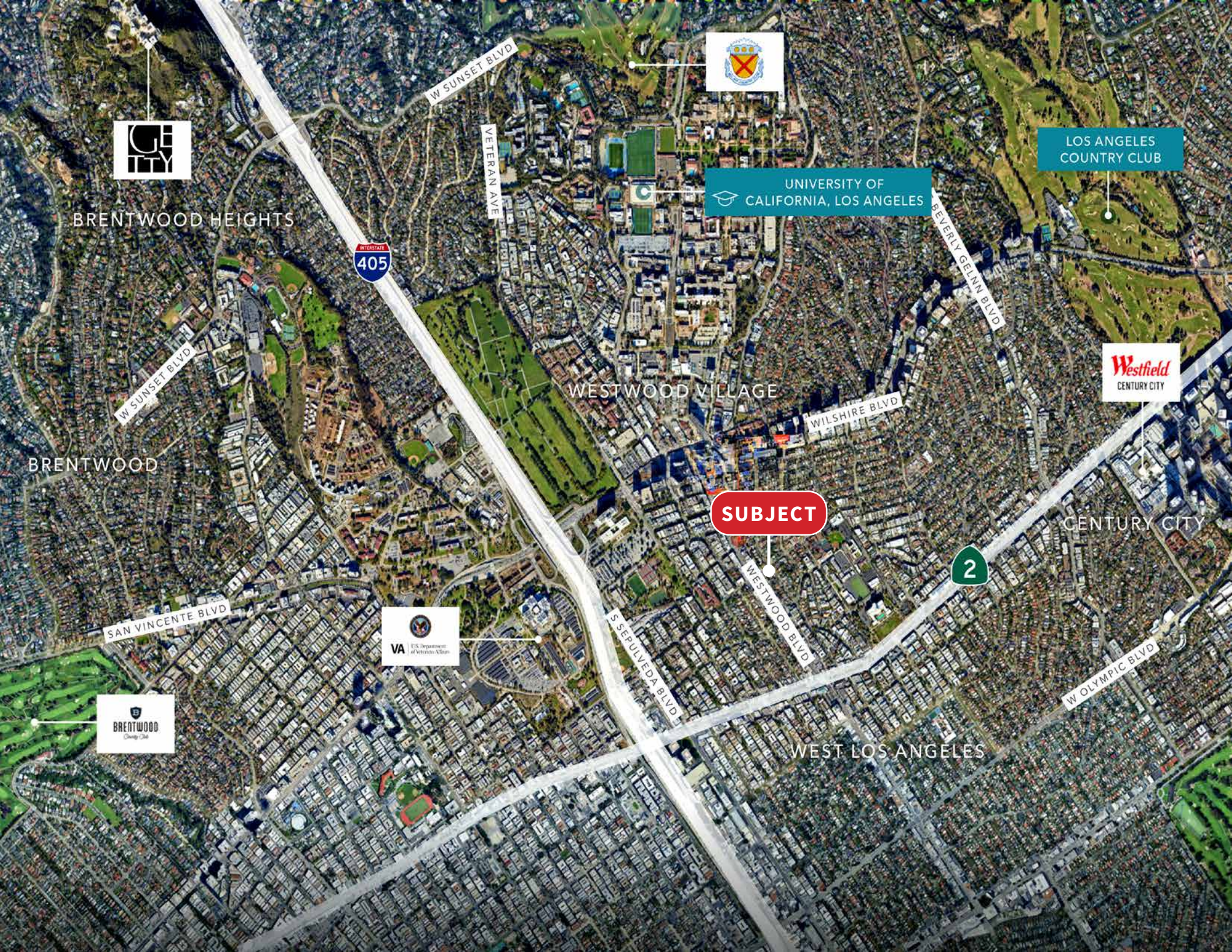
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AREA MAP



NEIGHBORHOOD AMENITIES





BRENTWOOD HEIGHTS

W SUNSET BLVD

VETERAN AVE



UNIVERSITY OF CALIFORNIA, LOS ANGELES

LOS ANGELES COUNTRY CLUB

BEVERLY GELNN BLVD



WESTWOOD VILLAGE

WILSHIRE BLVD

SUBJECT

CENTURY CITY



W OLYMPIC BLVD

WEST LOS ANGELES

BRENTWOOD

SAN VINCENTE BLVD

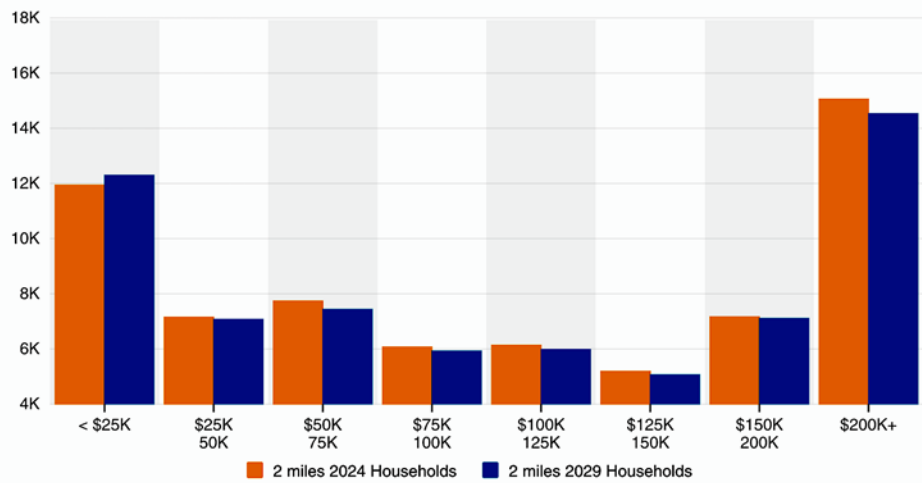


S SEPULVEDA BLVD

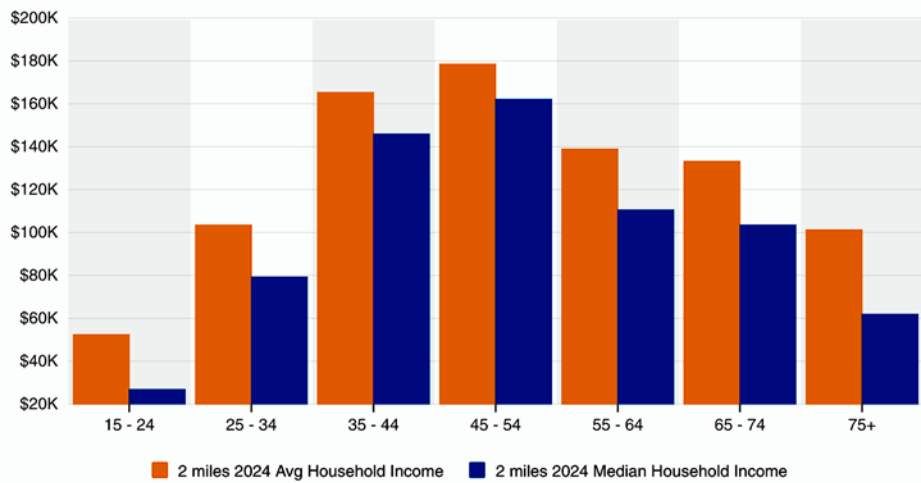
WESTWOOD BLVD

NEIGHBORHOOD DEMOGRAPHICS

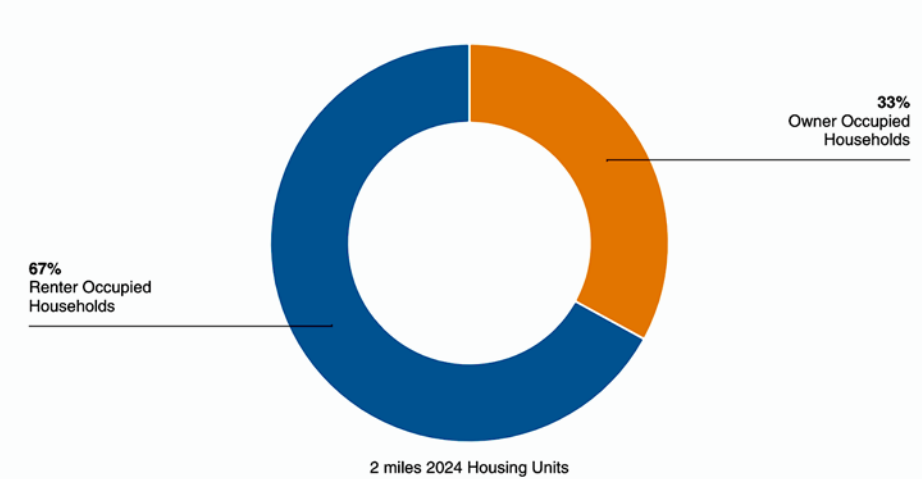
Household Income



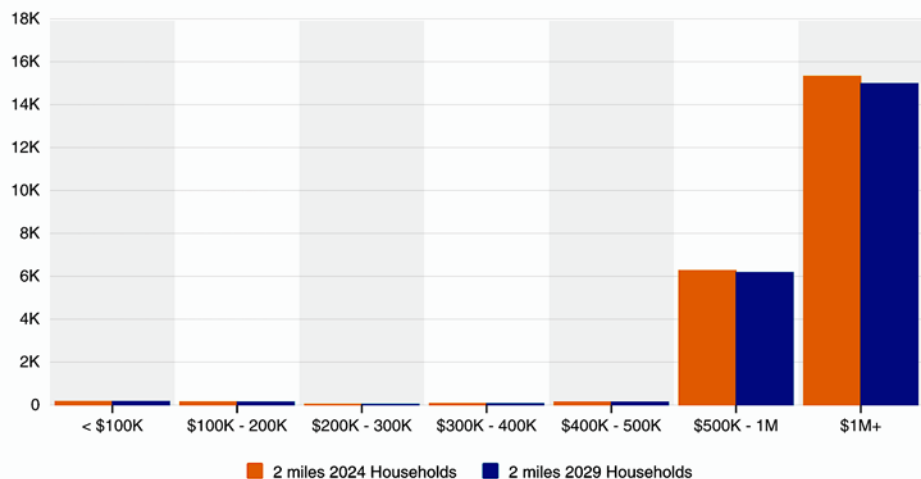
Household Income By Age



Housing Occupancy



Home Values



FOR SALE OR LEASE 1446-1450 WESTWOOD BOULEVARD

For Sale: 4,000± SF Building on 5,500± SF of Land

For Lease: 3,000± SF

Prime Location Between Santa Monica & Wilshire Blvds

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