

1080-1090 Westwood Blvd.

WESTWOOD VILLAGE



FOR SALE OR LEASE

+12,000 SQUARE FOOT FREESTANDING BUILDING
RESTAURANT AND FITNESS USES ARE ALLOWED

**AVISON
YOUNG**

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License No. 01037526

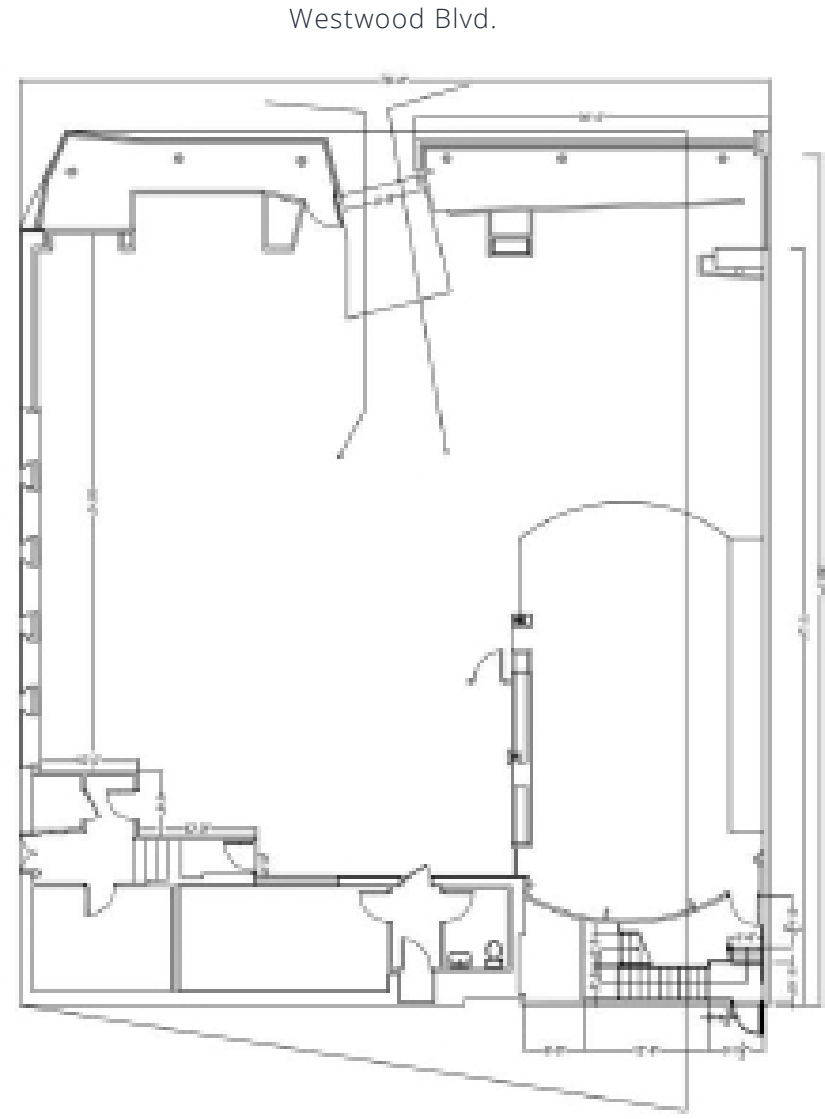


1080-1090 Westwood Boulevard presents tenants and investors with exceptional opportunity in the heart of Westwood Village. The property consists of an existing two-story commercial/retail building with a gross rentable area of approximately ± 12,692. The current building layout is well suited for a multitude of restaurant, fitness, retail and commercial uses. The prime location at the signalized corner of Westwood Boulevard makes it one of the most visibly prominent locations in Westwood.

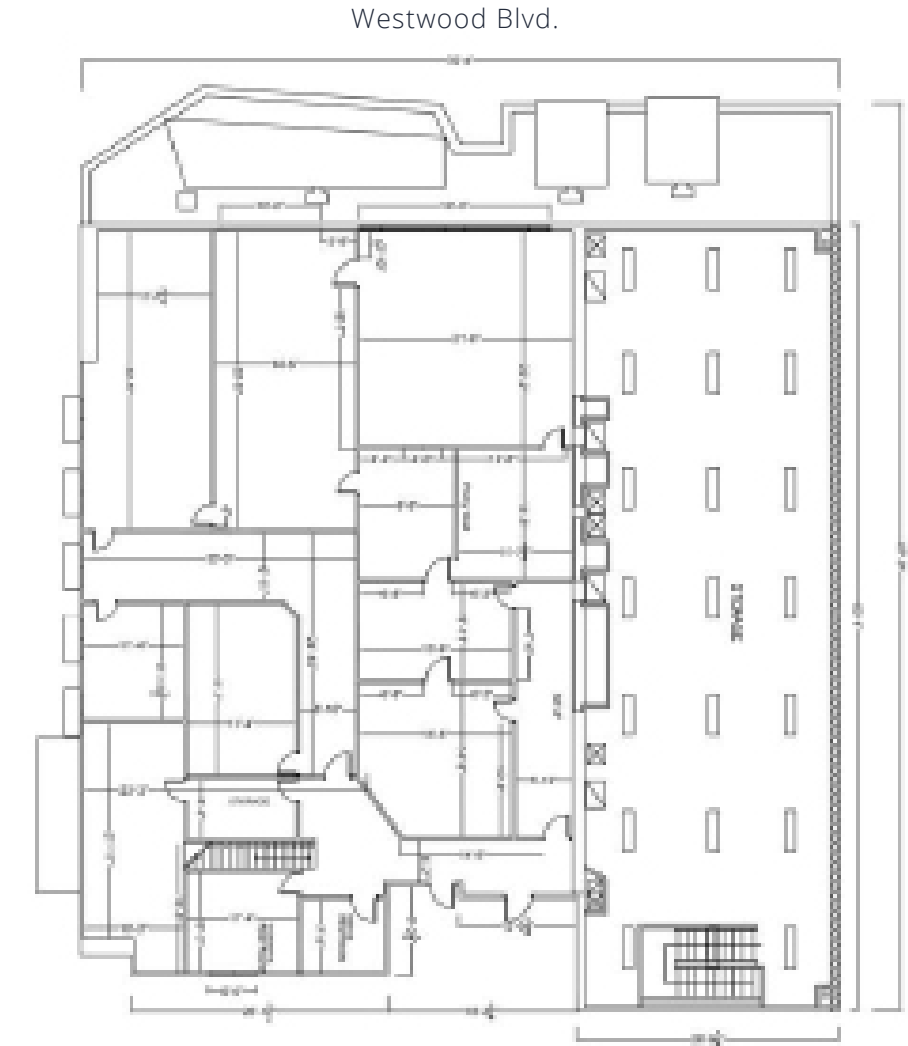
ADDRESS:	1080-1090 Westwood Boulevard, Los Angeles, CA 90024			
APN:	4363-020-014			
BUILDING SIZE:	Ground Floor: ± 6,612 SF Second Floor: ± 6,080 SF (includes 2,000 Sf of storage space) Total: ± 12,692 SF			
LEASE AVAILABILITY:	Entire Building :	Ground Floor	± 6,612 SF	\$4.75 NNN
		Second Floor	± 6,080 SF	\$3.35 MG
		TOTAL	±12,692 SF	
	1080 Westwood Blvd:	Ground Floor	± 2,212 SF	\$4.75 NNN
		Second Floor	± 2,000 SF	\$3.35 MG
		TOTAL	± 4,212 SF	
	1080 Westwood Blvd: [Corner Building]	Ground Floor	± 4,400 SF	\$4.75 NNN
		Second Floor	± 4,080 SF	\$3.35 MG
		TOTAL	± 8,480 SF	
LAND SIZE:	± 7,500 SF			
YEAR BUILT:	1943 (partial remodel 1990)			
SALE PRICE:	\$9,650,000 \$8,995,000			

- PROPERTY HIGHLIGHTS:**
- Great owner/user potential with 2nd floor office and ground floor retail/commercial
 - Highly trafficked and visible signalized corner along Westwood Boulevard at Kinross Ave in the heart of Westwood Village
 - Flagship location
 - Excellent signage opportunity
 - Steps away from UCLA, high-end retail, restaurants, banking, Whole Foods, Ralphs, and Trader Joe's
 - Superior demographics within a 1 and 3 mile radius
 - Building can be delivered vacant upon close of escrow

FLOOR PLANS



1 FIRST FLOOR
A1 Scale: 1/4" = 1'-0"



2 SECOND FLOOR
A1 Scale: 1/4" = 1'-0"

NEARBY BUSINESSES



1080-1090
Westwood Blvd.

DEMOGRAPHICS

[3 MILE RADIUS]



211K

TOTAL POPULATION



\$137K

AVG. HH INCOME



\$1.03M

MEDIAN HOME VALUE



50K

DAILY TRAFFIC



Metro

Metro has a plan to make it easier to get around by expanding their rail system to the Westside with the Purple (D Line) Extension Transit Project. This critical, highly anticipated new addition to Metro's network will add seven new stations and a reliable, high-speed connection between downtown and the Westside.

As one of LA's busiest areas, the Westside is the region's second-largest job center. With the Metro Purple (D Line) Extension Transit Project, Metro is closer than ever to connecting busy areas and improving travel for everyone who lives, works and plays in LA County. (metro.net)

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LOCATION HIGHLIGHTS

- Highly trafficked and visible signaled corner along Westwood Boulevard at Kinross Ave in the heart of Westwood Village
- Steps away from high-end retail, restaurants, banking, Whole Foods, Ralphs, and Trader Joe's
- Just two short blocks away from UCLA, world renowned university and medical center.



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