

FOR LEASE

1848 WESTWOOD BLVD | LOS ANGELES, CA 90025



RETAIL / INCIDENTAL FOOD USE / NON-VENTED

MOSS PLAZA

RECENTLY UPDATED RETAIL CENTER

GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



PROPERTY OVERVIEW

1848 WESTWOOD BLVD
WESTWOOD, CA 90025



PROPERTY HIGHLIGHTS

- Formerly Bon Bon Frozen Yogurt and Acai Berry
- Convenient access to the 405 and 10 freeways
- Superb, centralized location in prime West Los Angeles
- Near banks, restaurants and A+ national and regional retailers
- Busy shopping center with tremendous visibility
- The property just completed a full exterior renovation including stucco/architectural upgrades, exterior painting, common area lighting, landscaping, new marquee signage, patio/dining areas, perimeter wall and restriping of parking lot

BUILDING:	Single Story Retail Center / ±17,056 SF
SIZE:	Approximately 1,453 Square Feet
RENTAL RATE:	\$3.65 Per Square Foot Per Month, NNN
TRIPLE NET:	\$1.45 Per Square Foot Per Month
PARKING:	43 Surfaces Spaces + Ample Street Parking
AVAILABLE:	Immediately

GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



www.parcommercial.com

AREA DEMOGRAPHICS

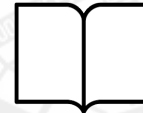
1848 WESTWOOD BLVD
WESTWOOD, CA 90025



Housing Units

25,722

45.25% owner occupied



Educational Attainment

67%

with college or higher degree



Estimated Population

47,994

9.49% growth 2010-2018
2.74% growth 2018-2023



Average Household Income

\$130,660

48% earn more than



Median Home Value

\$1,066,725



Apparel, Food/Entertainment & Services

\$379,942

2018 yearly consumer spending

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

POPULATION

2029 Projected Population	47,354	297,185	651,360
2024 Estimated Population	47,994	302,107	664,183
2020 Census Population	45,342	291,527	649,169
Growth 2024-2029	-1.37%	-1.63%	-1.93%
Growth 2020-2024	5.85%	3.63%	2.31%
2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	2,755	15,825	35,294
\$75,000-\$99,000	2,398	13,936	31,537
\$100,000 +	11,462	65,521	154,160
TOTAL	14,615	95,282	220,991
2024 Estimated Average HH Income	\$130,660	\$132,632	\$134,984
2024 Estimated Households	19,133	128,488	290,875

GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

www.parcommercial.com

AREA OVERVIEW

1848 WESTWOOD BLVD
WESTWOOD, CA 90025



WEST LOS ANGELES OFFERS EXCEPTIONAL AMENITIES

Fine Restaurant, Hip Boutiques, and Quaint Old World Architecture Situated Amid the Safety and Security of the Upscale Westside

West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 78,458. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.

GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



www.parcommercial.com