
FOR LEASE

WESTWOOD VILLAGE, LOS ANGELES

1001 Westwood Blvd, Los Angeles

WESTWOOD VILLAGE

- Westwood Village is a vibrant outdoor retail and dining district that has been a staple of Los Angeles since its establishment in the 1920s, undergoing significant updates in recent years to enhance its appeal.
- This bustling area draws both locals and visitors, thanks to its proximity to UCLA campus and Ronald Reagan Hospital.
- Notable tenants include Whole Foods, Target, Trader Joe's, Ralphs, Starbucks, The Cheesecake Factory, California Pizza Kitchen, and various other boutique shops and eateries.
- Situated near the intersection of Westwood Boulevard and Wilshire Boulevard, Westwood Village benefits from high foot traffic and visibility.

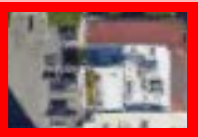
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Le Conte Ave - 13,563 CPD



Weyburn Ave - 11,368 CPD



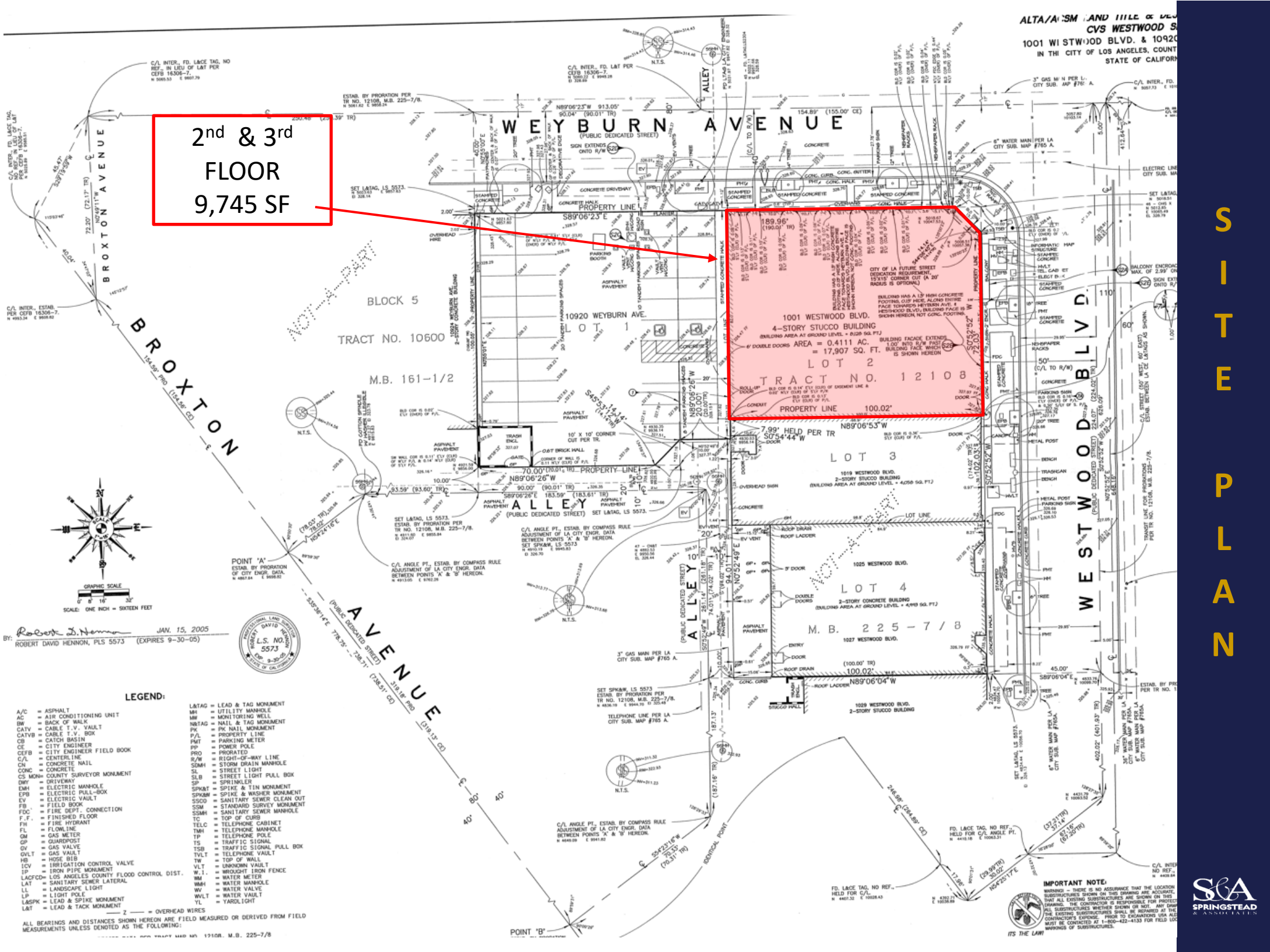
**2ND & 3RD
FLOOR
9,745 SF**

Westwood Blvd - 29,648 CPD



2nd & 3rd
 FLOOR
 9,745 SF

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Robert D. Hennon
 JAN. 15, 2005
 ROBERT DAVID HENNON, PLS 5573 (EXPIRES 9-30-05)
 L.S. NO. 5573
 STATE OF CALIFORNIA

- LEGEND:**
- A/C = ASPHALT
 - AC = AIR CONDITIONING UNIT
 - BW = BACK OF WALK
 - CATV = CABLE T.V. VAULT
 - CATV B = CABLE T.V. BOX
 - CB = CATCH BASIN
 - CE = CITY ENGINEER
 - CEFB = CITY ENGINEER FIELD BOOK
 - C/L = CENTERLINE
 - CN = CONCRETE NAIL
 - CONC = CONCRETE
 - CS MON = COUNTY SURVEYOR MONUMENT
 - DW = DRAINWAY
 - EMH = ELECTRIC MANHOLE
 - EMH B = ELECTRIC MANHOLE BOX
 - EV = ELECTRIC VAULT
 - FB = FIELD BOOK
 - FDC = FIRE DEPT. CONNECTION
 - F.F. = FINISHED FLOOR
 - FN = FIRE HYDRANT
 - FL = FLOWLINE
 - GM = GAS METER
 - GP = GUARDPOST
 - GV = GAS VALVE
 - GVLT = GAS VAULT
 - HB = HOSE BIB
 - ICV = IRRIGATION CONTROL VALVE
 - IP = IRON PIPE MONUMENT
 - LACFDON = LOS ANGELES COUNTY FLOOD CONTROL DIST.
 - LL = SANITARY SEWER LATERAL
 - LL = LANDSCAPE LIGHT
 - LP = LIGHT POLE
 - LASPK = LEAD & SPIKE MONUMENT
 - LAT = LEAD & TACK MONUMENT
 - LATAG = LEAD & TAG MONUMENT
 - MM = MONITORING WELL
 - NATAD = NAIL & TAG MONUMENT
 - PK = PK NAIL MONUMENT
 - P/L = PROPERTY LINE
 - PMT = PARKING METER
 - PP = POWER POLE
 - PRO = PRORATED
 - R/W = RIGHT-OF-WAY LINE
 - SBM = STORM DRAIN MANHOLE
 - SL = STREET LIGHT PULL BOX
 - SLB = STREET LIGHT PULL BOX
 - SP = SPRINKLER
 - SPKAT = SPIKE & TIN MONUMENT
 - SPKAW = SPIKE & WASHER MONUMENT
 - SSOD = SANITARY SEWER CLEAN OUT
 - SSM = STANDARD SURVEY MONUMENT
 - SSMB = SANITARY SEWER MANHOLE
 - TC = TOP OF CURB
 - TELC = TELEPHONE CABINET
 - TMH = TELEPHONE MANHOLE
 - TP = TELEPHONE POLE
 - TS = TRAFFIC SIGNAL
 - TSB = TRAFFIC SIGNAL PULL BOX
 - TVLT = TELEPHONE VAULT
 - TV = TOP OF WALL
 - UV = UNKNOWN VAULT
 - W.I. = WROUGHT IRON FENCE
 - WM = WATER METER
 - WMH = WATER MANHOLE
 - WW = WATER VALVE
 - WV = WATER VAULT
 - YL = YARDLIGHT
 - Z = OVERHEAD WIRES

IMPORTANT NOTE:
 WARNINGS - THERE IS NO ASSURANCE THAT THE LOCATION
 SUBSTRUCTURES SHOWN ON THIS DRAWING ARE ACCURATE.
 THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE
 LOCATION OF ALL EXISTING SUBSTRUCTURES AND FOR ANY OTHER
 ALL EXISTING SUBSTRUCTURES SHALL BE MAINTAINED AT THE
 CONTRACTOR'S EXPENSE. PRIOR TO EXCAVATING ANY TIE
 MUST BE CONDUCTED AT 1-800-421-4133 FOR FIELD LOC
 APPROVAL OF SUBSTRUCTURES.



ALL BEARINGS AND DISTANCES SHOWN HEREON ARE FIELD MEASURED OR DERIVED FROM FIELD MEASUREMENTS UNLESS DENOTED AS THE FOLLOWING:
 TRACT MAP NO. 15108, M.B. 225-7/8

EXPANDED DEMOGRAPHIC PROFILE

2024

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	50,177	215,494	551,067
Estimated Population (2029)	49,480	215,140	548,593
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	15,776	93,991	257,452
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$144,773	\$182,230	\$176,373
Estimated Average HH Income (2029)	\$167,034	\$208,828	\$201,813
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$85,173	\$122,466	\$117,736
Estimated Median HH Income (2029)	\$102,300	\$145,916	\$137,089
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$49,480	\$80,957	\$82,910
Estimated Per Capita Income (2029)	\$57,540	\$95,072	\$97,378

LEASING:



CAROL SPRINGSTEAD

CA DRE #01082067

949.797.9040

cpringstead@springstead-associates.com

KARINA ROSTOMIANI

CA DRE #02073753

949.797.9040

karina@springstead-associates.com

TRAVIS BELL

CA DRE #02241394

949.797.9040

travis@springstead-associates.com