

1057 Gayley Ave
Los Angeles, CA 90024

MEDICAL/CREATIVE OFFICE/RETAIL SPACE FOR LEASE

RATE DRASTICALLY REDUCED

1,363 SF TO 5,307 SF AVAILABLE



JOSEPH GABBAIAN

Executive Vice President

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Cal DRE Lic #01016301

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NAI Capital Cal DRE #01990696*

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Features

- Freestanding building suitable for medical or creative office use
- Excellent location in the heart of Westwood Village
- Potential for prominent signage
- Bow-truss ceiling with numerous skylights for abundant natural light
- Within walking distance of the UCLA campus
- Close to Whole Foods, the Bruin Theater and a tremendous array of restaurants, coffee shops and other amenities
- Surrounded by over 8.5 million SF of office space
- Elevator and three ADA-Compliant restrooms
- Over \$1,000,000 spent recently on tenant and property improvements

Asking Rate

Ground Floor \$3.95/SF NNN
Second Floor \$3.25/SF NNN
Full Building \$3.75/SF NNN

Lease Term

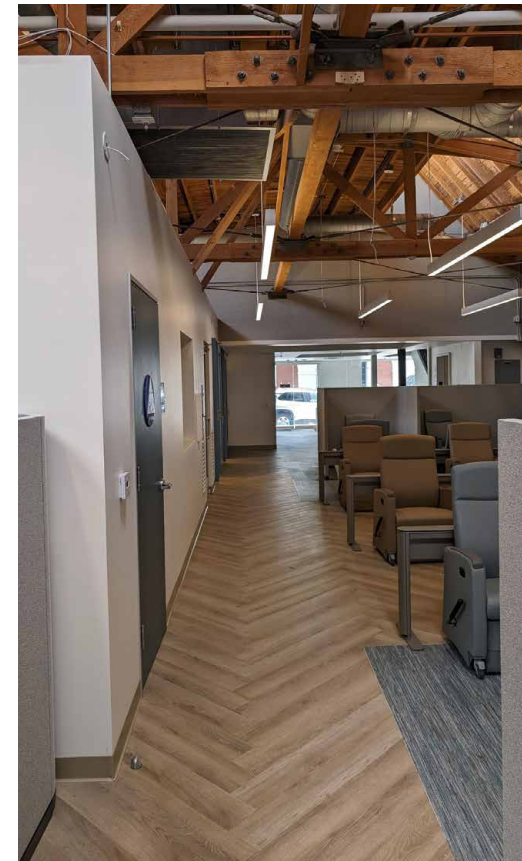
3 to 5 Years

Parking

5 Spaces Available
@150/Space/Month

Tenant Improvements

Negotiable



Availability

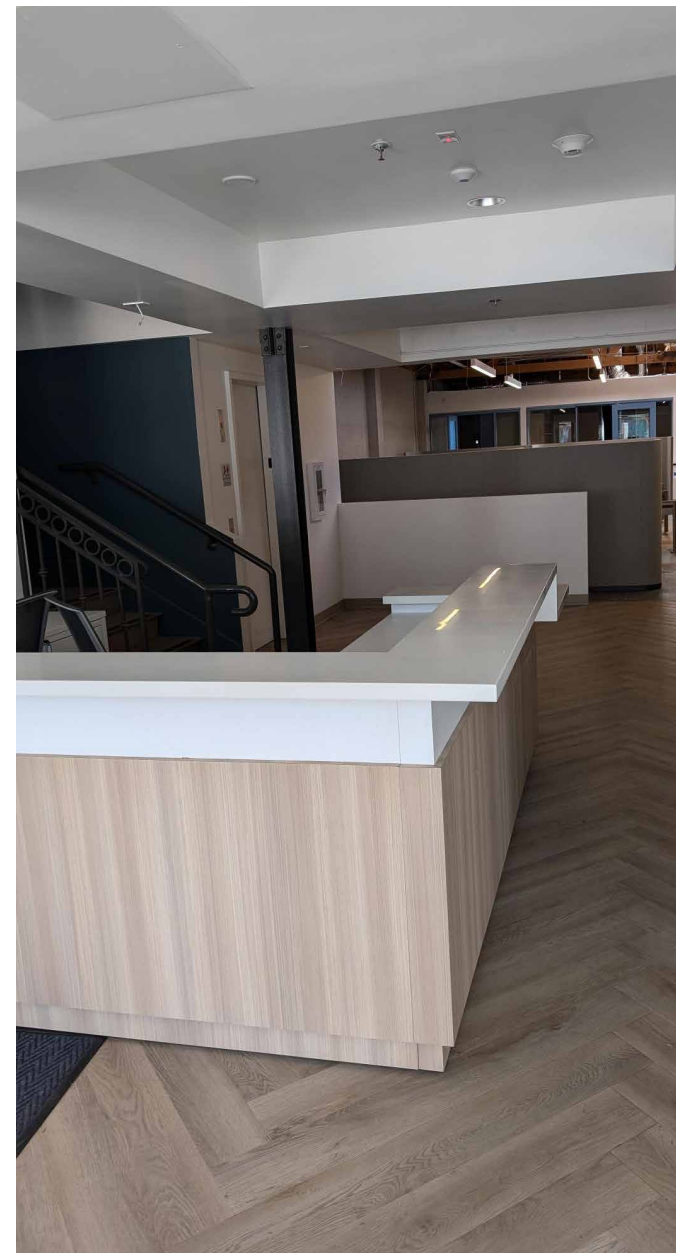
Ground Floor	±3,944 SF	Lobby/waiting area, reception, workstations, three (3) private offices, clean room/laboratory, large open area with 20-foot open bow-truss ceiling with skylights (divided into three (3) injection areas), file/storage room, back lobby to the rear parking area, two (2) ADA-compliant bathrooms, file/storage room
Second Floor	±1,363 SF	Four private offices, conference room with large windows facing Gayley Avenue (former injection room), ADA-compliant bathroom
General		Fully sprinkled, 800-Amp, 3-phase, 4-wire power, elevator, multiple HVAC zones

Walk Score 92
Walker's Paradise

Transit Score 72
Excellent Transit

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Westwood's Leading Economic Sectors Snapshot

Professional and Business Services, Financial Activities + Education

- 2,587 businesses, employing 22,004 people with 8.5M+ SF of office space and 2.5M+ SF of retail space
- Westwood's major employment sectors are: Professional and Business Services (e.g. attorneys, medical doctors, biotechnology, research, advertising, media, architecture, engineering), Financial (accounting, banking, wealth management, lending), and Education (UCLA, primary and secondary education, Kaplan Educational Center)
- Examples: The Capital Group Companies, Inc., KB Home, Showtime Networks, Inc., Penske Media Corporation, Puma Biotechnology, NKSFB, Playboy Enterprises, Inc., UCLA Extension, Merrill Lynch, Morgan Stanley, Barclays Investment Bank
- Coworking spaces include TechSpace at 1100 Glendon and Regus – California in the Oppenheimer Tower

Source: www.thewestwoodvillage.com

CITY OF WESTWOOD ECONOMIC STATS 2024

The City of Westwood has a robust and diversified local economy.

 52,629
TOTAL POPULATION

 55,968
EMPLOYEES

 5,253
TOTAL BUSINESSES

 \$167,799
AVERAGE HOUSEHOLD INCOME

 8,392
EST. BACHELORS DEGREE ONLY

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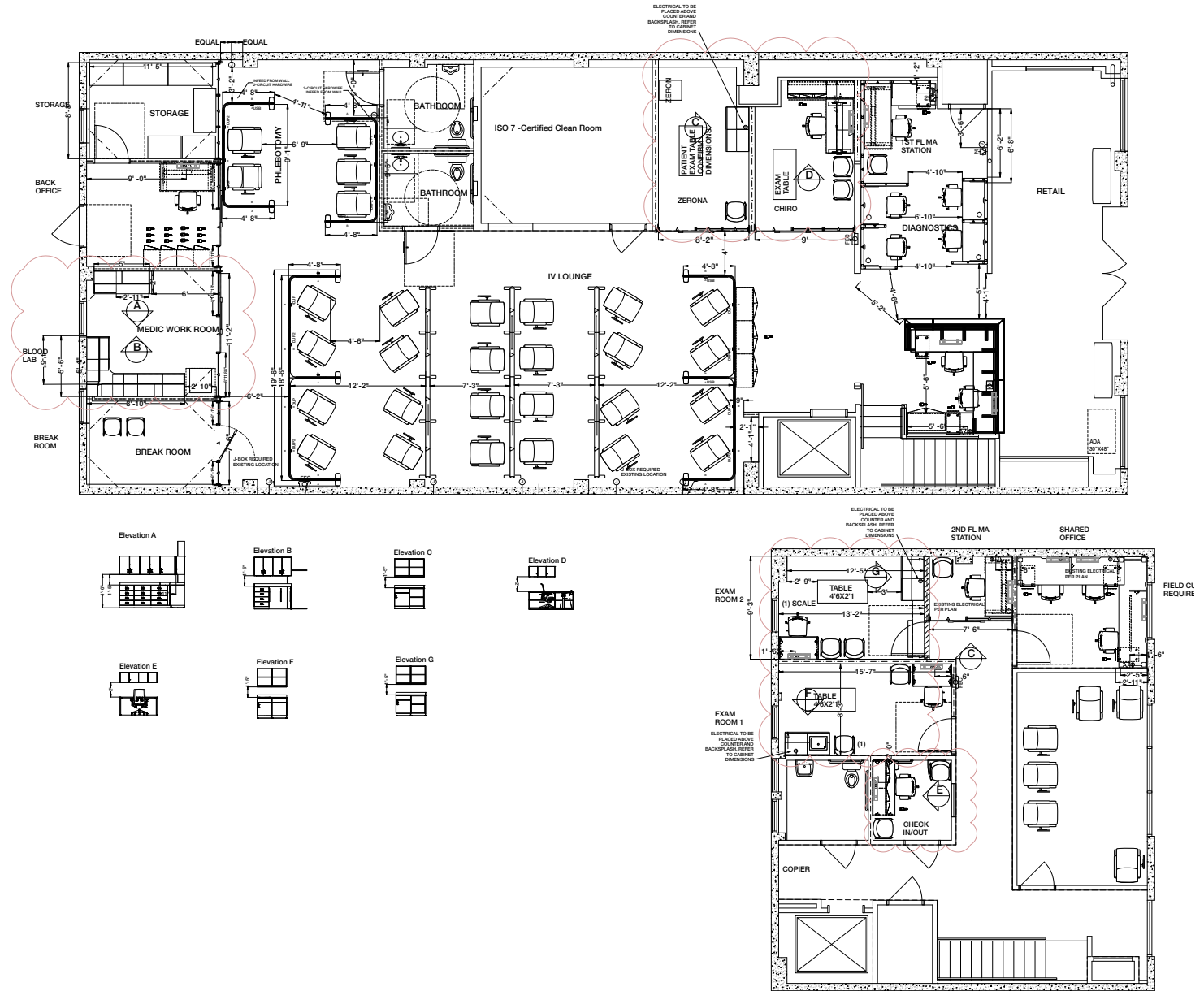
NAI Capital
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Ground Floor

3,944 SF

Second Floor

1,363 SF



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