

FOR LEASE



RETAIL



1136-1140 WESTWOOD BLVD,  
LOS ANGELES, CA 90024



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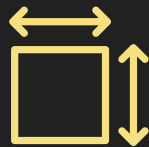






## PROPERTY OVERVIEW

1136-1140 WESTWOOD BLVD,  
LOS ANGELES, CA 90024



### SIZE

Suite #207 = 268 SF  
Suite #209 = 331 SF



### RATE

\$1,750/mo FSG



### YEAR BUILT

1929



### ZONING

LAC4



### TERM

Negotiable



# PROPERTY SHOWCASE

1136-1140 Westwood Blvd, Los Angeles, CA 90066

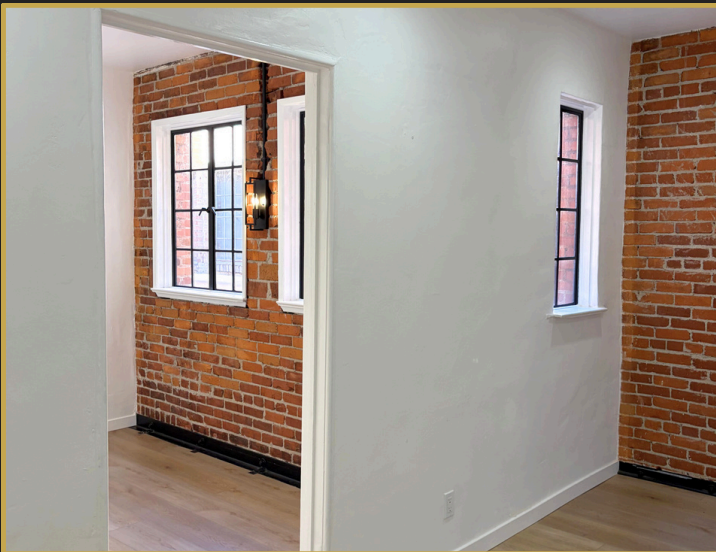
- **Prime Westwood Village location** surrounded by popular shops, restaurants, and offices, offering excellent visibility and walkability.
- **Two second floor office suites** located above retail, ideal for professionals seeking a presence in a high demand area.
- **Each suite includes two rooms**, perfect for a reception area and private office or flexible workspace setup.
- **Vibrant, high traffic corridor with strong neighboring tenants** and consistent pedestrian activity throughout the day.





# PROPERTY PHOTOS

Suite #207





# PROPERTY PHOTOS

Suite #209

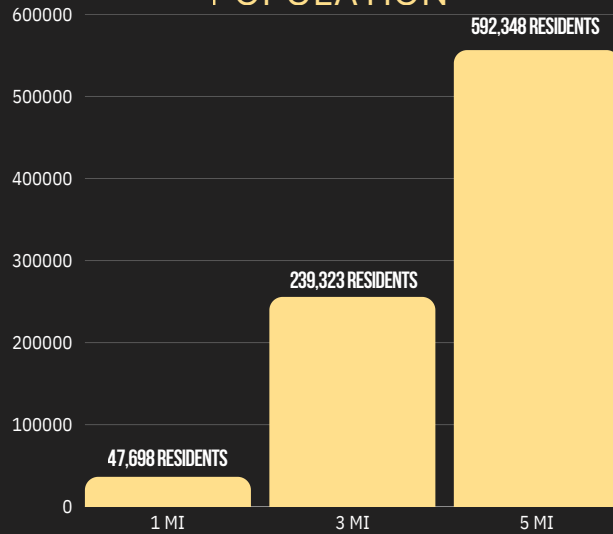




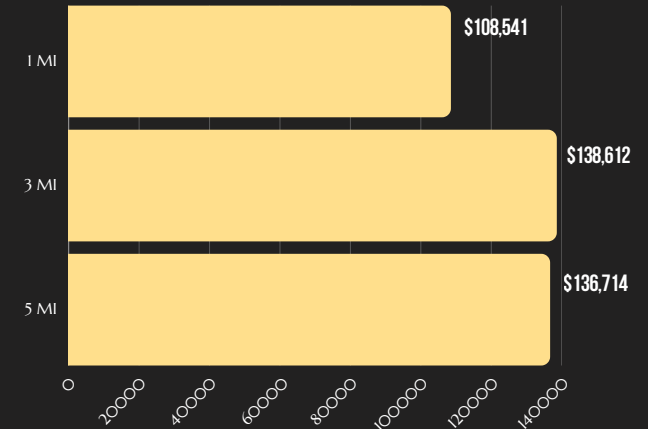
# COMMUNITY PROFILE

1136-1140 Westwood Blvd, Los Angeles, CA 90066

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S Westwood Blvd	Kinross Ave	31,998 vehicles/day	.06 miles
Westwood Blvd	Wilshire Blvd	28,352 vehicles/day	.07 miles
Westwood Blvd	Wilshire Blvd	28,243 vehicles/day	.07 miles
Broxton Ave	Kinross Ave	5,299 vehicles/day	.10 miles
Broxton Ave	Kinross Ave	5,242 vehicles/day	.10 miles
Gayley Ave	Midvale Ave	24,339 vehicles/day	.10 miles
Gayley Ave	Kinross Ave	24,578 vehicles/day	.10 miles
Wilshire Blvd	Westwood Blvd	75,444 vehicles/day	.11 miles
Wilshire Blvd	Westwood Blvd	75,415 vehicles/day	.11 miles
Wilshire Blvd	Glendon Ave	76,762 vehicles/day	.11 miles





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