



TWENTY ONE FIFTY FOUR WestWOOD



2154 WESTWOOD BLVD / LOS ANGELES

± 968 SF GROUND FLOOR RETAIL / ± 4,643 SF OFFICE AVAILABLE

ONE OF A KIND

Pegasus is pleased to present a premier leasing opportunity in the heart of West LA. Located on high-traffic Westwood Blvd, this space is centrally located just minutes from major Los Angeles traffic drivers, and huge daytime employment including Wilshire Boulevard, Century City, Culver City, and UCLA. The property is surrounded by significant residential density with affluent demographics and benefits from its easy access to Interstate 405 and Interstate 10.

This newly constructed 3-story luxury mixed-use building (office over retail) in West Los Angeles, California is situated directly fronting Westwood Blvd. The ground floor is suitable for retail use, including food service. Provided in warm shell condition, with grease interceptor and exhaust venting in place, the space is ready for immediate occupancy. Prominently situated in the highly sought-after neighborhood of Westwood, centrally located in prime West Los Angeles, this property offers a truly one-of-a-kind experience.

Westwood Blvd is one of the most well-known and traveled thoroughfares in Los Angeles, carrying 28,000 vehicles daily. The nearby intersection of Westwood Blvd and Olympic Blvd sees over 80,000 vehicles daily. Interstate 10 and Interstate 405 are some of the busiest freeways in the world, carrying a combined 600,000 vehicles daily within a mile of the property.

FIRST-GENERATION WEST LOS ANGELES SPACE FOR LEASE





TWENTY ONE FIFTY FOUR Westwood

THE HIGHLIGHTS

± 968 SF Ground Floor Retail & ± 4,643 SF Luxury Office Space
Newly Constructed Building with High-End Finishes

Retail / Food Service / Office Space
Vented for Hood, Potential for Outdoor Patio with Built-In Heaters

50' Frontage to High-Traffic Westwood Blvd
Carrying over 28,000+ Vehicles Daily

Nearby High-Traffic Intersection of Westwood & Olympic
Carrying over 80,000+ Vehicles Daily

Surrounded by Exceptional Demographics
\$134,000 Average Household Income within 1 Mile

Directly Across from New Mixed-Use Development
2121 Westwood Includes 92 Luxury Apartments Above Ground-Floor Retail

Down the Street from One Westside
UCLA's Future State-of-the-Art \$700 Million Higher Education Research Park

Centrally Located to Multiple LA Neighborhoods
Century City, Wilshire, Westwood, and more

2154 WESTWOOD BLVD

LOS ANGELES, CA 90025

TOTAL INTERIOR GLA	±5,611 SF*
GROUND FLOOR (RETAIL)	±968 SF
2 ND FLOOR (OFFICE)	±2,304 SF
3 RD FLOOR (OFFICE)	±2,339 SF
UNFINISHED ROOFTOP DECK	±1,000 SF
USE	Retail / Food Service / Office
FRONTAGE	50 FT
APN	4321-012-072
ZONING	C4
YEAR BUILT	2023
LOT SIZE	±5,405 SF
PARKING	13 Spaces via Six (6) Dual Capacity Hydraulic Vehicle Lifts & One (1) ADA Compliant Parking Space + Potential for Valet Parking

**Additional 434 SF of Balcony Space not included in GLA.*



← **DOWNTOWN LA**
20 MINUTE DRIVE TIME

OVERLAND & AYERS APARTMENTS
201 UNITS

UCLA
**UCLA HIGHER EDUCATION
RESEARCH PARK**
REDEVELOPMENT



PICO BLVD

PLAZA AT WESTWOOD
SENIOR COMMUNITY

Bueller's Bagels

PURE Pressed

CHASE

POQUITO MAS THE ORIGINAL MEXICAN TACO STAND

WESTWOOD CENTER
SHOPPING MALL

PENGUINS PLACE

FASTFRAME EXPERT PICTURE FRAMING

SUBWAY

CHROME CYCLE

Hijo Madre

SHEPPARD METHOD

OLYMPIC BLVD

Mobil

2121 WESTWOOD
92 LUXURY APARTMENTS
+ GROUND FLOOR RETAIL COMING SOON

W

WESTWOOD BLVD

TWENTY ONE FIFTY FOUR

SUBJECT



← **SANTA MONICA**
10 MINUTE DRIVE TIME

WESTWOOD VILLAGE
10 MINUTE DRIVE TIME

UCLA
UCLA CAMPUS
10 MINUTE DRIVE TIME



CENTURY CITY →
5 MINUTE DRIVE TIME



COST PLUS
WORLD MARKET

petco

BEYOND
FITNESS

Peet's Coffee & Tea
BonBonBerry
Market Malabar
THE ROOM
Dim Sum House
饅頭聚点

TROVE

SANTA MONICA BLVD

WESTWOOD BLVD

2121 WESTWOOD
92 LUXURY APARTMENTS
+ GROUND FLOOR RETAIL COMING SOON



OLYMPIC BLVD

W
SUBJECT

WESTWOOD CENTER
SHOPPING MALL

PENGUIN'S **FASTFRAME** **SUBWAY**
CHROME CYCLE

NEARBY CITIES

IN THE MIDDLE OF IT ALL

WESTWOOD VILLAGE	5-10 MINUTES
CENTURY CITY	5-10 MINUTES
WESTSIDE VILLAGE	5-10 MINUTES
BRENTWOOD	10-15 MINUTES
CULVER CITY	10-15 MINUTES
BEVERLY HILLS	10-15 MINUTES
BEL AIR	15-20 MINUTES
DOWNTOWN LA	20-25 MINUTES
SANTA MONICA	20-25 MINUTES
WEST HOLLYWOOD	25-30 MINUTES
PACIFIC PALISADES	25-30 MINUTES
LAX	30-35 MINUTES



HOLLYWOOD
BOWL

LACMA

DOWNTOWN LOS ANGELES

WEST HOLLYWOOD

crypto.com
ARENA

FOX

RANCHO PARK

CULVER CITY

SONY
PICTURES
STUDIOS

LOS ANGELES
COUNTRY CLUB

CENTURY CITY

ONE
WESTSIDE
Google
FUTURE CAMPUS

WESTSIDE VILLAGE

SANTA MONICA BLVD

INTERSTATE
10

I-10 ACCESS _ 5 MINUTES

PICO BLVD

WESTWOOD BLVD

OLYMPIC BLVD

TWENTY ONE FIFTY FOUR

Ucla

WESTWOOD VILLAGE

INTERSTATE
CALIFORNIA
405

I-405 ACCESS _ 5 MINUTES

W
SUBJECT



LA LANDMARKS TYPICAL COMMUTE TIMES

GOOGLE ONE WESTSIDE	3-5 MINUTES
SANTA MONICA AIRPORT	5-10 MINUTES
FOX STUDIOS	5-10 MINUTES
THE GETTY	10-15 MINUTES
UCLA	10-15 MINUTES
SANTA MONICA PIER	10-15 MINUTES
GOOGLE VENICE	15-20 MINUTES
CRYPTO.COM ARENA	20-25 MINUTES
THE GETTY VILLA	20-25 MINUTES
LACMA	20-25 MINUTES
WALK OF FAME	20-25 MINUTES
HOLLYWOOD BOWL	25-30 MINUTES

The background image shows a modern office space with large floor-to-ceiling windows. Two large, circular, illuminated pendant lights hang from the ceiling. In the foreground, there is a dark wooden conference table with several black office chairs. The floor is covered with a patterned carpet. The overall lighting is dim, with the primary light sources being the pendant lights and the natural light coming through the windows.

TWENTY ONE FIFTY FOUR **Westwood**

OFFICE SPACE
CUSTOM DESIGN, FEATURES & AMENITIES

HIGH-END / CUSTOM / LUXURIOUS

3RD FLOOR



VIEW MATTERPORT
EXECUTIVE SUITE

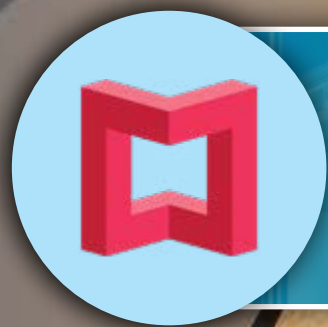
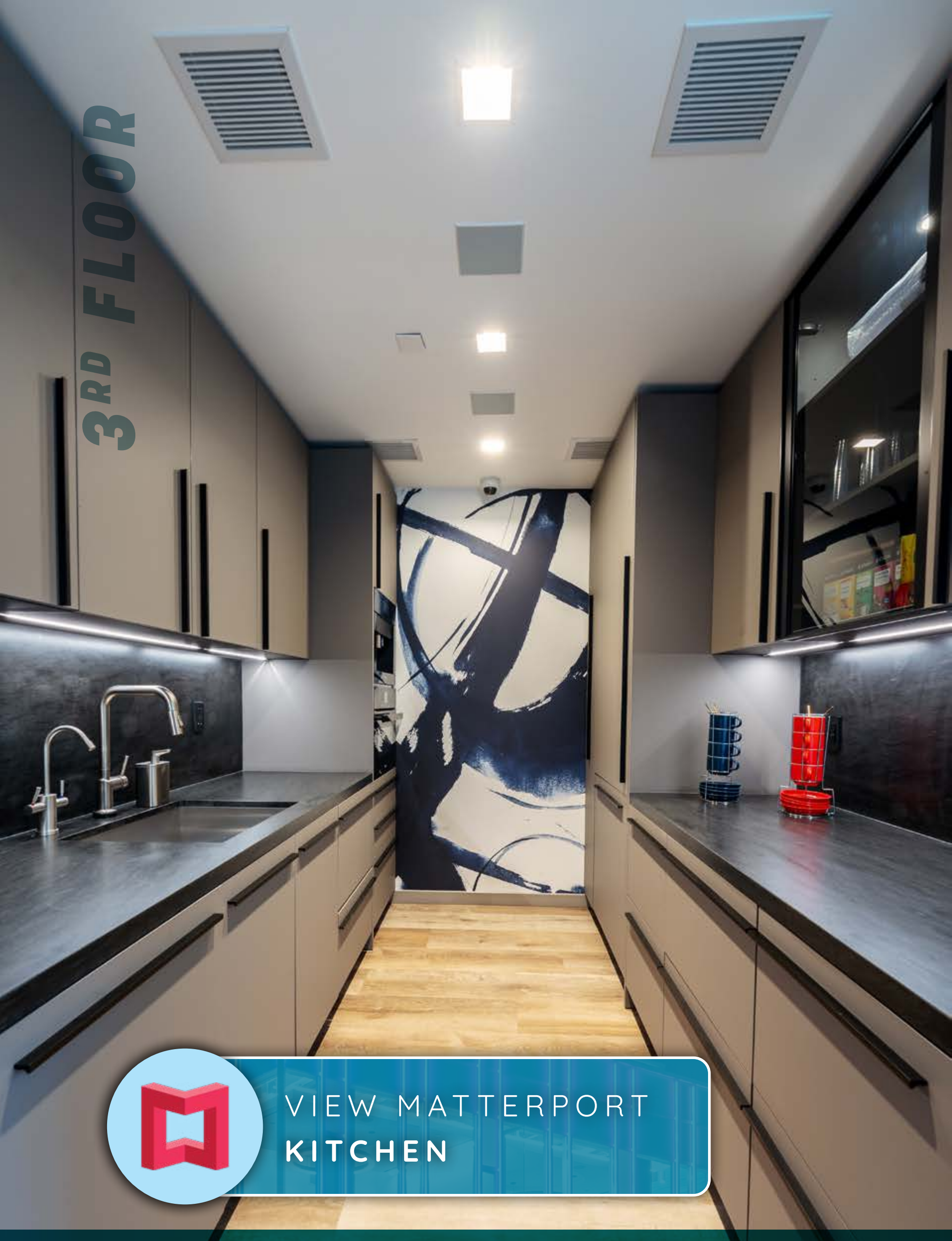
3RD FLOOR



VIEW MATTERPORT
RECEPTION AREA



3RD FLOOR



VIEW MATTERPORT
KITCHEN

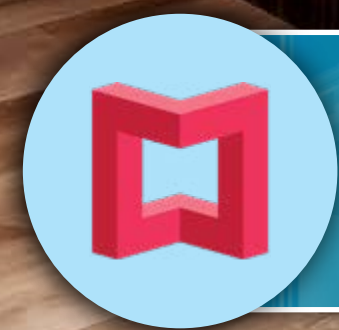


2ND FLOOR



VIEW MATTERPORT
BREAKROOM

2ND FLOOR



VIEW MATTERPORT
RECEPTION AREA



2ND FLOOR



BUILDING FEATURES

PARKING

Six (6) ParkPlus Hydraulic Parking Lifts

12 Parking Spaces + 1 ADA Accessible Space

Additional Parking Available with Valet

Valet Cubby with Storage Locker

1 ChargePoint EV Charging Port

FIRE & SECURITY

Creston Automation Security System

Essex Electronics Keypad Access & Locks

CDVI Security Access System with Fob Censors

DSC Alarm System

10 Outdoor Ceiling Cameras

DoorBird Intercom System with Doorbell & Camera

Fully Sprinklered Fire System

ELEVATOR

ThyssenKrupp Elevator Mechanical Room

EXTERIOR LIGHTING

Creston Controlled Exterior LED Lighting System

32 Exterior Multi-Color LED Lighting Strips



FLOOR PLAN | FLOOR 3

TOTAL SIZE | ± 2,339 SF
COVERED BALCONY | ± 277 SF





VIEW MATTERPORT

3RD FLOOR



FEATURES | FLOOR 3

MAIN/RECEPTION

- Armstrong Designer Ceiling Tiles | *With Insert Linear LED Lighting*
- Hayward Receptionist Desk & Workstations
- Crestron Controlled Automation System | *Security, AV, Windows, Shades & Lights*
- Full Floor-to-Ceiling Glass Partitions | *With Hayward Framing*
- Expanded Covered Balcony | *Front & Rear Access*
- Storage Closet | *With Custom Cabinetry & Built-in Safe*
- Samsung TV's | *55" Samsung Frame TV Throughout*
- Sonance Speaker System
- Expansive Ceilings with Abundant Natural Light | *12'-16' Ceilings*

EAST-END EXECUTIVE OFFICE

- Custom-Built Features | *Cabinetry, Desk & Coffee Station*
- Fisher & Paykel Appliances | *Refrigerator Drawer & Snack Cabinet*
- Granite Countertops
- Recessed LED Lighting
- Samsung TV | *55" Samsung Frame TV*
- Luxurious Furniture | *Sofa, Guest Chairs & Coffee Table*
- Dedicated HVAC & Sound System

WEST-END EXECUTIVE OFFICE

- Crestron Controlled Automatic Shades
- Cloud Drop Ceiling | *With Linear HVAC Ventilation*
- Elegant Custom Panel Wall
- Private Keypad Entry



FEATURES | FLOOR 3 *(CONTINUED)*

CONFERENCE ROOM

- Video Conferencing System | *With Crestron Automation*
- Mounted iPad | *With Room Controls*
- Soft Slide Conference Room Doors | *Full Glass Doors*
- Arktura Acoustic Drop Ceiling
- Fisher & Paykel Appliances | *Refrigerator Drawer & Snack Cabinet*
- Custom LED Ring Chandelier

EAST-END OPEN OFFICE

- Eight (8) Custom Configured Hayward Workstations
- Custom-Built Entertainment System | *With Samsung TV*

SERVER ROOM

- Climate Controlled HVAC
- Crestron Automation System Equipment
- POE Network Switch Board

RESTROOMS (2)

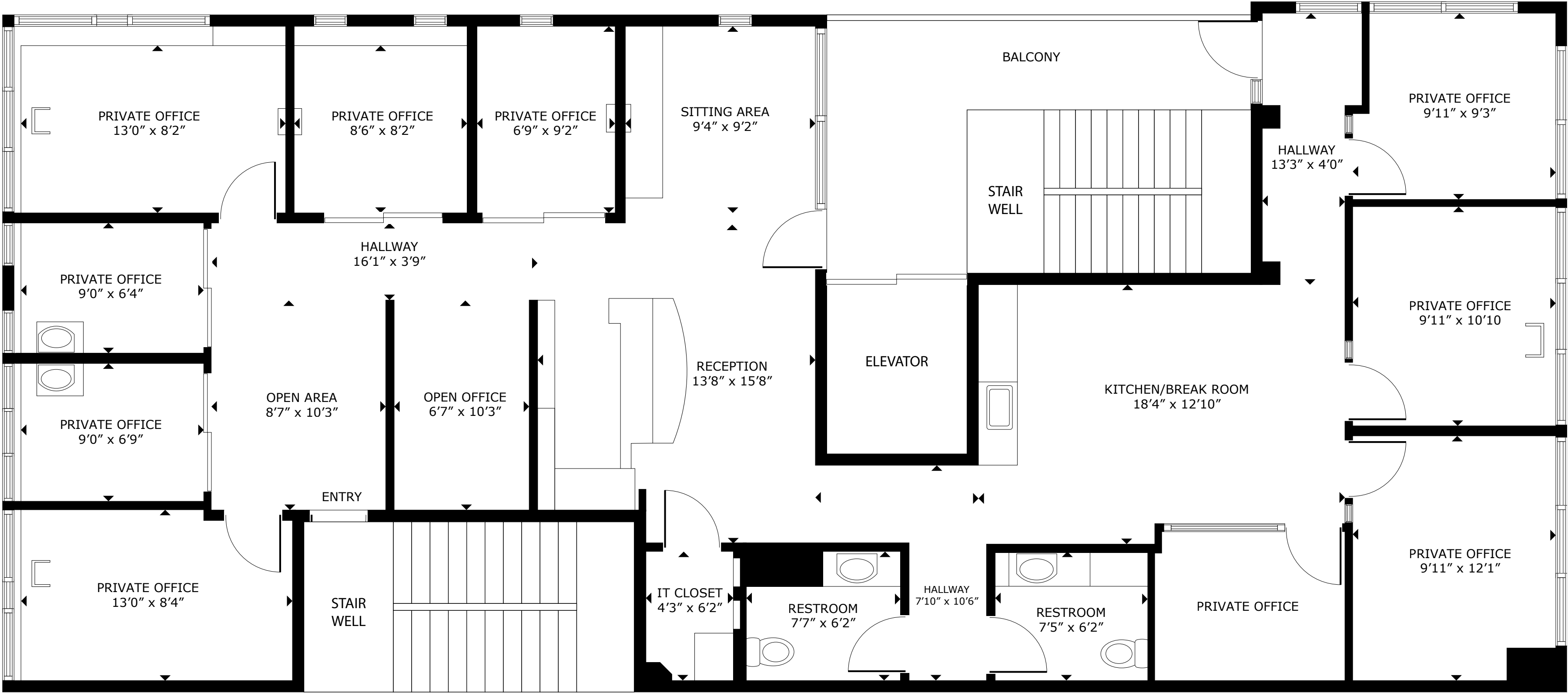
- Custom Italian Quartz Tiling | *Floors, Sinks & Walls*
- LED Lighting Throughout
- Duravit Wall-Hung *(Residential Style)* Toilets
- Elegant Custom Light Fixture

KITCHEN

- Miele Appliances | *Refrigerator, Freezer, Cappuccino Machine, Speed Over & Microwave*
- Fisher & Paykel Appliances | *Double-Door Dishwasher*
- Custom Granite Countertops
- Soft-Close LED Lit Doors | *With Built-In Cutlery Organizers*

FLOOR PLAN | FLOOR 2

TOTAL SIZE | ± 2,304 SF
COVERED BALCONY | ± 154 SF





FEATURES | FLOOR 2

MAIN

- Custom Reception Desk & Cabinetry | *With Granite Tops*
- Crestron Controlled Automation System | *Security, AV, Windows, Shades & Lights*
- DVR Recording Capabilities | *Security & Recording*
- Dedicated Climate-Controlled Server Room | *Custom Temperature Control*
- Durable High-End Luxury Vinyl Tile (LVT) Flooring Throughout
- Spacious Outdoor Balcony | *Front & Rear Access*
- Armstrong Ceiling Tiles | *Durable & Clean*

PRIVATE OFFICES (10)

- Six (6) West-Facing Offices | *Two (2) Private Offices with Keypad Access*
Individually Controlled HVAC
- Four (4) East-Facing Offices | *Four (4) Private Offices with Keypad Access*
- Crestron Automated Lighting, Windows & Shades

RESTROOMS (2)

- Custom Italian Quartz Tiling | *Floors, Sinks & Walls*
- LED Lighting Throughout
- Duravit Wall-Hung (*Residential Style*) Toilets
- Elegant Custom Light Fixture

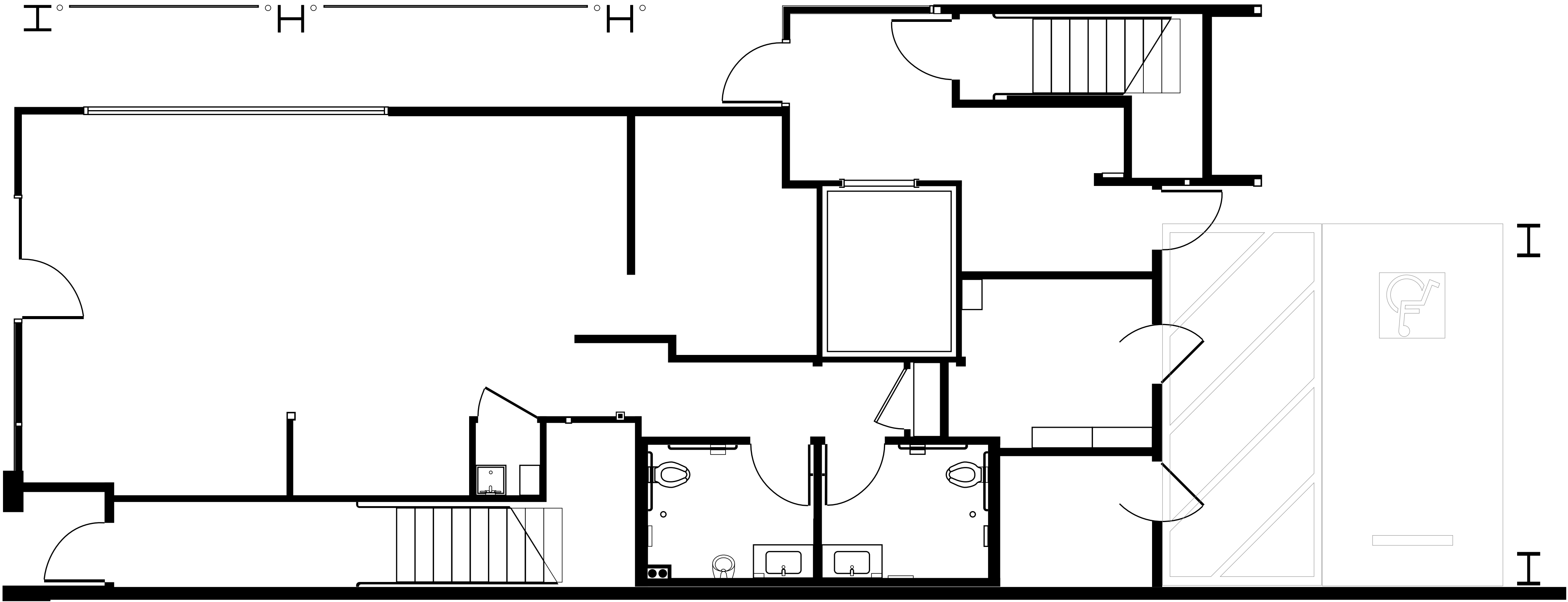
KITCHEN

- Miele Appliances | *Refrigerator, Freezer, Cappuccino Machine, Speed Oven & Microwave*
- Reverse Osmosis Drinking Water & Faucet System
- Breakroom/Common Room Seating
- Samsung TV | *55" Samsung Frame TV with Apple TV*



FLOOR PLAN | GROUND FLOOR

TOTAL SIZE | ± 968 SF
COVERED PATIO | ± 188 SF





FEATURES | GROUND FLOOR

MAIN

- Two (2), Five-Ton Mitsubishi Electric AC Units
- Grease Interceptor Tank
- Commercial-Grade Ventilation & Exhaust Duct for Hood
- Custom Sliding Doors | *Open Up to ± 188 SF Patio*
- Pre-Wired System | *Ready for Sound, IT, Camera & Security System*
- Outdoor Speaker System
- Two (2) HeatScope Electric Outdoor Heaters on Patio

RESTROOMS (2)

- All-In-One Touchless Features | *Dryer/Soap/Faucet Installation*
- Elegant Custom-Made Marble Mosaic Wall Tiles
- Toto Wall-Hung Toilets
- SplashLab Custom Sink
- LED Backlit Mirror

ELEVATOR LOBBY & STAIRWAY

- Crestron Controlled Security System | *With Motion Sensors & Cameras*
- Dedicated Mitsubishi Electric HVAC System
- \$40,000 Custom Elevator Interior Upgrades | *Including Glass Veneer Wall Panels*
- Concrete Stairs with Custom Detailing | *Modern Metal Railings*
- Recessed Underlit LED Stair Lighting



WEST ANGELES

West Los Angeles is a diverse and bustling neighborhood located on the west side of Los Angeles. The area is known for its luxurious homes, upscale shopping centers, and excellent schools. It is bordered by the Pacific Ocean to the west, Beverly Hills to the east, and Culver City to the south. West Los Angeles is home to some of the most affluent neighborhoods in the city, such as Bel Air, Brentwood, and Beverlywood. These neighborhoods boast some of the highest property values in the region, with sprawling estates and mansions that are owned by some of the wealthiest individuals in the world.

The Westside Pavilion, located in the heart of West Los Angeles, is slated for Google’s new office in Los Angeles. The area is also home to numerous parks and recreational areas, including the Brentwood Country Club, the Stoner Recreation Center, and the Rancho Park Golf Course. West Los Angeles is a hub for entertainment, with numerous theaters, music venues, and comedy clubs located throughout the area, including Westwood Village and Westfield Century City. Overall, West Los Angeles is a vibrant and diverse community that offers a high quality of life and a wide range of cultural and recreational opportunities.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	39,839	307,271	672,105
AVERAGE INCOME	\$134,125	\$126,802	\$130,250
HOUSEHOLDS	18,716	136,171	309,388

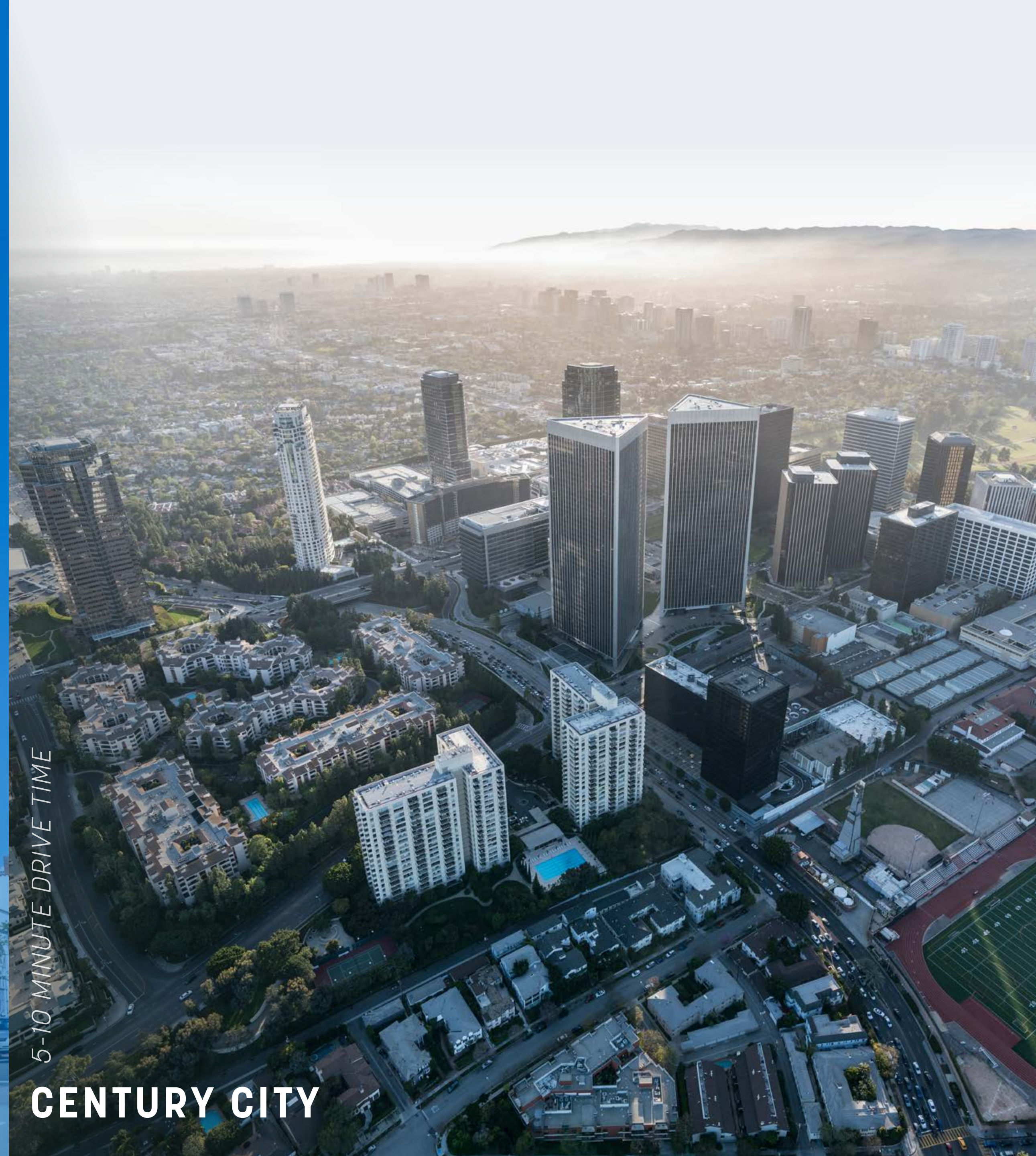


LOS ANGELES **POINTS OF INTEREST**



5-10 MINUTE DRIVE TIME

WESTWOOD VILLAGE



5-10 MINUTE DRIVE TIME

CENTURY CITY

POINTS OF INTEREST



20-25 MINUTE DRIVE TIME

LACMA



10-15 MINUTE DRIVE TIME

FOX STUDIOS



15-20 MINUTE DRIVE TIME

USC



10-15 MINUTE DRIVE TIME

THE GETTY



25-30 MINUTE DRIVE TIME

HOLLYWOOD BOWL



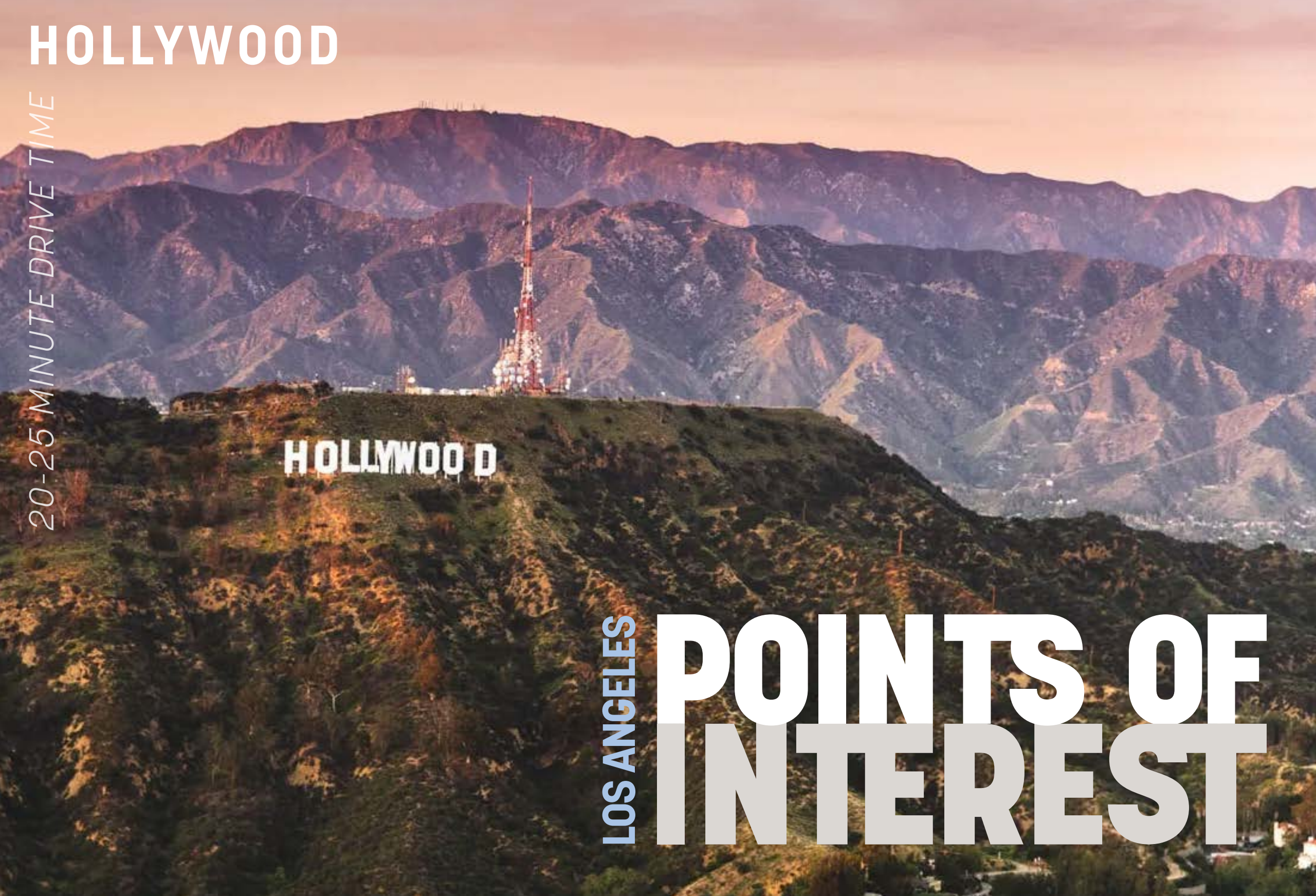
20-25 MINUTE DRIVE TIME

CRYPTO.COM ARENA



10-15 MINUTE DRIVE TIME

SANTA MONICA PIER



20-25 MINUTE DRIVE TIME

HOLLYWOOD

LOS ANGELES

POINTS OF INTEREST

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TWENTY ONE FIFTY FOUR
WestWOOD

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