

1057 Gayley Ave
Los Angeles, CA 90024

MEDICAL/CREATIVE OFFICE/RETAIL SPACE FOR LEASE

5,307 SF AVAILABLE
(NOT DIVISIBLE)



JOSEPH GABBAIAN

Executive Vice President

310.806.6134 • jgabbaiian@naicapital.com

Cal DRE Lic #01016301

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

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

\$4.50/SF NNN

Lease Term

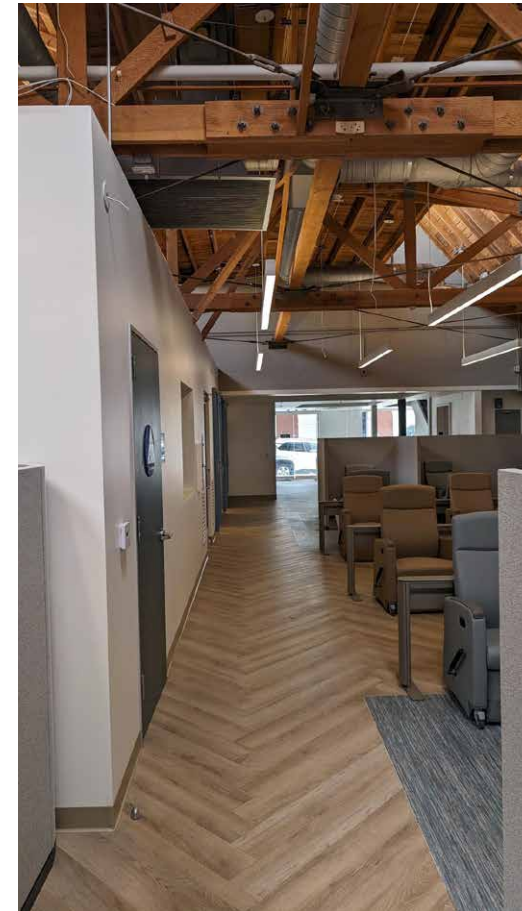
3 to 5 Years

Tenant Improvements

Negotiable

Parking

5 Spaces Available
@150/Space/Month



Availability

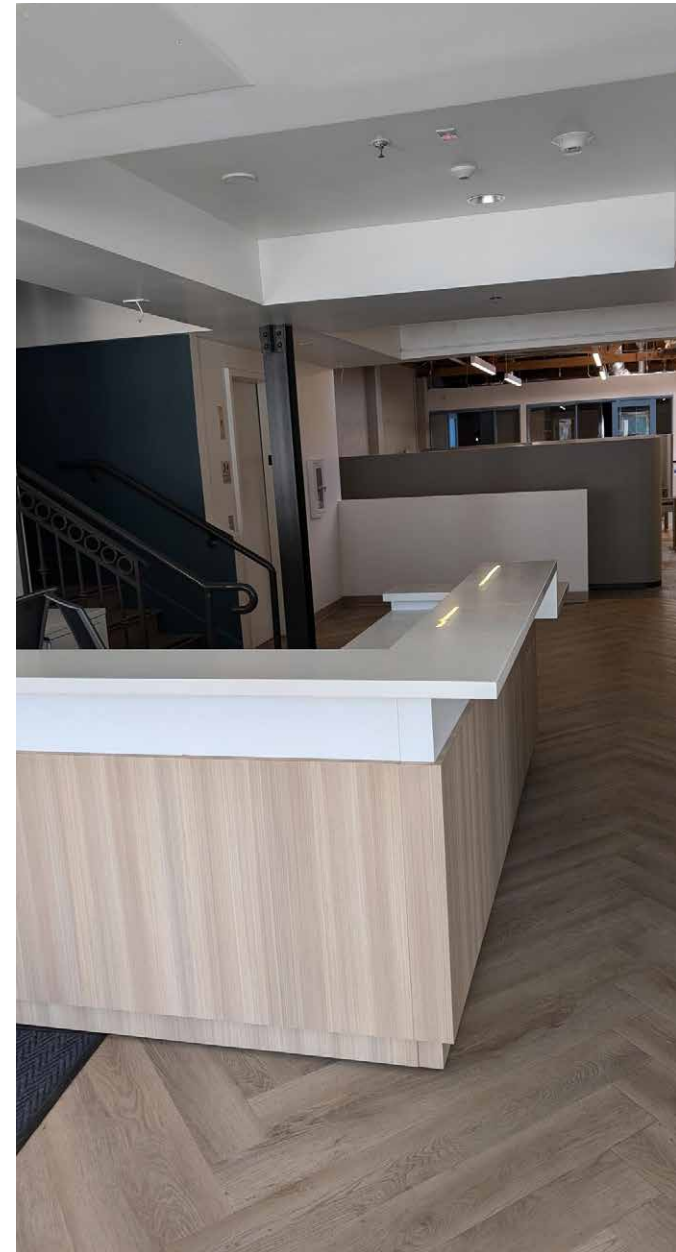
Ground Floor	±3,944 SF	Lobby/waiting area, reception, workstations, three (3) private offices, clean room/laboratory, large open area with 20-foot open bow-truss ceiling with skylights (divided into three (3) injection areas), file/storage room, back lobby to the rear parking area, two (2) ADA-compliant 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

1057 Gayley Ave
Los Angeles, CA 90024

MEDICAL/CREATIVE OFFICE/RETAIL SPACE FOR LEASE



JOSEPH GABBAIAN

Executive Vice President

310.806.6134 • jgabbai@naicapital.com

Cal DRE Lic #01016301

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

NAI Capital Cal DRE #01990696

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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

JOSEPH GABBAIAN

Executive Vice President

310.806.6134 • jgabbai@naicapital.com

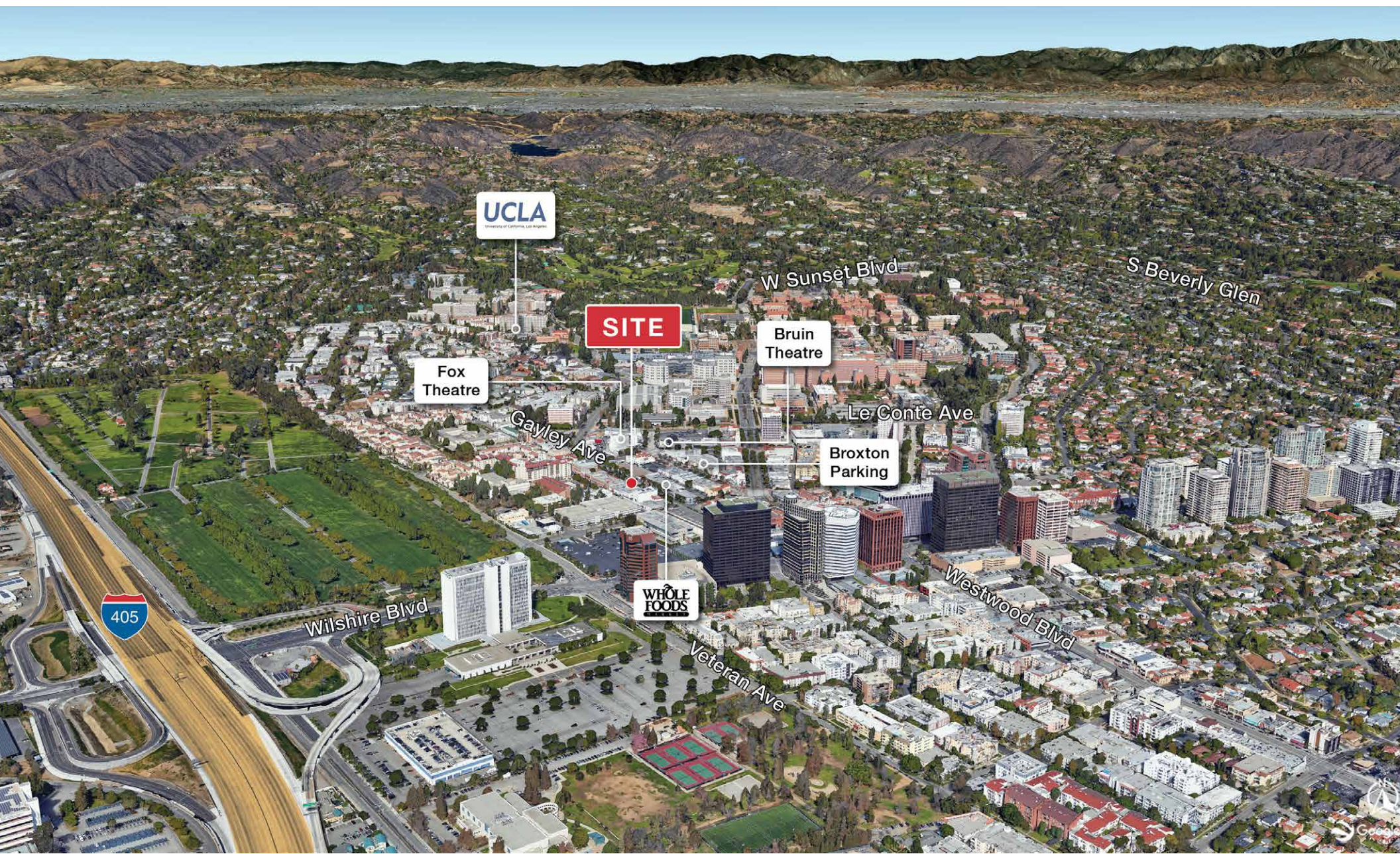
Cal DRE Lic #01016301

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.
NAI Capital Cal DRE #01990696

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1057 Gayley Ave
Los Angeles, CA 90024

MEDICAL/CREATIVE OFFICE/RETAIL SPACE FOR LEASE



JOSEPH GABBAIAN
Executive Vice President
310.806.6134 • jgabbai@naicapital.com
Cal DRE Lic #01016301

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.
NAI Capital Cal DRE #01990696

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Ground Floor

3,944 SF

Second Floor

1,363 SF



JOSEPH GABBAIAN
Executive Vice President
310.806.6134 • jgabbaian@naicapital.com
Cal DRE Lic #01016301

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.
NAI Capital Cal DRE #01990696