

1351-1355 Westwood Blvd., Los Angeles, CA 90024			APN: 4324-009-011			February 2026		
2-story commercial/office building, 13,825 sq. ft., built 1933, corner double lot, no on-site parking								
all leases operating as gross								
Schedule of Leases								
#	Suite	Tenants	approx. sq.ft.	actual rent	rent per sq. ft.	rent proforma	start lease	lease expire
1	1351	Zee-Fight to Finish	1,320	\$4,000	\$3.03	\$5,200	9/1/19	m/m
2	1353	Kien Hair Salon	585	2,825	4.83	2,825	5/1/21	4/30/24
3	1355	Bobee and Yumi Art Studio	485	1,800	3.71	1,950	2/1/26	1/31/27
4	1357	Guiti Art Gallery & Instruction	650	3,135	4.82	3,250	10/1/18	9/30/20
5	1359	Rosa-Shahabi-Butterfly Hair Salon	700	3,000	4.29	3,200	7/1/20	6/30/23
6	5	Vincent Ramos-Artist Gallery	560	1,357	2.42	2,250	2/1/23	1/31/24
7	12	Elena Ahlaeva, Cosmetic-Wonderlash	350	1,197	3.42	1,365	2/1/24	1/31/26
8	10	Mohammed Sotonzadeh Yazdi Books	310	950	3.06	1,210	2/1/21	1/31/22
9	9	Ricardo Centeno, Ada's Tailoring	610	1,419	2.33	2,380	2/1/22	2/28/23
10	4	BT Storage Space	90	500	5.56	600	m/m	m/m
11	11	Maleny Guzman	300	1,295	4.32	1,175	11/1/25	10/31/26
12	7	Alex Nadeau OMULA Computer Research	92	561	6.10	600	1/1/22	12/31/22
13	10908	Chris Tuszynski-Ink Art Gallery & Inkwork	330	1,400	4.24	1,500	8/1/24	7/31/26
14	6	Chris Duncan, Hooply Bike Repair	150	729	4.86	800	8/1/20	7/31/22
15	A	Olga Rastarova-Physical Training Studio	450	1,595	3.54	1,800	3/1/18	2/28/19
16	B	Crystal Contreras, Physical Therapy	138	757	5.49	800	3/1/23	2/29/24
17	C	Marina Kalanarova- piano instructor	265	650	2.45	1,075	11/1/15	10/31/23
18	10906.5	Shereena Craft, Mr. Cleaners	120	880	7.33	880	8/1/25	7/31/26
19	200	Demaya Keiyel Wilson, Hair Salon	375	1,000	2.67	1,400	12/1/10	11/30/11
20	201	Judaea Breaux, Energy Esthetics	350	808	2.31	1,395	9/1/24	8/31/25
21	202	Allen Garcia, Handyman Repairs	375	879	2.34	1,495	10/1/24	9/30/27
22	203	Mohammed Sotonzadeh Yazdi Books	310	1,064	3.43	1,250	12/1/24	11/30/25
23	204	BT Storage Space	350	1,500	4.29	1,500	1/1/25	12/3/25
24	205	Vacant	265		0.00	1,060		
25	206	Jason Torres, Music Producer & Consulting	200	660	3.30	800	8/1/24	7/31/26
26	207	Jilbert RahbarPour Services	425	771	1.81	1,650	4/1/16	3/31/18
27	208	Jacky M Valley Girl Event Planning	500	875	1.75	1,950	7/1/22	7/31/26
28	209	Samantha Pasaye, Cosmetis Nail Tech	300	885	2.95	1,200	5/1/22	4/30/24
29	210	Autum Vernon-Art Classes	650	1,233	1.90	2,600	5/1/23	4/30/26
30	211	Michelle Nava, Cosmetic Hair Salon	500	1,528	3.06	1,950	1/1/23	12/31/24
31	212	Melissa Lee Geen Jewelry Creations & Retail	130	672	5.17	800	1/1/16	12/31/18
32	218	Dr.Shokrani Behrooz, Holistic Medicine	750	2,438	3.25	2,900	9/1/18	8/31/20
33	216	Michael & Hitomi Pacchainelli, Marketing	240	1,116	4.65	1,116	3/1/24	2/28/26
34	214	Vacant	205		0.00	825		
35	217	Kalmajit Kaur, Jazz Threading-Cosmetic	445	1,043	2.34	1,725	8/1/14	7/31/19
		totals	13,875	\$44,522		\$58,476		
		avgerage rent per sq. ft.			\$3.45			