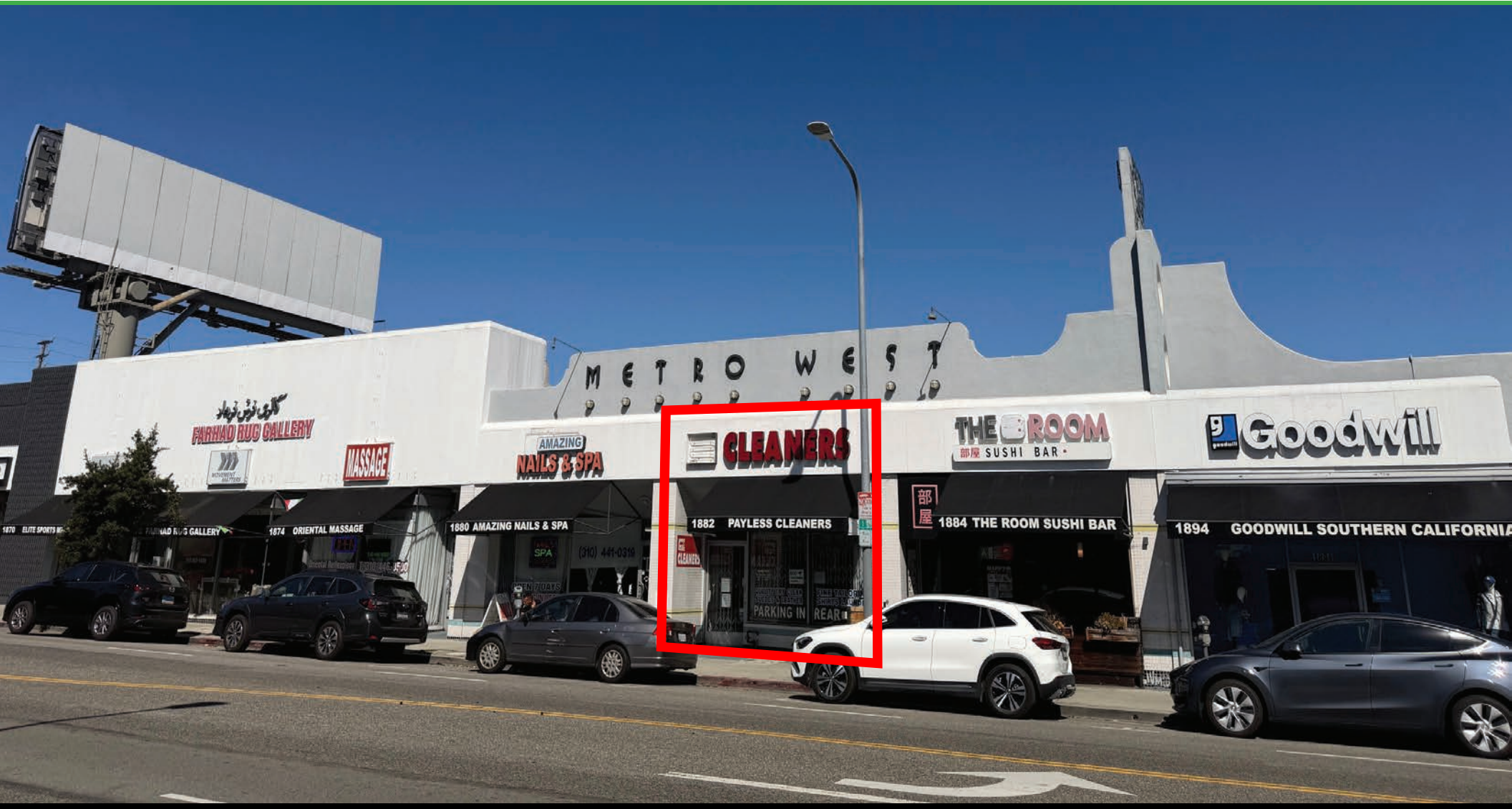


FOR LEASE

STREET RETAIL
STOREFRONT

1882 WESTWOOD BLVD
LOS ANGELES, CA 90025



GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



PROPERTY OVERVIEW

1882 WESTWOOD BLVD
LOS ANGELES, CA 90025



PROPERTY HIGHLIGHTS

- Convenient access to the 405 and 10 freeways
- Superb, centralized location in prime West Los Angeles
- Near banks, restaurants and A+ national and regional retailers
- Busy shopping center with tremendous visibility
- The property is at the signalized intersection of Westwood Boulevard + Missouri Avenue

BUILDING:	Single Story Retail Center
SIZE:	Approximately 1,102 Square Feet
RENTAL RATE:	\$3.65 Per Square Foot Per Month, NNN
TRIPLE NET:	\$0.54 Per Square Foot Per Month
PARKING:	33 Parking Spaces + 2 Handicap Spaces for Client Parking + Street Parking
AVAILABLE:	Immediately

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AREA DEMOGRAPHICS

1882 WESTWOOD BLVD
LOS ANGELES, CA 90025



Housing Units
25,333
45.25% owner occupied



Educational Attainment
68%
with college or higher degree



Estimated Population
47,457
9.49% growth 2010-2018
2.74% growth 2018-2023



Average Household Income
\$130,888
48% earn more than



Median Home Value
\$1,067,469



Apparel, Food/Entertainment & Services
\$375,216
2018 yearly consumer spending

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

POPULATION

2029 Projected Population
2024 Estimated Population
2020 Census Population
Growth 2024-2029
Growth 2020-2024

48,806
47,457
44,926
-1.37%
5.63%

297,983
302,935
292,408
-1.63%
3.60%

653,169
666,024
650,949
-1.93%
2.32%

2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +
\$50,000-\$74,999
\$75,000-\$99,000
\$100,000 +

2,740
2,394
11,329

15,889
13,988
65,649

35,313
31,595
154,811

TOTAL
2024 Estimated Average HH Income
2024 Estimated Households

16,463
\$130,888
22,473

95,526
\$132,571
130,865

221,719
\$135,133
303,227

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WEST LOS ANGELES OFFERS EXCEPTIONAL AMENITIES

Fine Restaurant, Hip Boutiques, and Quaint Old World Architecture Situated Amid the Safety and Security of the Upscale Westside

West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 75,737. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.

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