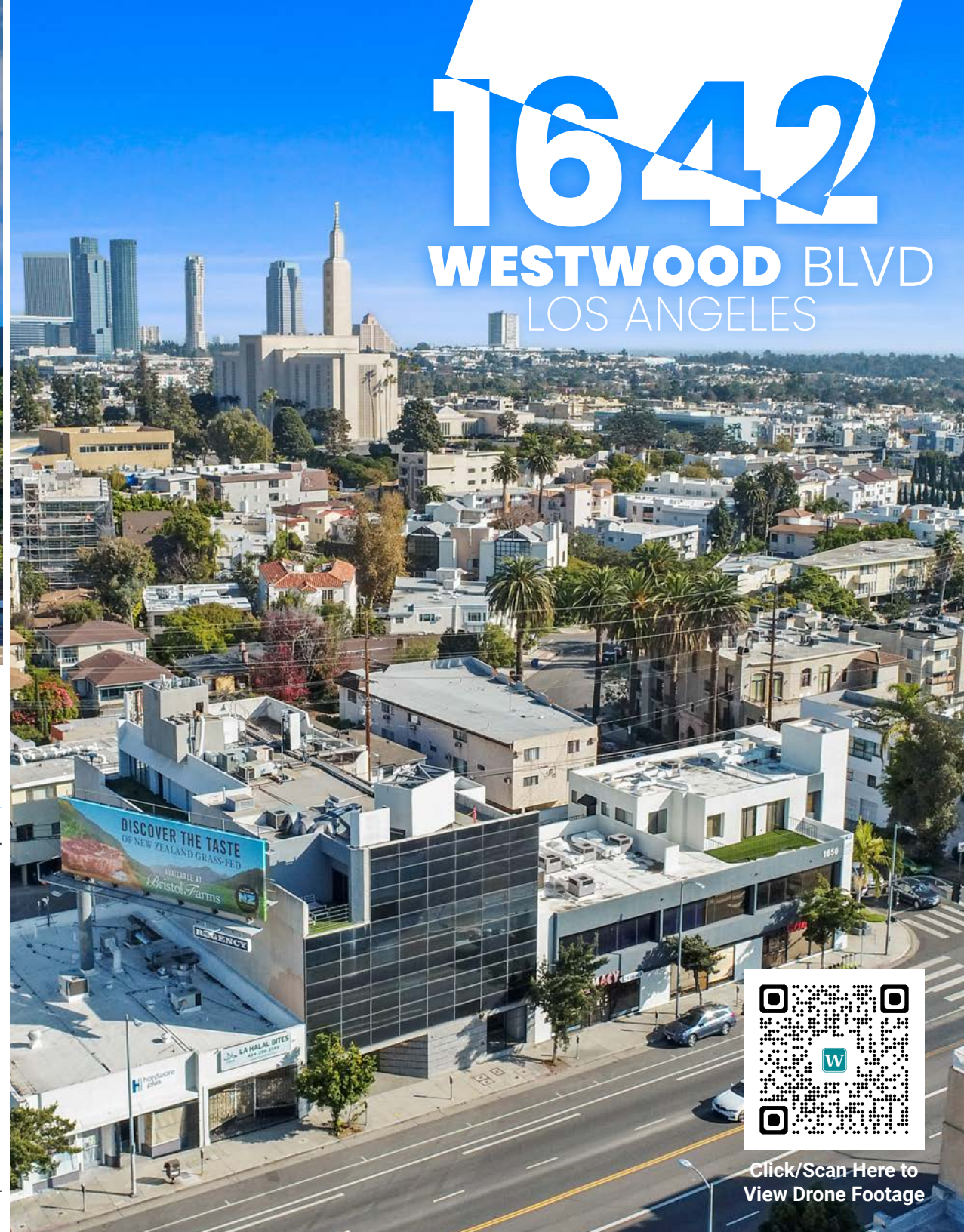


for **SALE**

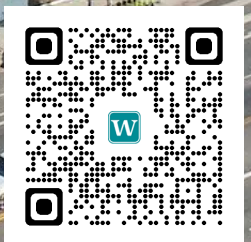


RARE OPPORTUNITY!

- » **\$7,995,000**
- » Same Owner Since 2003
- » Full-to-Partial Owner-User Opportunity
- » Building can be Sold 100% Vacant



1642
WESTWOOD BLVD
LOS ANGELES



Click/Scan Here to
View Drone Footage



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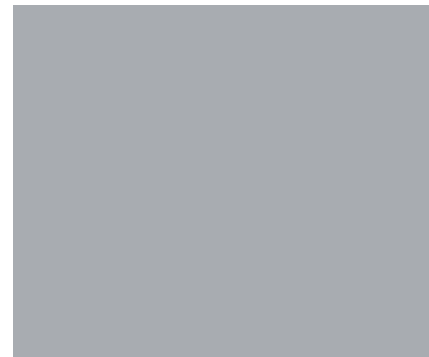
03

PROPERTY PHOTOS



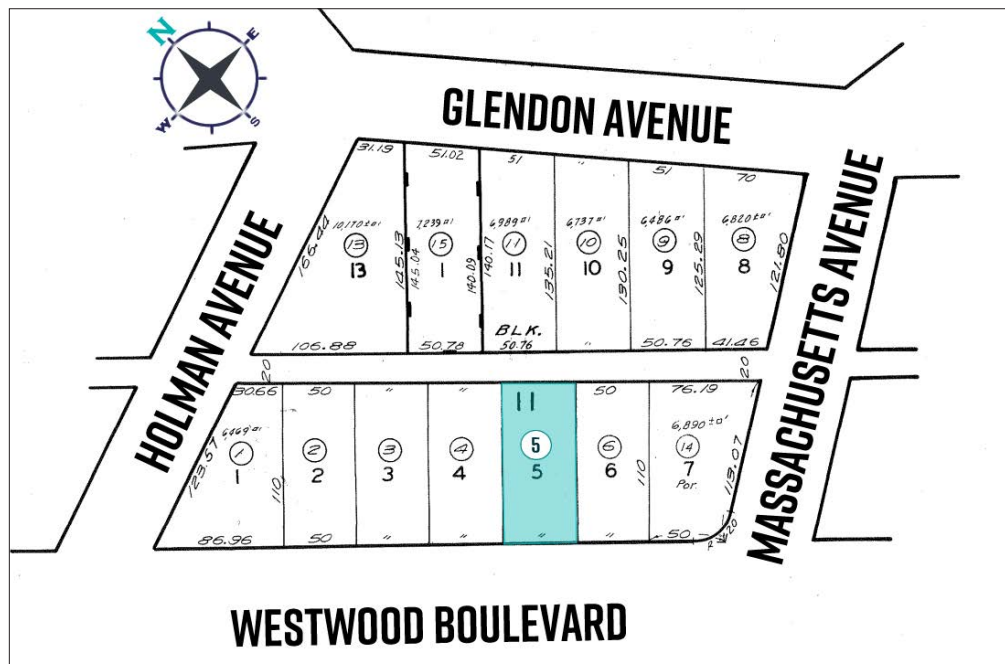
04

LOCATION & AREA AMENITIES



BUILDING INFORMATION

| | |
|---------------|--|
| LISTING PRICE | \$7,995,000 |
| LOCATION | 1642 Westwood Boulevard West Los Angeles, CA 90024 |
| BUILDING SIZE | ± 13,481 square feet. (Buyer to verify). |
| LAND SIZE | ± 5,501 square feet. (50 feet wide/100 feet deep) |
| FLOORS | Three (3) |
| ZONING | LAC4. |
| YEAR BUILT | 1983 |
| APN | 4325-021-005 |
| PARKING | 2.5/1,000/Two [2] levels with separate entry/exit off alleyway. |



PROPERTY FEATURES

- » Security cameras throughout the building.
- » Several outside decks with city views.
- » All interior lighting recently converted to LED in 2020.
- » Excellent full-to-partial owner-user potential.
- » World class array of amenities within walking distance.
- » Excellent 45 and 10 freeway access.
- » Minutes from UCLA, Westwood Village, Century City, and Brentwood.
- » Existing cellular equipment income from two separate tenants located on the roof.

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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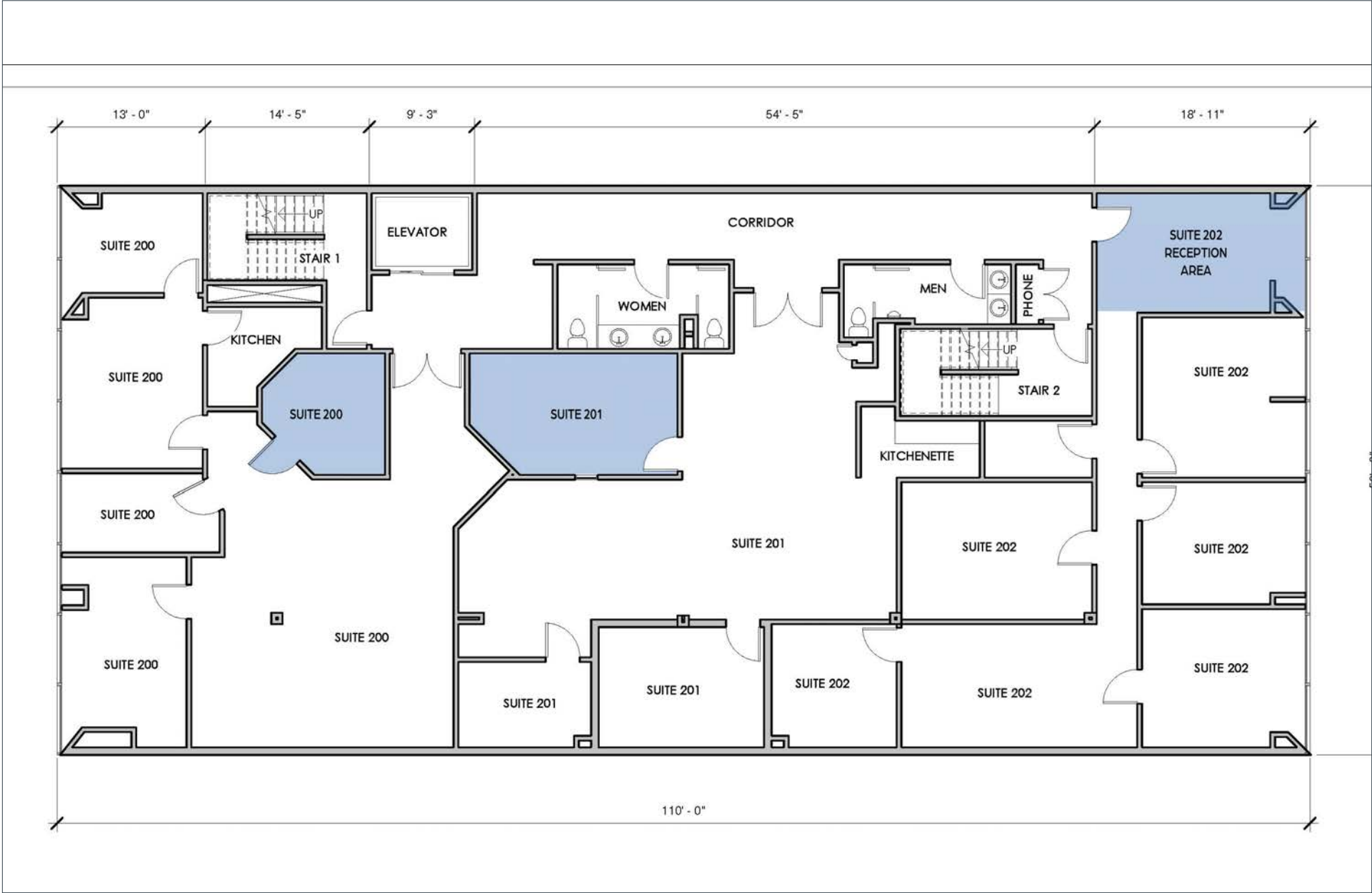
STACKING PLAN / FLOOR PROFILE

1642 Westwood Blvd

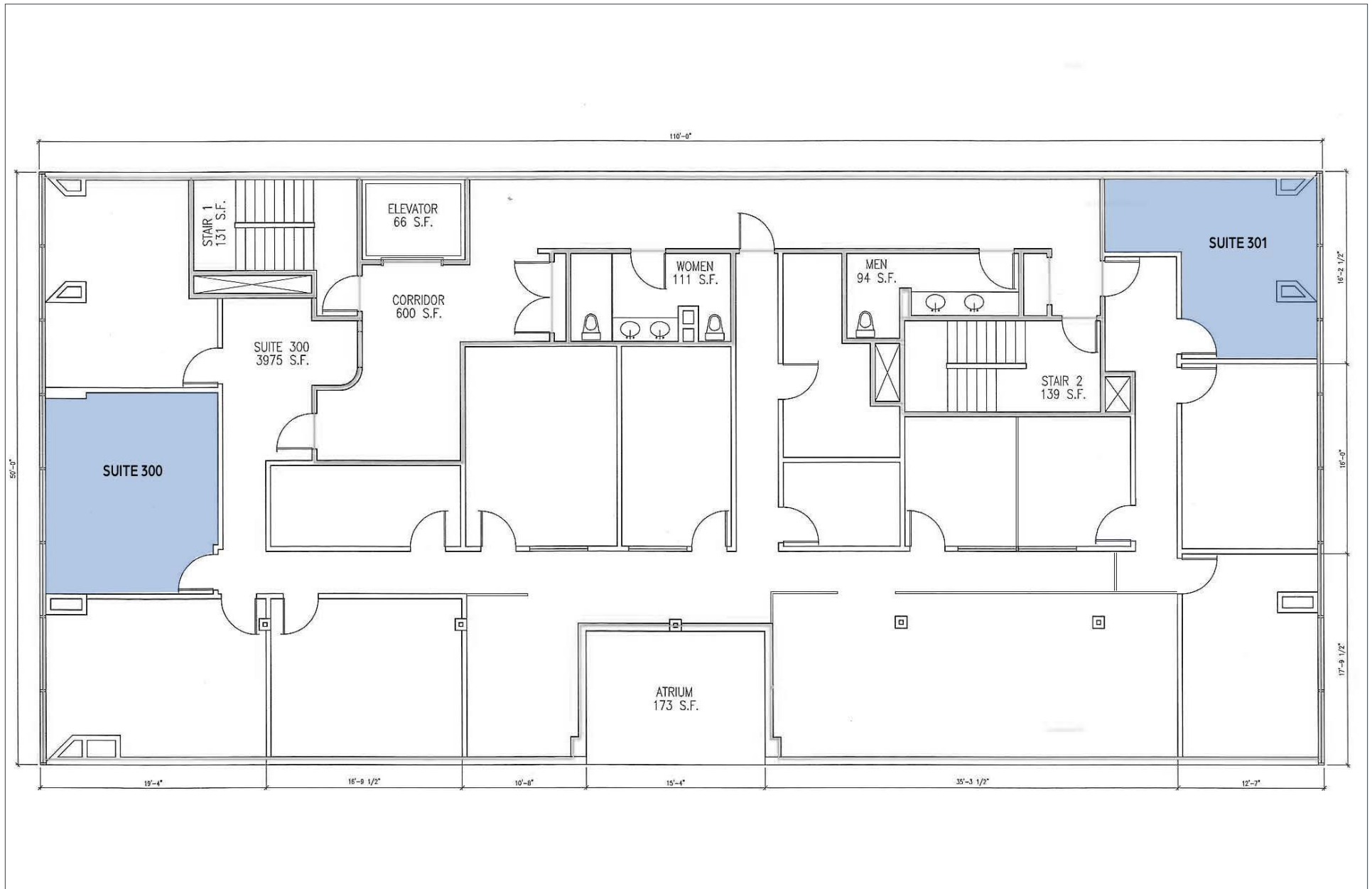


| LEVEL/FLOOR | AVAILABILITY | SQUARE FOOTAGE |
|-------------------------------------|--|---|
| PH Level / Partially Owner-Occupied | Occupied: ±885 SF Available: ±1,604 SF | Floor Size: ±2,489 SF <i>*not including deck area</i> |
| Third [3rd] Floor | Occupied: ±3,270 SF Available: ±2,124 SF | Floor Size: ±5,394 SF |
| Second [2nd] Floor | Occupied: ±1,985 SF Available: ±3,613 SF | Floor Size: ±5,598 SF |
| Three [3] Floors of Office Space | Three [3] tenants all month-to-month | Total Size: ±13,481 rentable SF |
| Ground Floor Parking | Tandem: Eight [8] Single Stall: Two [2] | Total Parking Spaces: Ten [10] |
| Lower Level Parking | Tandem: Fourteen [14] Single Stall: Three [3] | Total Parking Spaces: Seventeen [17] |
| | | Total Parking Spaces: Twenty-Seven [27] <i>*valet could provide approximately 6-8 more spaces</i> |

FLOOR PLANS

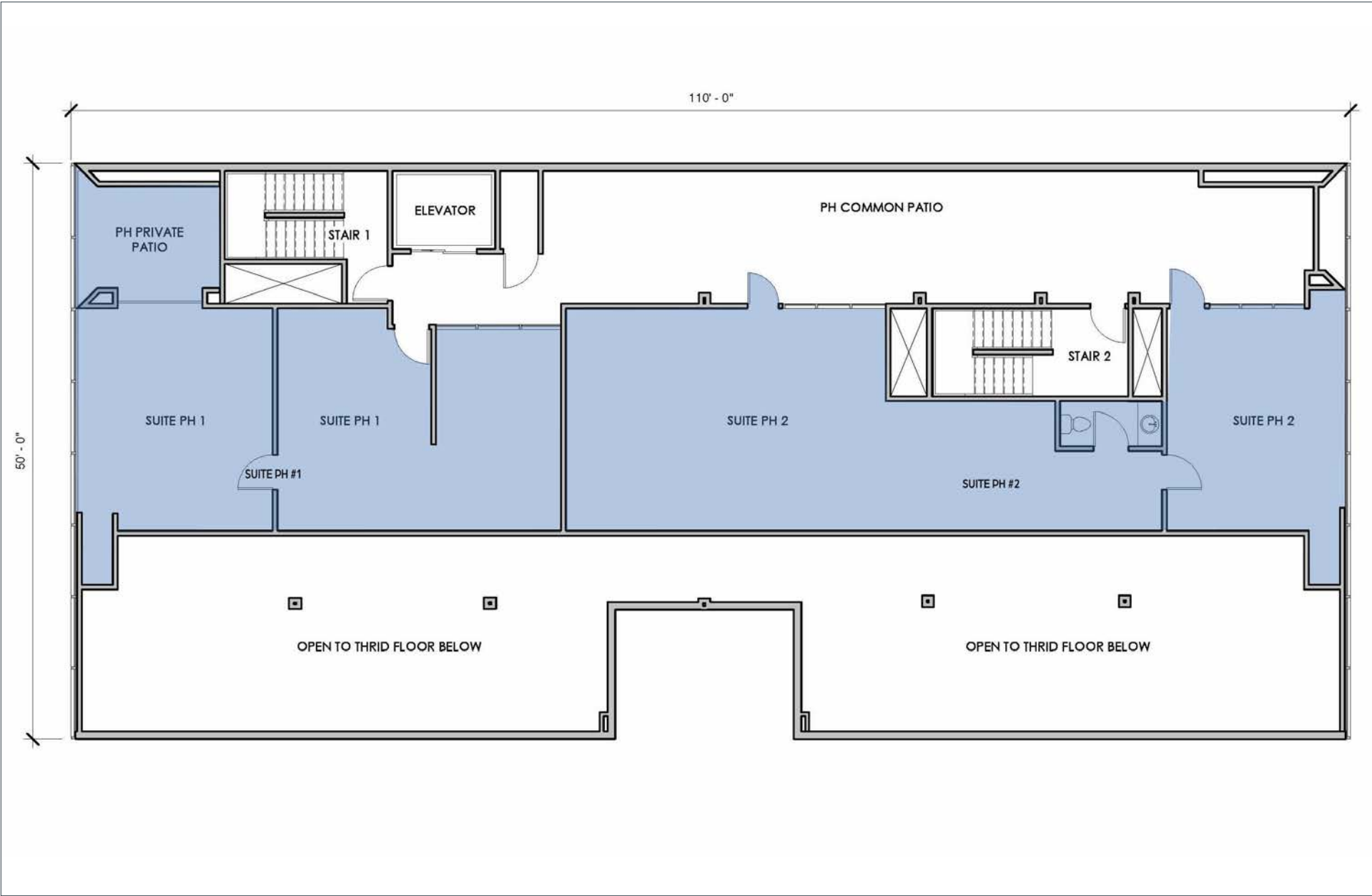


2ND FLOOR



3RD FLOOR

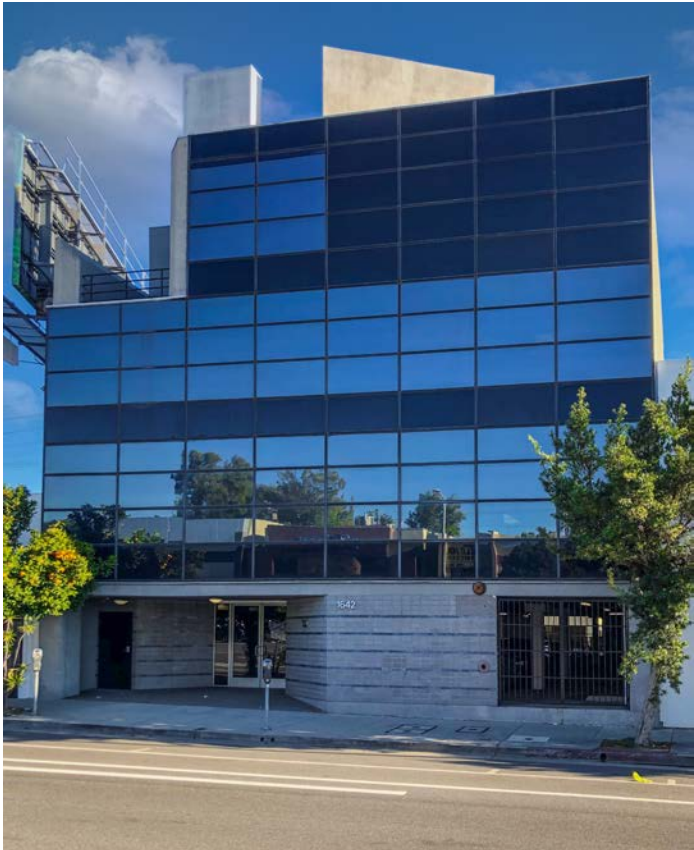
FLOOR PLANS



SUITE PH

PROPERTY PHOTOS

1642 Westwood Blvd



PROPERTY PHOTOS

1642 Westwood Blvd



LOCATION & AREA AMENITIES

1642 Westwood Blvd

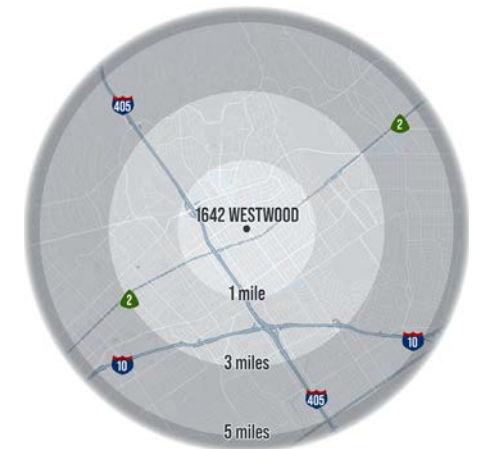
WESTWOOD is a commercial and residential neighborhood in the northern central portion of the Westside region of Los Angeles, California. It is the home of the University of California, Los Angeles (UCLA). Bordering the campus on the south is Westwood Village, a major regional district for shopping, dining, movie theaters, and other entertainment.

Wilshire Boulevard / Westwood Boulevard is a major corridor of condominium and office towers. Westwood has residential areas of multifamily and single family housing, including exclusive Holmby Hills. The neighborhood started development in 1919, and UCLA opened in 1929, while Westwood Village was built up in 1929 through the 1930s.

| DEMOGRAPHICS | 1 mile | 2 miles | 3 miles |
|----------------------|------------|------------|------------|
| Population 2022 | 47,184 | 149,538 | 272,511 |
| Households 2022 | 22,999 | 66,994 | 121,630 |
| Avg Household Income | \$ 125,842 | \$ 128,375 | \$ 130,953 |
| Employees | 73,980 | 249,559 | 351,739 |
| Businesses | 6,796 | 19,502 | 33,398 |
| Consumer Spending | \$ 827 M | \$ 2,431 M | \$ 4,480 M |

WALK SCORE

- 93** Walker's Paradise
Daily errands do not require a car.
- 69** Good Transit
Multiple nearby public transportation, with Purple Line Westwood/ UCLA extension opening in 2027
- 84** Very Bikeable
Mostly flat, excellent bike lanes



SHOPPING

RESTAURANTS

ENTERTAINMENT

SERVICES



LOCATION & AREA AMENITIES

405

- IN-N-OUT BURGER
- WHOLE FOODS MARKET
- STARBUCKS COFFEE
- swætgreen
- EQUINOX
- HAMMER
- The Boiling Crab
- TARGET
- TRADER JOE'S

WESTWOOD VILLAGE



SANTA MONICA BOULEVARD

VETERAN AVENUE

1642 Westwood Blvd



1642 WESTWOOD BLVD



LOCAL AMENITIES

RESTAURANTS

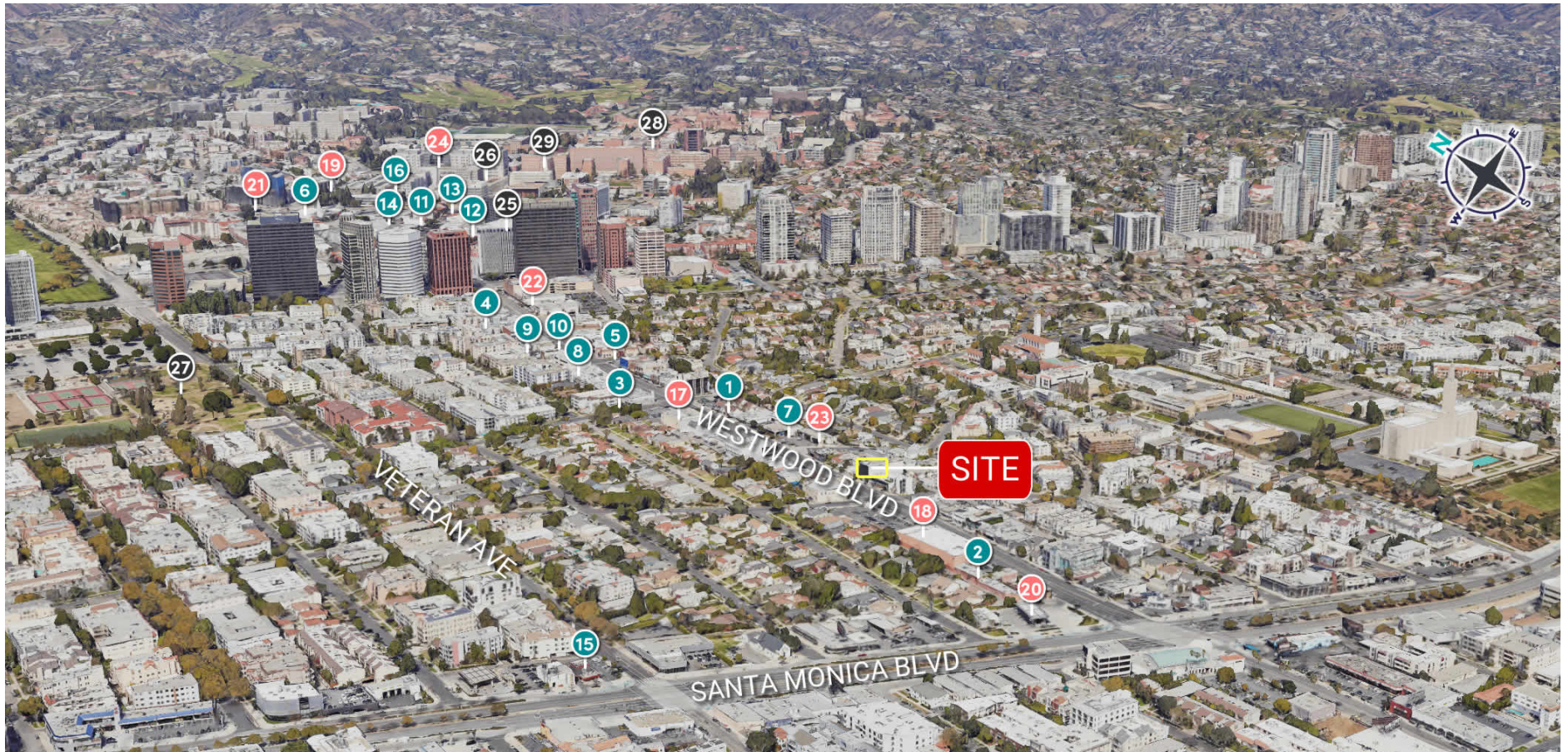
1. Starbucks
2. Qin West Noodles
3. Saffron & Rose Ice Cream
4. Emporium Thai
5. Attari Sandwich Shop
6. In-N-Out Burger
7. Paris Bakery
8. Mary and Robbs Westwood Cafe
9. Domino's Pizza
10. Cafe Glace
11. CAVA
12. The Boiling Crab
13. Pressed
14. Sweetgreen
15. Jack in the Box
16. Tocaya

RETAIL & FITNESS

17. Bristol Farms
18. Sprouts
19. Whole Foods Market
20. Chevron
21. Equinox Westwood
22. CVS
23. FedEx
24. UCLA Medical Center

ATTRACTIONS & ENTERTAINMENT

25. Hammer Museum
26. Regency Village Theatre
27. Westwood Park
28. UCLA
29. Westwood Village



1642

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LOS ANGELES



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REALTY ADVISORS INC.