

EXECUTIVE OFFICES

1140 WESTWOOD

1140 Westwood Blvd Westwood, CA 90024



RENTAL RATE:

Individual spaces less than 1,000 Sqft (in total) at a flat rate of \$1,200 - \$1,500 pending on space. Pricing is \$3.50 /sqft MG for a minimum of 1,000 sqft space.

PROPERTY HIGHLIGHTS:

2ND FLOOR - EXECUTIVE OFFICES

REMODELED IN 2022

A BLOCK FROM WILSHIRE BLVD

TWO BLOCKS FROM BROXTON PUBLIC PARKING

A VIBRANT COMMUNITY:

31 YEARS OLD MEDIAN AGE

80,000 STUDENTS AND FACULTY AT UCLA

\$3,170+ CONSUMER EXPENDITURES PER HH ON APPAREL

\$12,000+ CONSUMER EXPENDITURES PER HH ON FOOD

OFFERING SUMMARY

Available SF:	150 - 2,935 SF
Lot Size:	4,000 SF
Building Size:	6,340 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	6,034	20,450	55,887
Total Population	10,595	48,728	121,269
Average HH Income	\$80,479	\$104,968	\$127,269

David Maldonado

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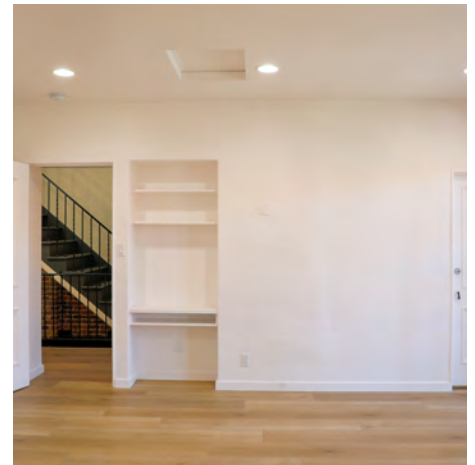
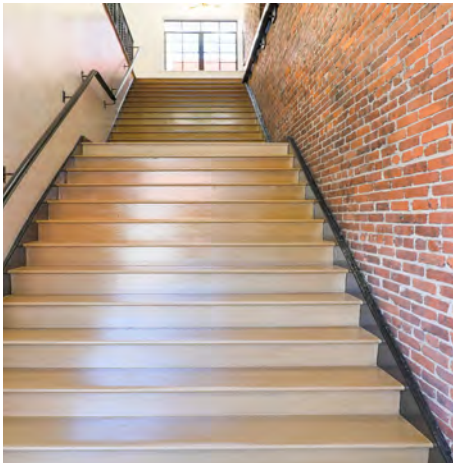
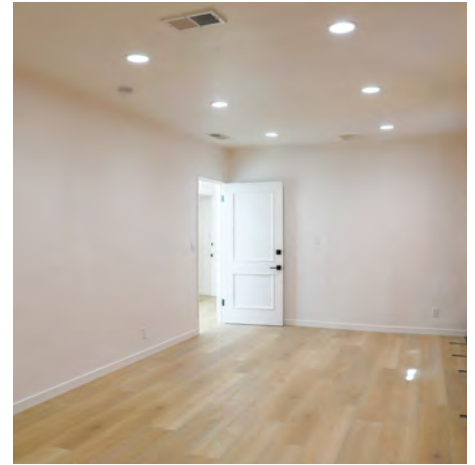


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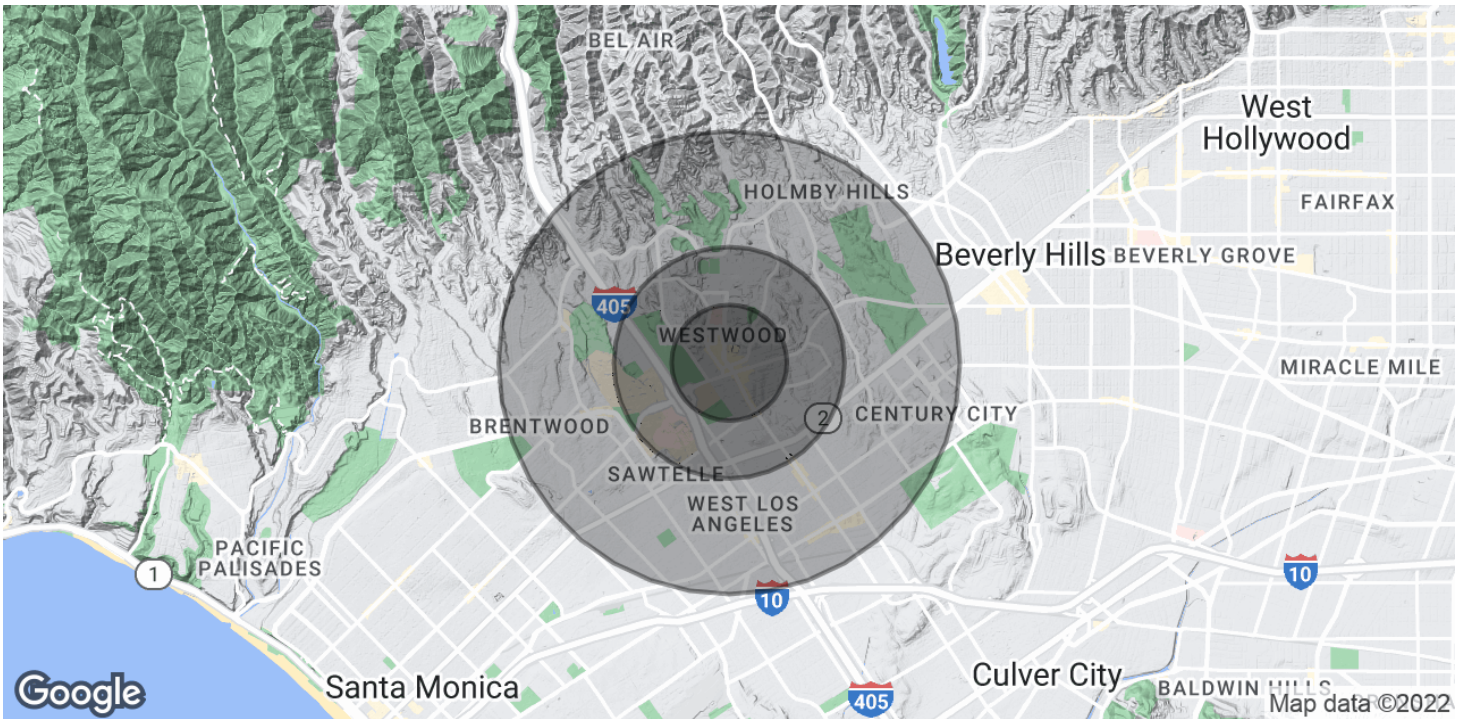


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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	10,595	48,728	121,269
Average Age	32.4	32.2	35.1
Average Age (Male)	34.6	32.6	35.0
Average Age (Female)	32.2	32.2	35.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	6,034	20,450	55,887
# of Persons per HH	1.8	2.4	2.2
Average HH Income	\$80,479	\$104,968	\$127,269
Average House Value	\$668,102	\$884,721	\$1,017,503

* Demographic data derived from 2020 ACS - US Census

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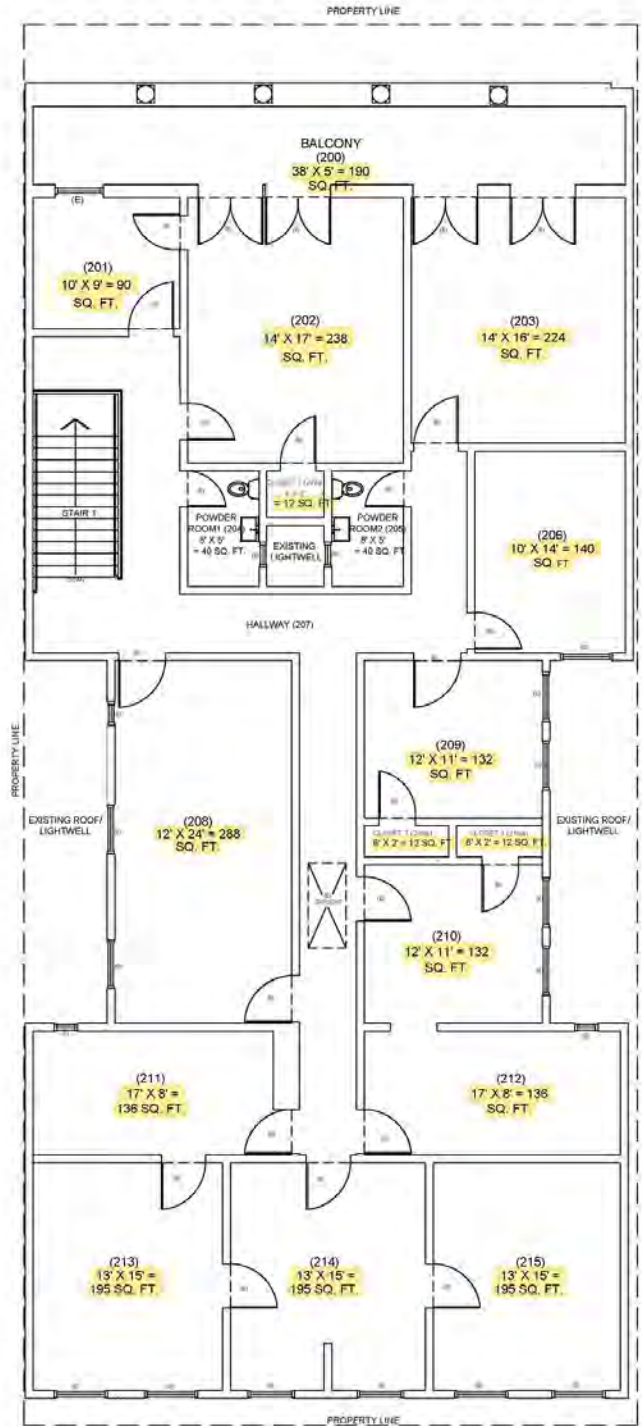


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