

FOR LEASE - PRIME WESTWOOD SIGNALIZED CORNER



1465 WESTWOOD BOULEVARD
LOS ANGELES, CA 90024

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PROPERTY INFORMATION:

Address: 1465 Westwood Boulevard, Los Angeles, CA 90024

Available Space: 3,250 square feet

Parking: 4 exclusive parking spaces

Rental Rate: \$3.65 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, repairs and maintenance, estimated at \$0.70 per square foot per month.

PROPERTY HIGHLIGHTS:

- ◆ Northwest corner of Westwood Boulevard and Ohio Avenue;
- ◆ Previously occupied by Sprint;
- ◆ 32,458 vehicles per day pass this location;
- ◆ Neighbors include Bristol Farms, CVS, Sprouts, Starbucks Coffee, Petco, Sherwin-Williams, Ranch Market, The Hammer Museum, 8,000,000 square feet of office space, and the 419 acre UCLA campus with 52,000 students and 5,464 faculty.

For further information or tour, please contact exclusive agent:

Marc Pollock, DRE License #00881177

Office: 310.826.8000 Mobile: 310.433.0441 Email: Marc@WestsideRetail.com

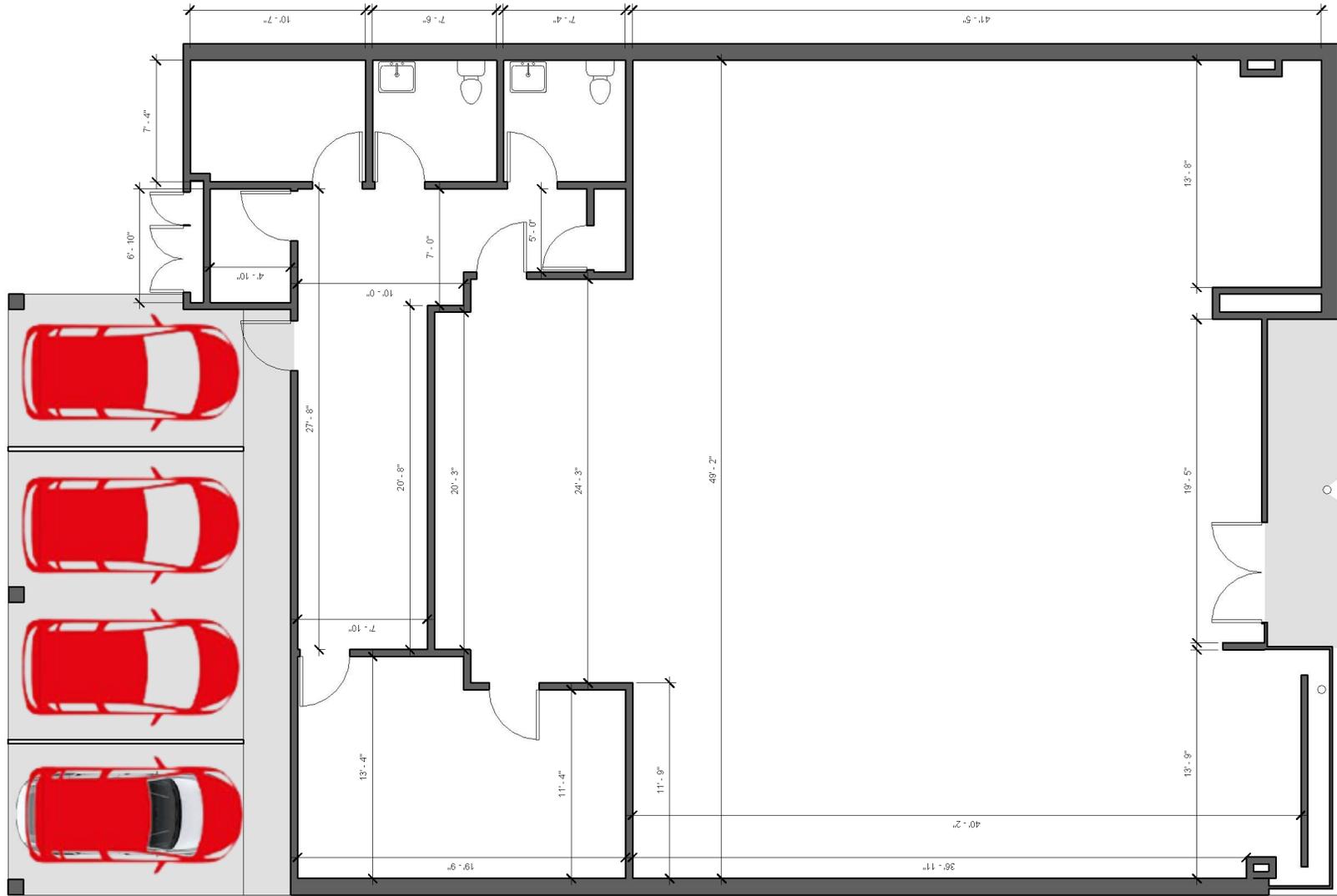
This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2025

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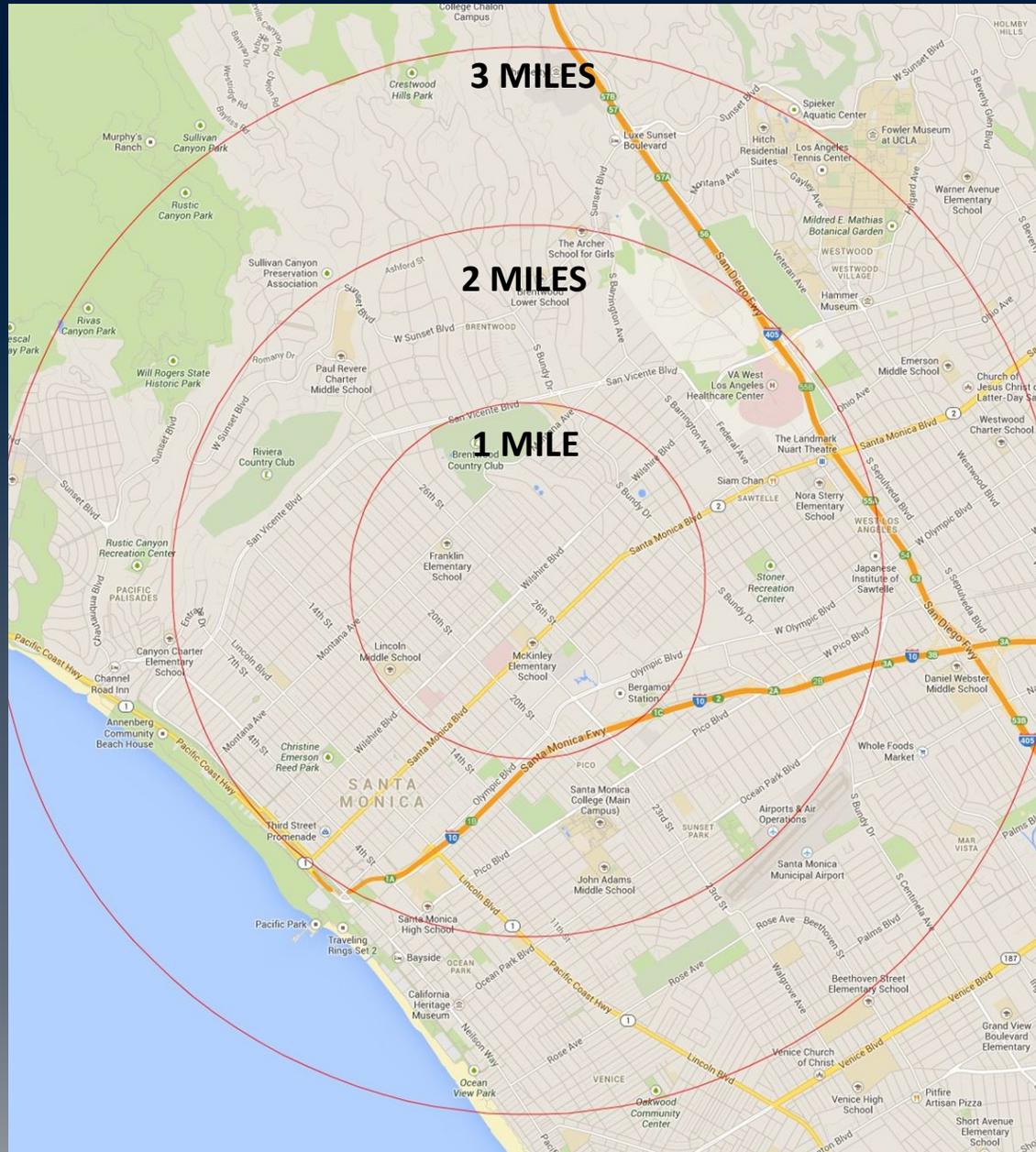
ALLEY



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