

FOR SALE

Investment Opportunity

WESTMAC

Commercial Brokerage Company

COLDWELL
BANKER

TIERRA
PROPERTIES, inc.



1351-1359 Westwood Blvd

Los Angeles, CA

For More Information

T.C. Macker, CCIM
President
(310) 966-4352
tcmacker@westmac.com
DRE# 01232033

Woody Cook
Associate
(310) 966-4383
cook@westmac.com
DRE# 02072494

Deke Keasbey
Tierra Properties
(310) 477-3192
dkeasbey@gmail.com
DRE# 00669619

Vangelis Korasidis
Coldwell Banker Realty
(310) 405-9500
greek@coldwellbanker.com
DRE# 01222626





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Executive Summary

WESTMAC Commercial Brokerage Company is proud to present Trafton Village Square located at 1351-1359 Westwood Boulevard in Los Angeles, California, a rare investment and owner user opportunity situated within the highly desirable Westwood submarket. Positioned on a prominent double lot corner location, the property benefits from exceptional visibility, strong pedestrian activity, and immediate access to major Westside corridors connecting Westwood, Century City, Beverly Hills, and the greater Los Angeles market.

The offering consists of an approximately 13,825 square foot commercial building situated on an approximately 8,900 square foot lot with nearly 100 feet of frontage along Westwood Boulevard and rear alley access. The property is currently improved as a multi tenant courtyard commercial office and retail building featuring a diverse mix of tenants, providing both in-place income and long term upside potential. The property's strong corner presence, accessibility, and exposure position it well for a variety of retail, office, medical, or service-oriented uses.

Located near UCLA, Westwood Village, the Wilshire Corridor, Century City, and Beverly Hills, the property is supported by strong surrounding demographics, a dense daytime population, and continuous consumer activity throughout the area. Westwood Boulevard is known for its dynamic blend of neighborhood retail, dining, office, and service-oriented businesses, creating a stable commercial environment with long term demand and historically limited supply.

Overall, Trafton Village Square presents a rare opportunity to acquire a highly visible Westside asset in one of Los Angeles' most established and supply constrained commercial markets, offering both stable income characteristics and future redevelopment or value-add potential.



Offering Summary

Address	1351-1359 Westwood Blvd Los Angeles, CA 90024
APN	4324-009-011
Building Size	± 13,825 SF
Land Size	± 8,900 SF



PARCEL MAP



Price: \$5,300,000

Building PSF	\$383/SF
Zoning	C4 Commercial
Built	1933
Tenancy	Multi Tenant (33 Tenants)
Frontage	100 FT / 2 Lots

Financial Analysis

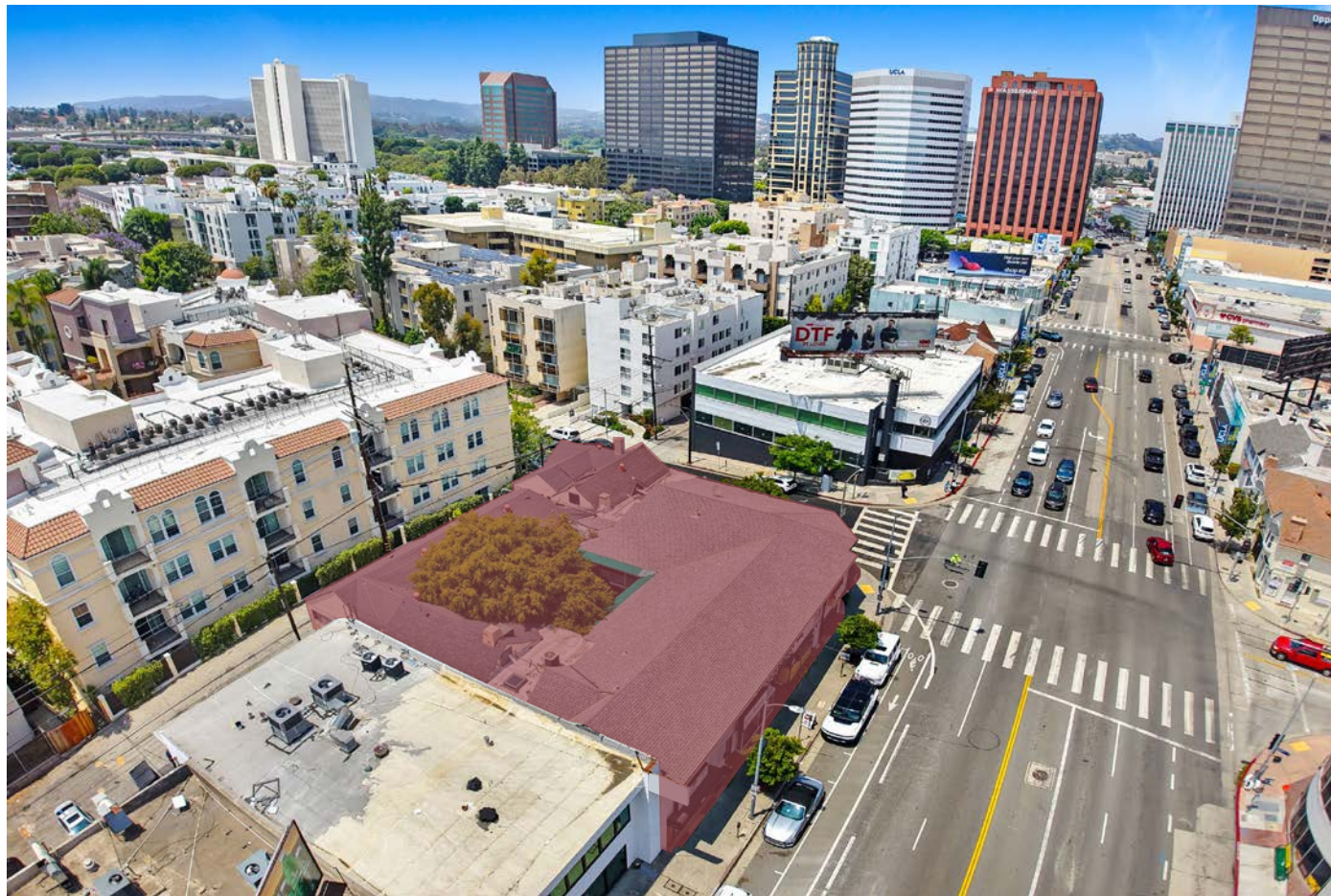
Gross Income	\$534,000		
Less: Vacancy Loss	(\$16,020)		
Effective Gross Income	\$517,980	Asking Price	\$5,300,000
Less: Operating Expenses	(\$183,900)	Cap Rate	6.30%
Net Operating Income	\$334,080 (approx. in-place)		



Prime corner investment opportunity located within the heart of Westwood.

Property Information

ADDRESS	1351-1359 Westwood Blvd
LOT SIZE	± 8,900 SF
BUILDING SIZE	± 13,825 SF
YEAR BUILT	1933
ZONING	C4
ASKING PRICE	\$5,300,000



AERIAL VIEW

Prime Westwood location located two blocks south of Wilshire Blvd. Rare corner development opportunity featuring approximately 100 FT of frontage on Westwood Blvd. First time on the market in over 50 years.

- ✓ 100 FT Frontage
- ✓ Zoned C4
- ✓ Multi Tenant Asset
- ✓ Rear Alley Access
- ✓ Development Opportunity
- ✓ Potential Future

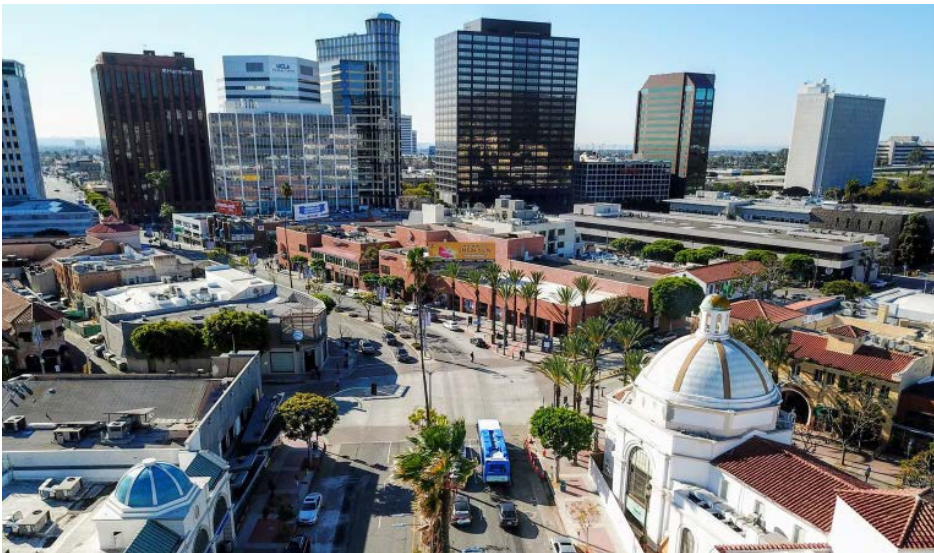
Property Highlights

- Prime retail investment and owner-user opportunity located in Westwood Village.
- Excellent visibility with approximately 100 feet of frontage along Westwood Boulevard at the corner of Rochester Street.
- Zoned C4 Commercial, permitting a variety of retail and service-oriented uses within a high-traffic corridor.
- Situated near UCLA and surrounded by strong demographics, pedestrian activity, and established retailers.
- Located in close proximity to major freeways, public transportation, and premier Westside amenities, providing strong consumer accessibility and draw.



Investment Highlights

- Stable in-place cash flow supported by a diversified multi tenant rent roll.
- Located within a high demand, supply constrained Westside submarket near UCLA and surrounding retail amenities.
- Rare long-term investment opportunity with future value-add and redevelopment potential.





Demographics

Demographic data based on 2, 5, and 10 mile radii surrounding the subject property.

POPULATION

	2 Miles	5 Miles	10 Miles
2025 Population	154,941	623,758	2,187,670
Median Age	35.4	40.1	39.8
Bachelor's Degree or Higher	67%	62%	44%

HOUSEHOLD

	2 Miles	5 Miles	10 Miles
2025 Households	66,149	282,792	916,623
Median Home Value	\$1,098,728	\$1,113,270	\$1,068,903
Average Household Income	\$147,608	\$149,772	\$122,339

BUSINESS

	2 Miles	5 Miles	10 Miles
Total Businesses	23,283	76,094	170,076
Total Number of Employees	183,563	550,593	1,261,166
Total Consumer Spending	\$2.3B	\$10.1B	\$29.4B



Area Summary

LOCATION ADVANTAGES

- Centrally located within Westwood Village
- Immediate access to I-405, Santa Monica Blvd, and Wilshire Blvd
- Minutes from UCLA, Century City, Beverly Hills, and West Los Angeles
- Positioned within a dense infill retail and residential corridor
- Strong pedestrian and vehicular activity throughout the surrounding trade area

MAJOR NEARBY DESTINATIONS

- UCLA
- Century City
- Beverly Hills
- Santa Monica





1351 - 1359 WESTWOOD BLVD

WESTWOOD BLVD

ROCHESTER AVE



Aerial Photos



DISCLAIMER

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1515 S. Sepulveda Boulevard, Los Angeles, CA 90025 www.westmac.com | Company DRE# 01096973

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