

WESTWOOD RETAIL/RESIDENTIAL PROPERTY FOR SALE



4,600± SF OF BUILDINGS ON 5,400± SF LAND
2245-2251 Westwood Blvd, Los Angeles, CA 90064

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

2245-2251 WESTWOOD BLVD, LOS ANGELES, CA 90064

Property Highlights

- Prime Westwood Blvd retail and residential property
- One-story building with 2 retail units plus two-story building at rear with 4 apartment units
- Ideal for owner-user
- Includes rear parking for 10 vehicles (tandem)
- In excellent condition! Renovated in 2017
- Heavy traffic location just south of Olympic Blvd
- Adjacent to Century City, Brentwood, and Santa Monica
- 2 retail units and 3 apartment units occupied (1 vacant apartment unit)
- Actual \$16,700 gross monthly income
Pro forma \$19,100 gross monthly income

Property Details

Total Building Area:	4,600± Sq.Ft.
Total Units:	6
Year Built:	1940
Construction:	Masonry
Land Area:	5,400± Sq.Ft.
Parking:	10 Vehicles (Tandem)
Zoning:	LA C4*
APN:	4322-002-017
Traffic Count:	56,640 Vehicles Per Day on Olympic Blvd 26,706 Vehicles Per Day on Westwood Blvd

* Buyer should independently verify zoning, as it was previously zoned as apartment and is now zoned as office.



Asking Price: TBD

RENT ROLL & INCOME

Unit	Property Type	SF (Approx.)	Status	Actual Mo. Rent	Pro Forma Mo. Rent	Lease Type
Front #1*	Retail	1,000	Leased	\$5,100	\$5,100	Month-to-Month
Front #2*	Retail	1,000	Leased	\$4,860	\$4,860	Month-to-Month
Rear #1**	Apt	650	Leased	\$2,540	\$2,540	Month-to-Month
Rear #2**	Apt	650	Leased	\$1,900	\$1,900	Month-to-Month
Rear #3**	Apt	650	Leased	\$2,300	\$2,300	Month-to-Month
Rear #4***	Apt	650	Vacant		\$2,400	
TOTAL		4,600		\$16,700	\$19,100	
ANNUAL GROSS INCOME				\$200,400	\$229,200	

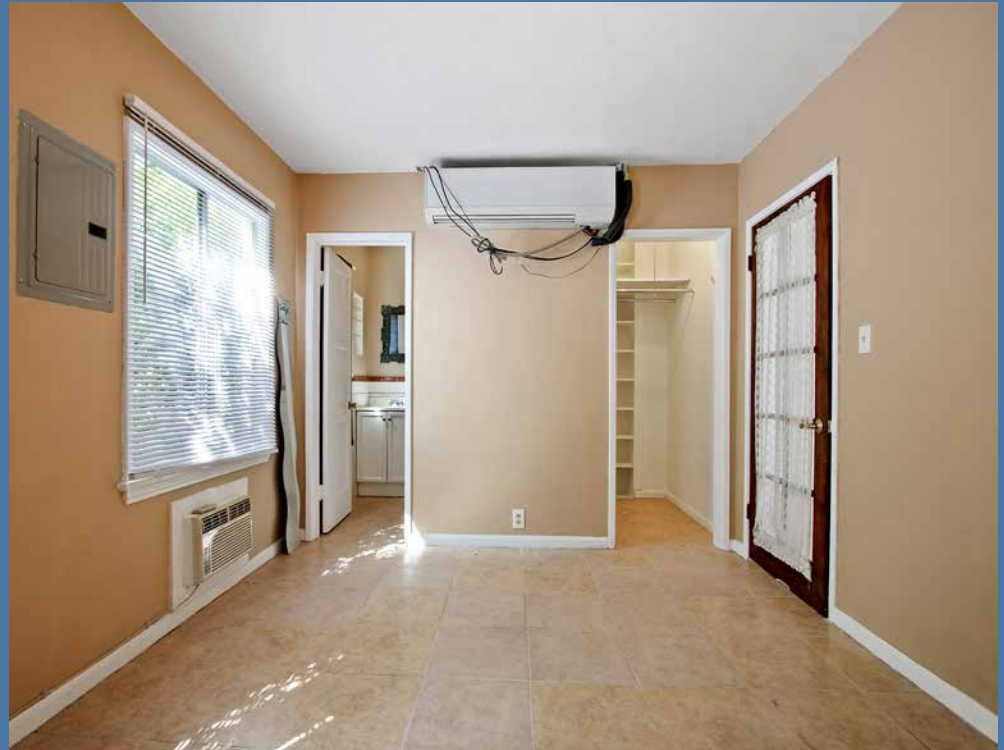
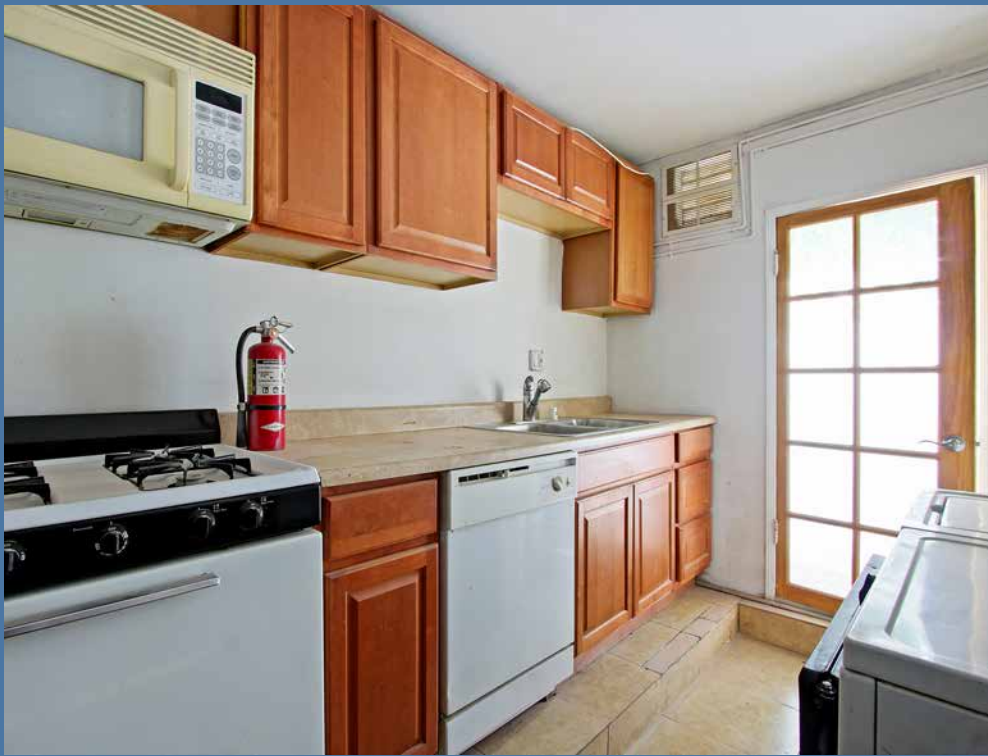
* 5% annual increases (historic). Tenant wants renewal. NNN (25%).

** Separately metered for electric and the stove is electric. Tenant pays for their own meter.

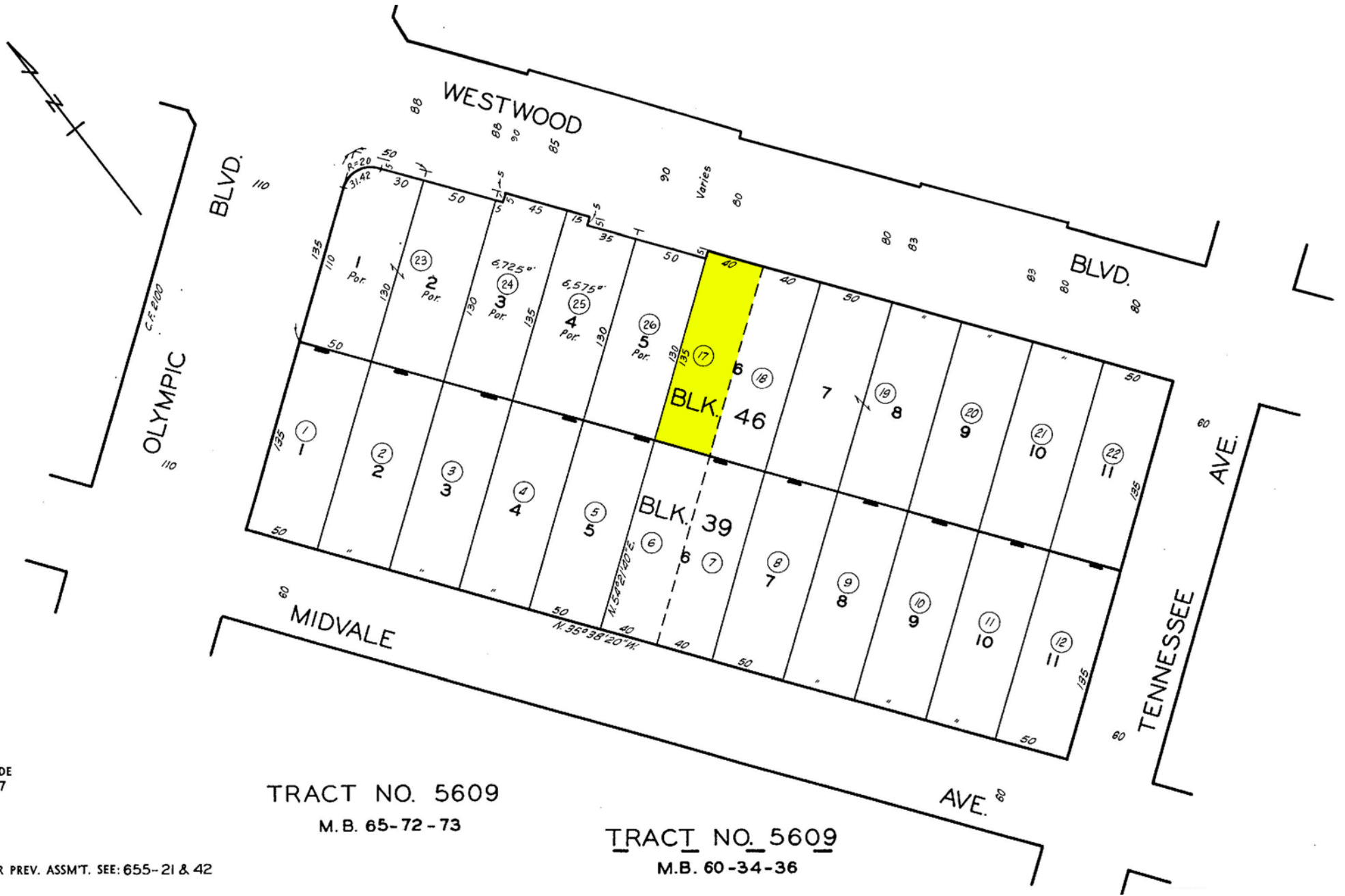
*** Separately metered for electric. Only unit with a gas stove (has its own gas meter). Tenant pays for their own meters.

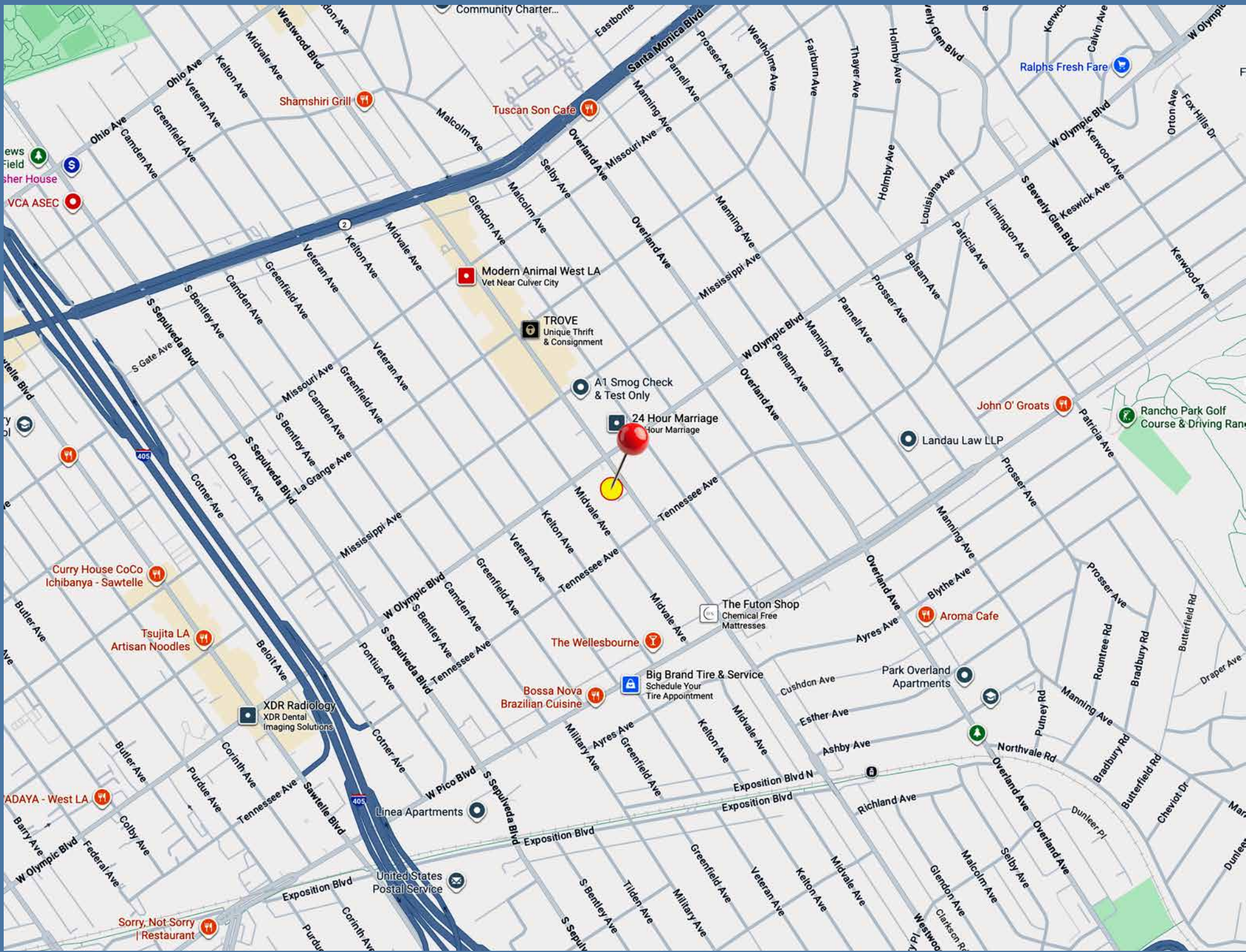






PLAT MAP





Shamshiri Grill

Tuscan Son Cafe

Modern Animal West LA
Vet Near Culver City

TROVE
Unique Thrift
& Consignment

A1 Smog Check
& Test Only

24 Hour Marriage
Hour Marriage

John O' Groats

Landau Law LLP

Rancho Park Golf
Course & Driving Range

Curry House CoCo
Ichibanya - Sawtelle

Tsujita LA
Artisan Noodles

The Wellesbourne

Aroma Cafe

XDR Radiology
XDR Dental
Imaging Solutions

Bossa Nova
Brazilian Cuisine

Big Brand Tire & Service
Schedule Your
Tire Appointment

Park Overland
Apartments

ADAYA - West LA

Linea Apartments

The Futon Shop
Chemical Free
Mattresses

Sorry, Not Sorry
Restaurant

United States
Postal Service

Ashby Ave

Northvale Rd

Overland Ave

Overland Ave

Overland Ave

Overland Ave

Westwood Village
& UCLA

Century City

The
CALIF.
CHICKEN
CAFE
EST. 1957



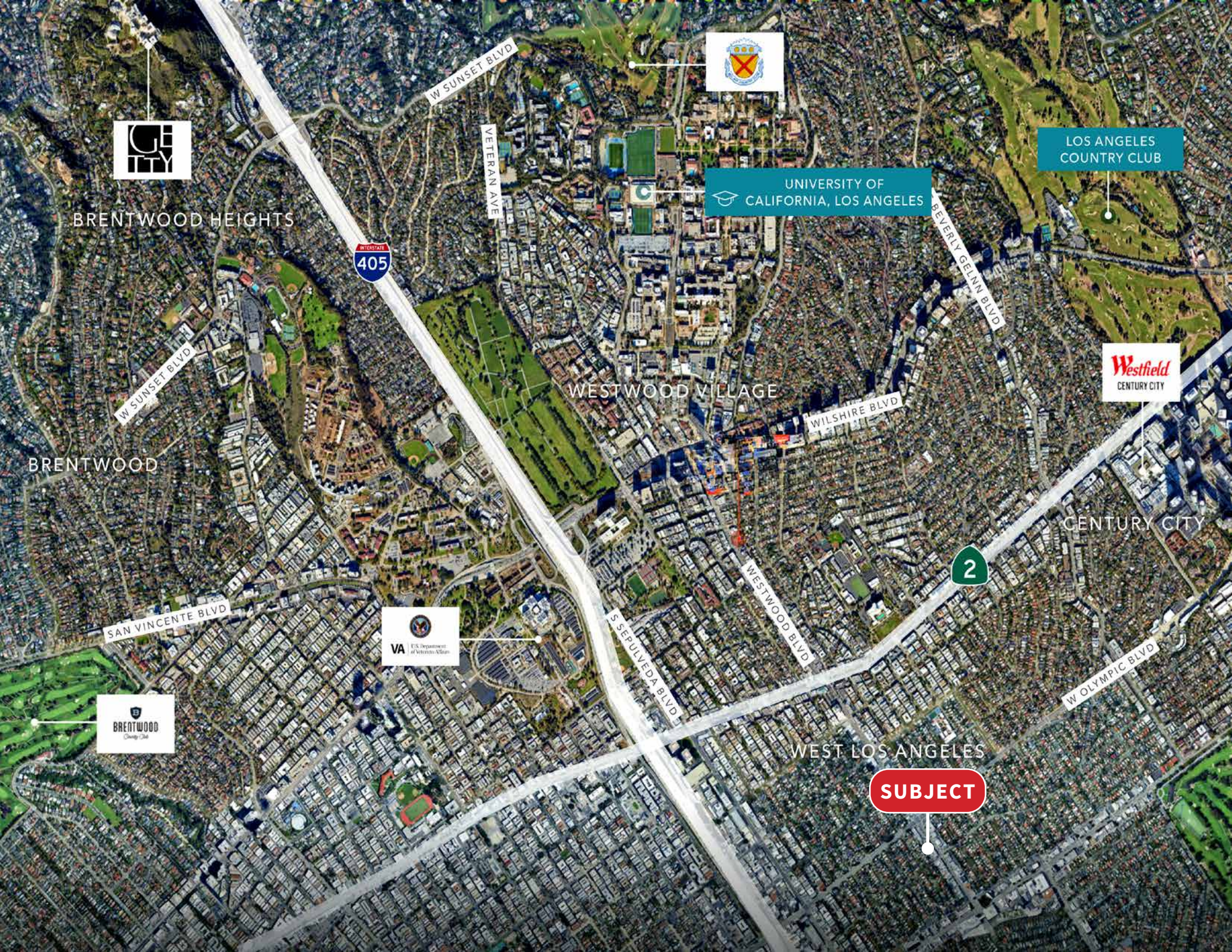
Olympic Blvd 56,640 VPD

26,706 VPD

Pastina

Westwood Blvd





BRENTWOOD HEIGHTS

W SUNSET BLVD



UNIVERSITY OF CALIFORNIA, LOS ANGELES

LOS ANGELES COUNTRY CLUB



VETERAN AVE

BEVERLY GELNN BLVD

W SUNSET BLVD

WESTWOOD VILLAGE

WILSHIRE BLVD



BRENTWOOD

CENTURY CITY

SAN VINCENTE BLVD



S SEPULVEDA BLVD



WESTWOOD BLVD

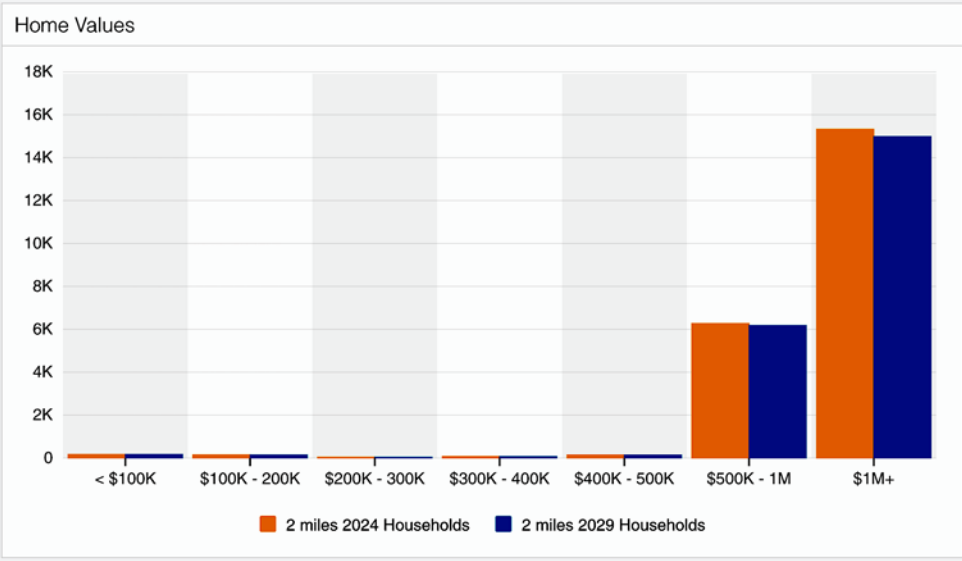
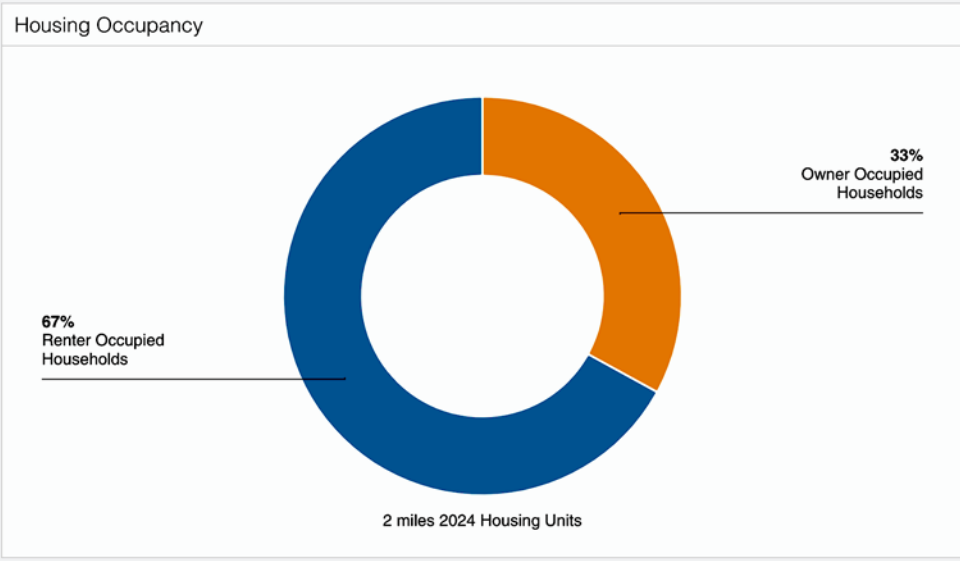
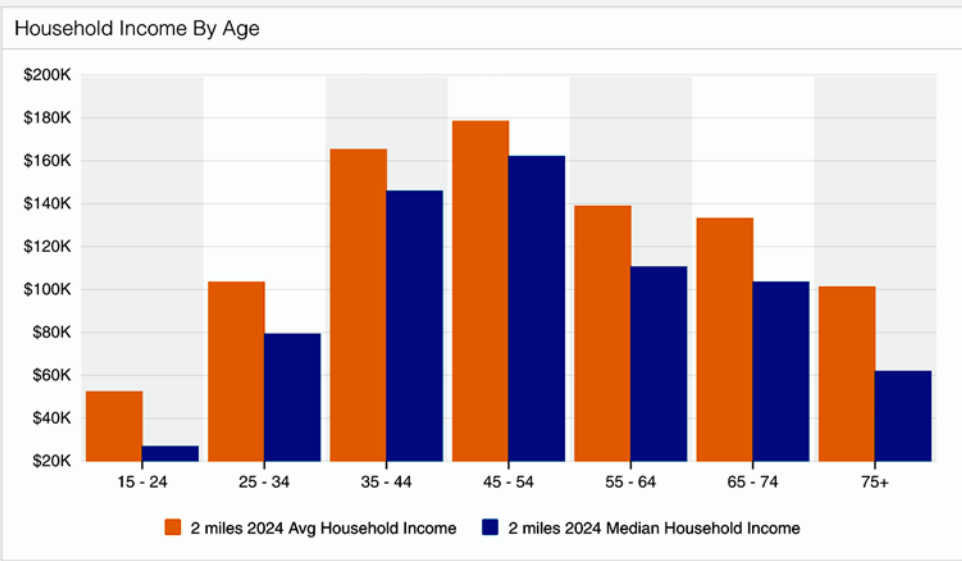
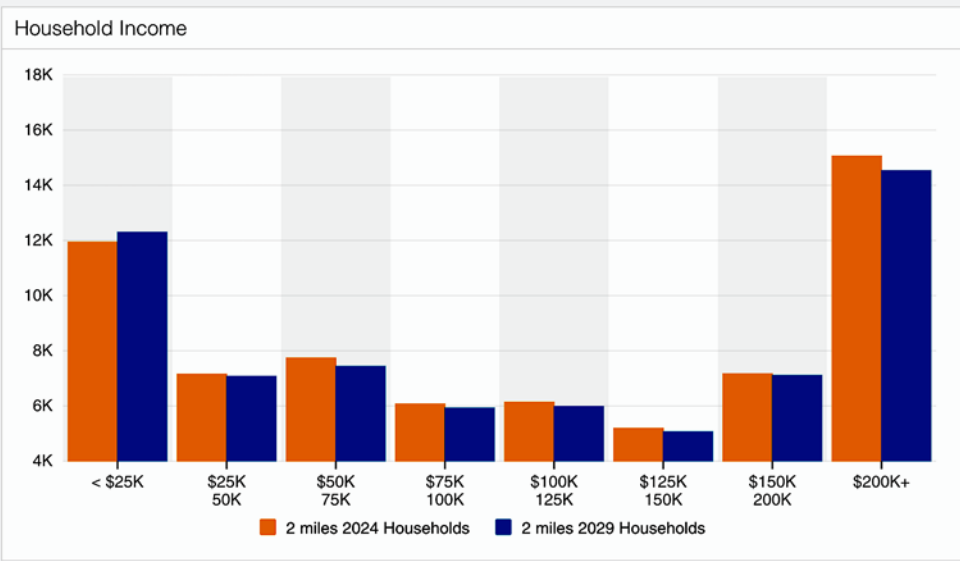
W OLYMPIC BLVD



WEST LOS ANGELES

SUBJECT

NEIGHBORHOOD DEMOGRAPHICS



FOR SALE

2245-2251 WESTWOOD BOULEVARD

4,600± SF Retail/Residential Property

5,400± SF of Land

Prime Location Just South of Olympic Blvd

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties or Compass.

This Brochure was prepared by Major Properties and Compass. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by



Daniel Moussazadeh

310.999.9437 mobile

213.747.7959 office

daniel@majorproperties.com

DRE LIC. 02058572



Charlie Rosenberg

213.500.3512 mobile

213.222.1201 office

charlie@majorproperties.com

DRE LIC. 02178627