



# For Lease! Restaurant & Retail Spaces on Westwood & Olympic Blvd

2180 Westwood Boulevard, Los Angeles, CA

**AVISON  
YOUNG**



# PROPERTY HIGHLIGHTS



- Located on a main retail corridor at busy intersection of Westwood Blvd and Olympic Blvd. (approx. 55,525 VPD)
- On-site surface & subterranean parking (4.5/1,000 SF)
- Excellent street visibility and signage opportunity
- Located two blocks north of planned Google campus on Westwood & Pico
- 2nd-generation restaurant space available!
- Densely populated trade area with over 699,658 residents in a 5 mile radius
- Ingress/egress on Westwood Blvd and Olympic Blvd.
- Join a diverse tenant mix including Penguin's Frozen Yogurt!

# LEASING OVERVIEW

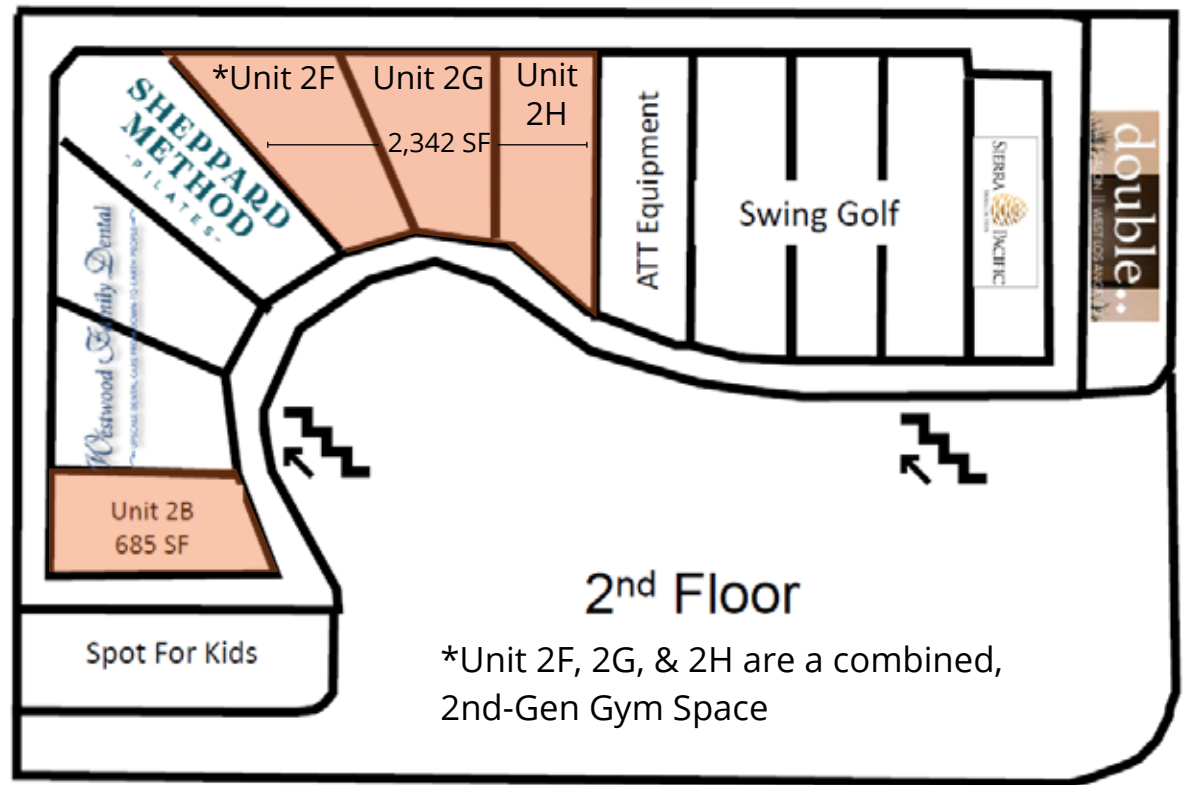
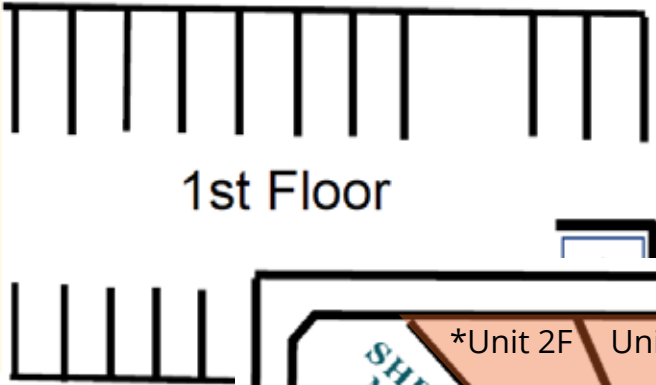
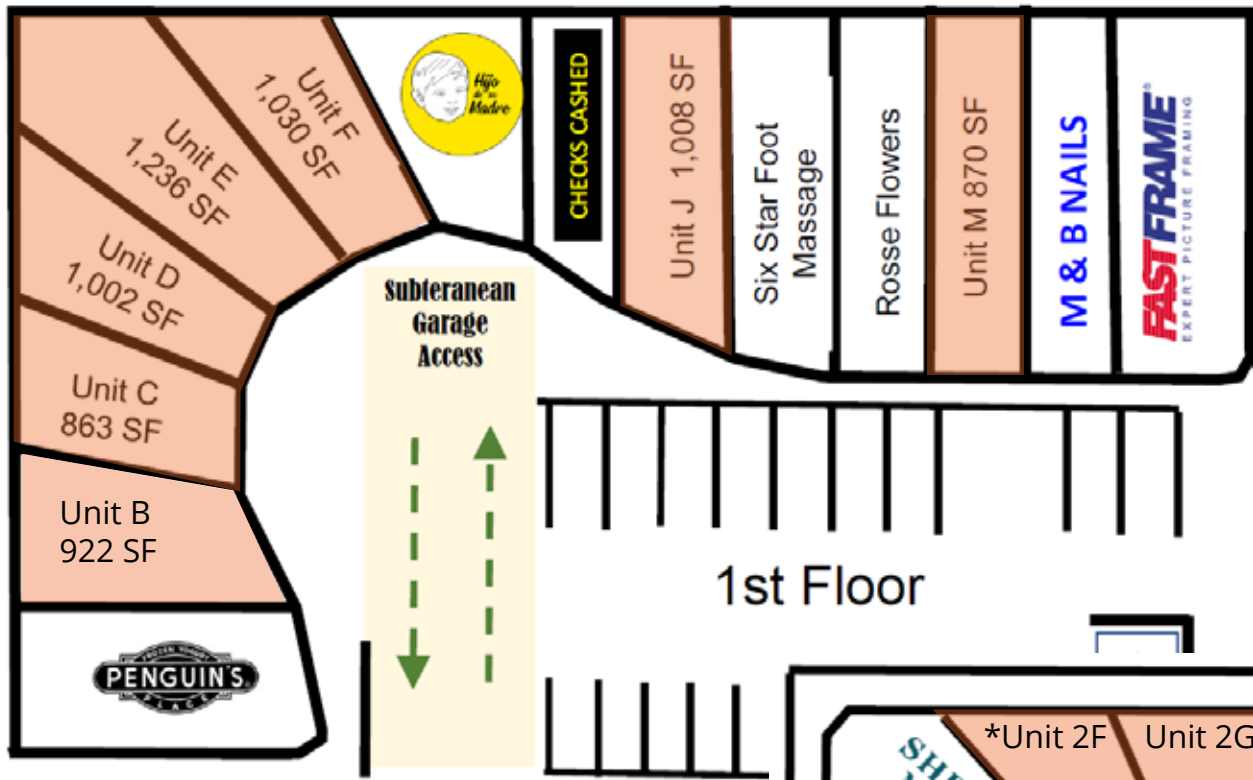
Suite	RSF	Type
Suite B	±922 SF	Former Subway
Suite C	±863 SF	Retail
Suite D	±1,002 SF	Retail
Suite E	±1,236 SF	Retail
Suite F	±1,030 SF	Restaurant
Suite J	±1,008 SF	Retail
Suite M	±870 SF	Retail
Suite 2B	±685 SF	Retail
Suite 2F, 2G, 2H	±2,342 SF	2nd-Gen Fitness

**Term:** 3 - 5 Years

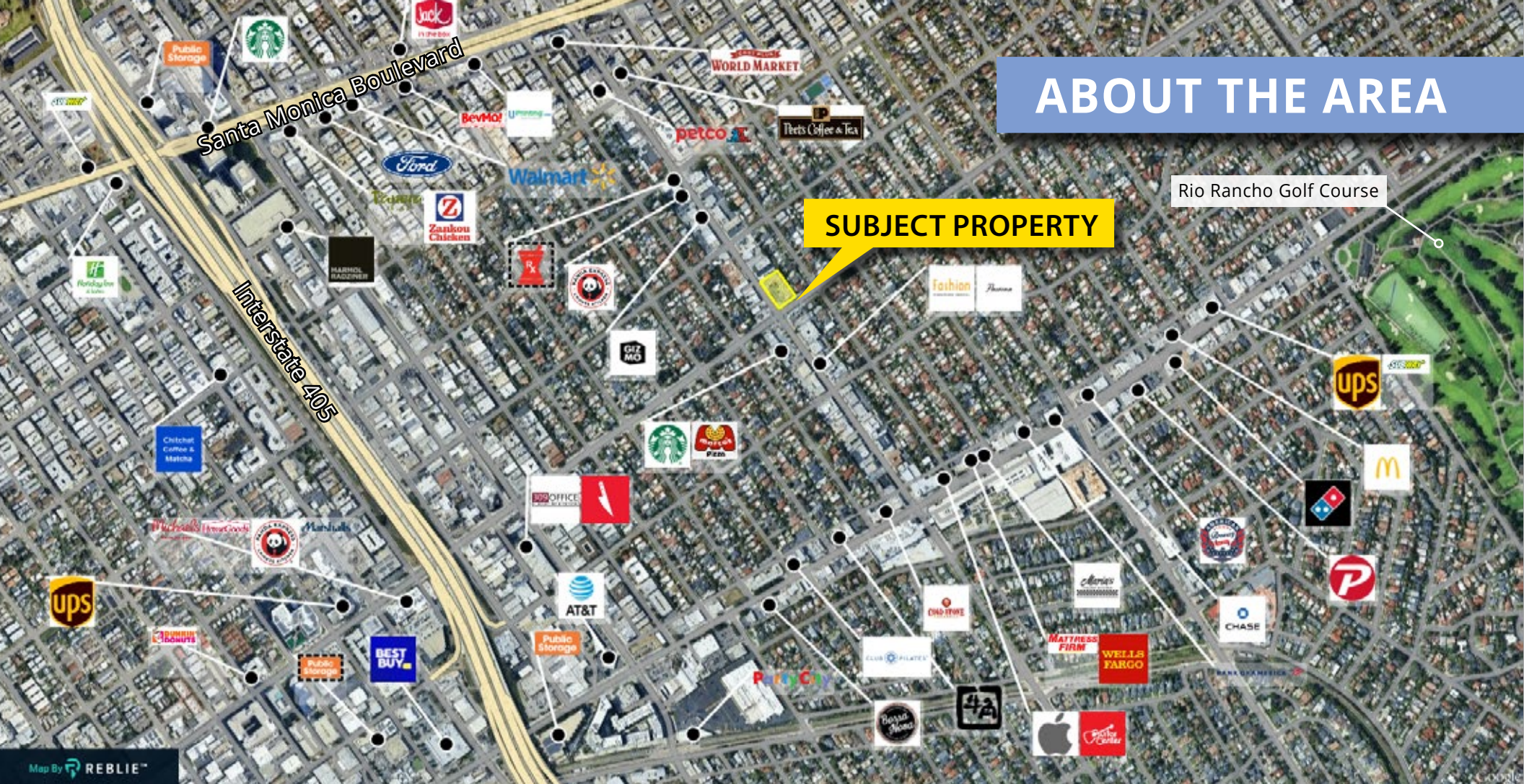
**Asking Rate:** Starting at  
\$2.75 / SF

**Lease Type:** NNN  
*NNNs are estimated at \$1.30 / SF*





# ABOUT THE AREA



With roughly 3.9 million residents within the city limits as of 2020, Los Angeles is the secondmost populous city in the United States and is the commercial, financial and cultural center of the Southern California region. Los Angeles has a diverse economy with a broad range of industries, best known as the home of the Hollywood film industry. In 2018, the Los Angeles metropolitan area had a gross metropolitan product of over \$1.0 trillion, making it the city with the third-largest GDP in the world.

The subject property is located in West Los Angeles near Interstates 405 and 10. Proximity to the highways as well as Olympic Boulevard bring heavy vehicular traffic to the area. West LA's lively atmosphere and eclectic mix of retailers, popular restaurants, and office campuses as well as the UCLA campus attracts students, families, and a large business population. [https://en.wikipedia.org/wiki/West\\_Los\\_Angeles](https://en.wikipedia.org/wiki/West_Los_Angeles)

DEMOGRAPHICS | 2024 | 1-MILE RADIUS

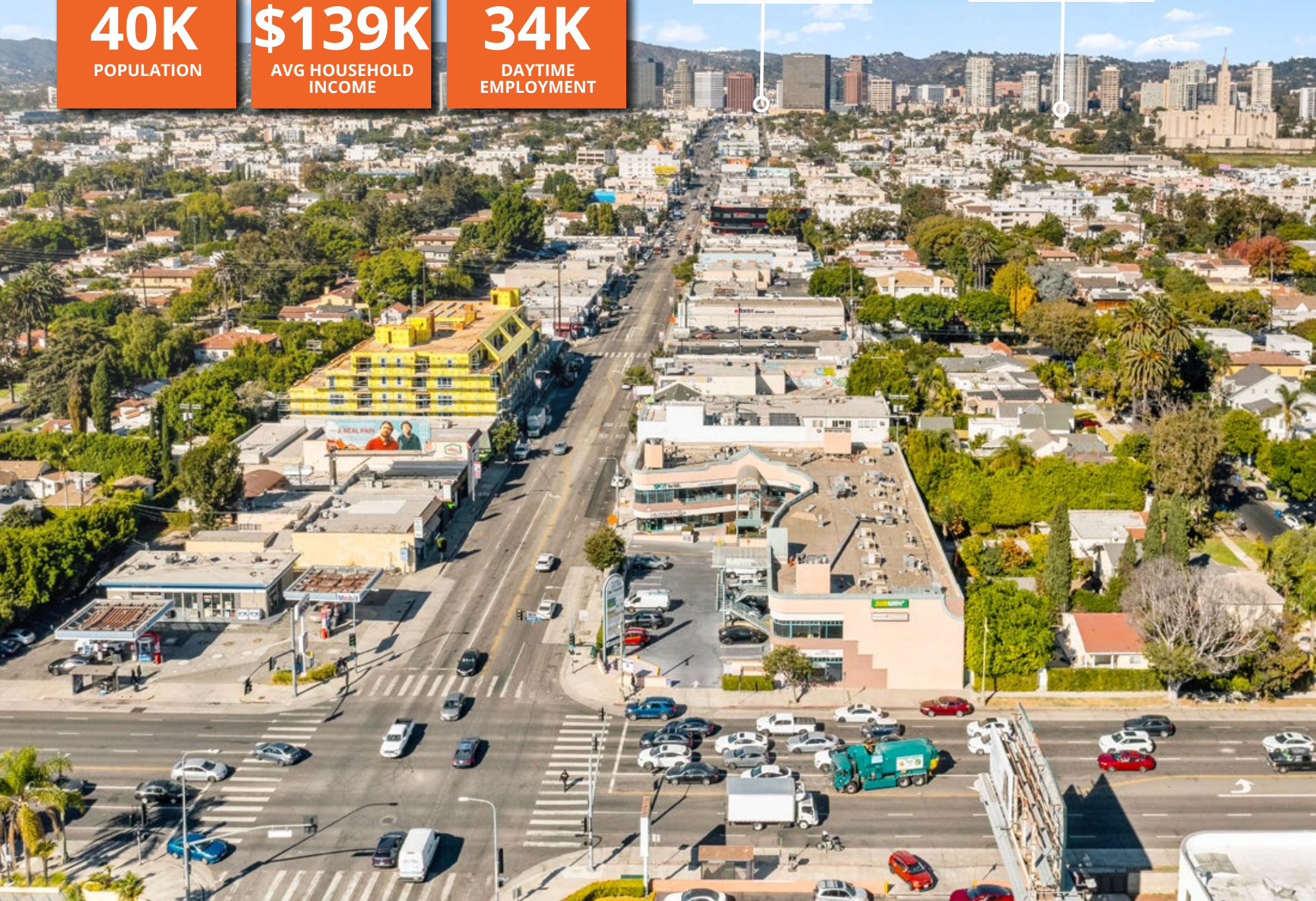
**40K**  
POPULATION

**\$139K**  
AVG HOUSEHOLD  
INCOME

**34K**  
DAYTIME  
EMPLOYMENT

Westwood Village

Wilshire Corridor





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