

FOR LEASE | ±2,231 SF

RESTAURANT SPACE AVAILABLE

Westwood Blvd & Wilkins Ave | Los Angeles, CA

beta.



For leasing, please contact:

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PROJECT HIGHLIGHTS

- ±2,231 SF Fully Built Out Restaurant with Patio & Bar and ±710 SF Office Space Available at the heart of Westwood
- Located at the signalized intersection of Westwood Blvd & Wilkins Ave - Approx. 35,000 Cars Per Day
- Close proximity to Westwood Village, Westfield Century City, UCLA, and 405 Freeway
- Strong foot and automotive traffic
- Densely populated, affluent-income demographics



DEMOGRAPHICS



1 MILE
45,831

3 Miles
241,596

5 Miles
593,198



1 MILE
70,892

3 Miles
357,236

5 Miles
694,131



1 MILE
\$162,516

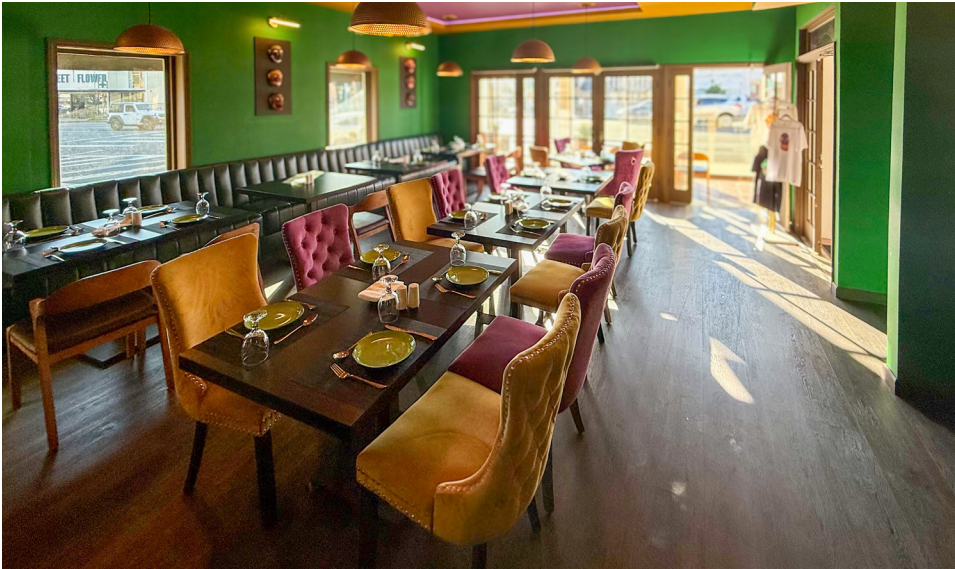
3 Miles
\$191,781

5 Miles
\$188,651



PHOTOS

beta.



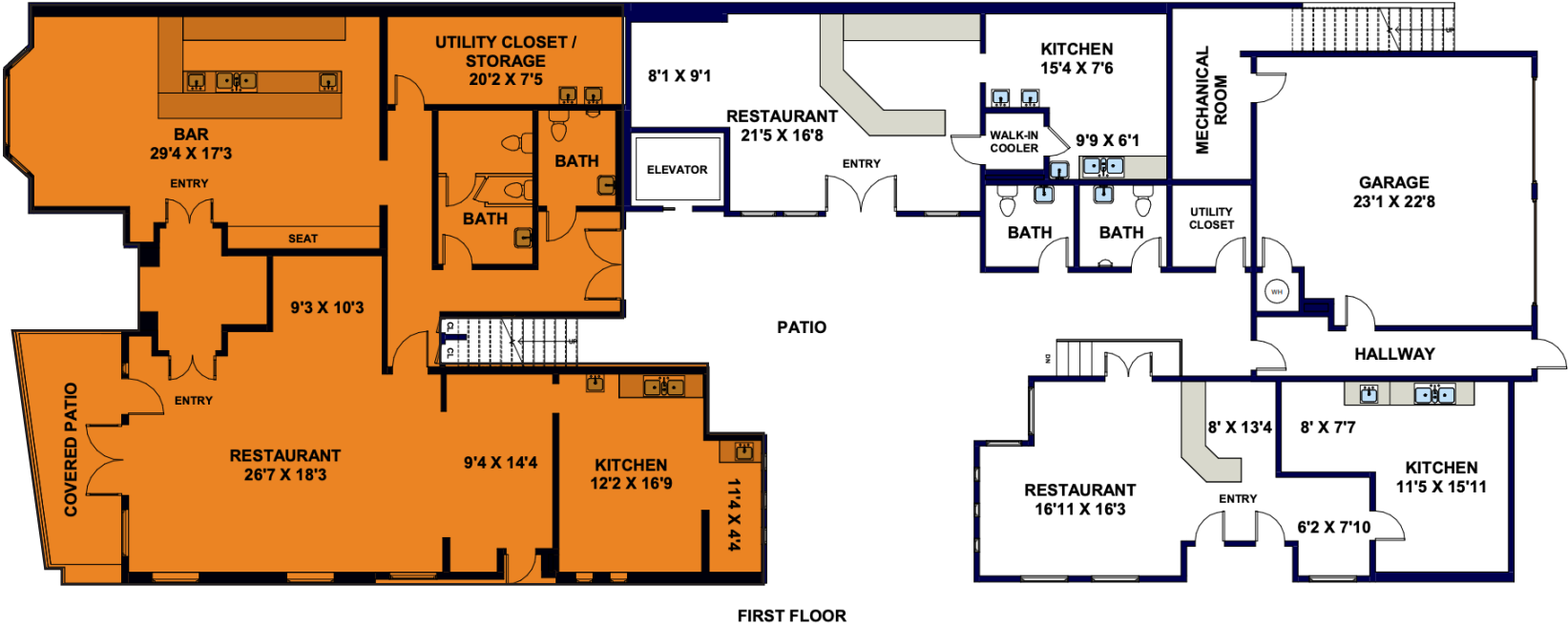
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FLOOR PLAN



WESTWOOD BLVD | ±32,791 CPD

AVAILABLE
±2,231 SF



WILKINS AVE



AREA OVERVIEW



DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	45,831	241,596	593,198
Average age	36.2	37.7	38.7
Average age (Male)	34.7	36.9	38.1
Average age (Female)	38.0	38.5	39.4
Households & Income	1 Mile	3 Mile	5 Mile
Total households	22,220	109,056	279,969
# of persons per HH	1.9	2.0	2.0
Average HH income	\$162,516	\$191,781	\$188,651
Average house value	\$1.16 M	\$1.53 M	\$1.5 M
Race (%)	1 Mile	3 Mile	5 Mile
White	52.4%	54.7%	56.1%
Hispanic	15.6%	18.0%	22.8%
Black	4.1%	4.1%	5.7%
Asian	28.5%	24.1%	16.8%
Hawaiian	-	0.1%	0.1%
American Indian	0.3%	0.4%	0.7%
Other	4.4%	5.7%	8.4%

