

# 1015

## HILGARD AVENUE



**FOR SALE: ± 1/2 Acre of Land (22,782 SF)**  
WESTWOOD VILLAGE PARKING STRUCTURE

**DEAN HECK**  
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**BEITLER**  
COMMERCIAL REALTY SERVICES

825 S Barrington Ave.  
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# PROPERTY INFORMATION

**STRUCTURE SF:** 43,410 SF

**LOT SIZE:** 22,782 SF

**SALE PRICE:** ~~\$13 Million (\$570 per land sq. ft.)~~

**NEW SALE PRICE:** \$11,100,000 (\$487 per land sq. ft.)

**APN#:** 4360-002-013

**LEVELS:** 3

**LEASE:** Through December 31, 2025

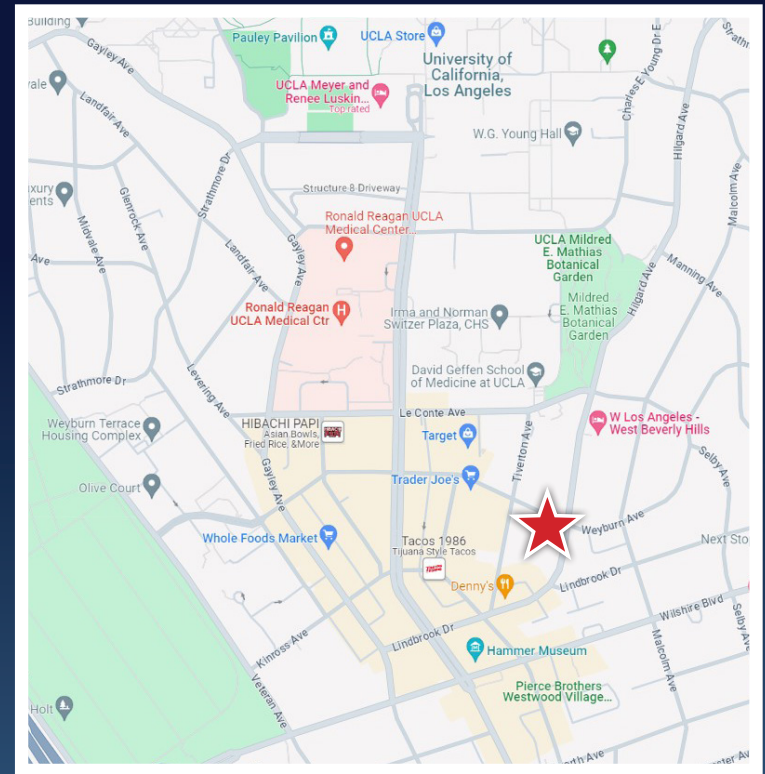
**LEASE RATE:** As of 11/2023 Approx. \$36,070

NNN per month with 3% annual  
increases

**ZONING:** PB=1, Los Angeles

**CONSTRUCTION:** Reinforced Concrete

**PRICE  
ADJUSTMENT**





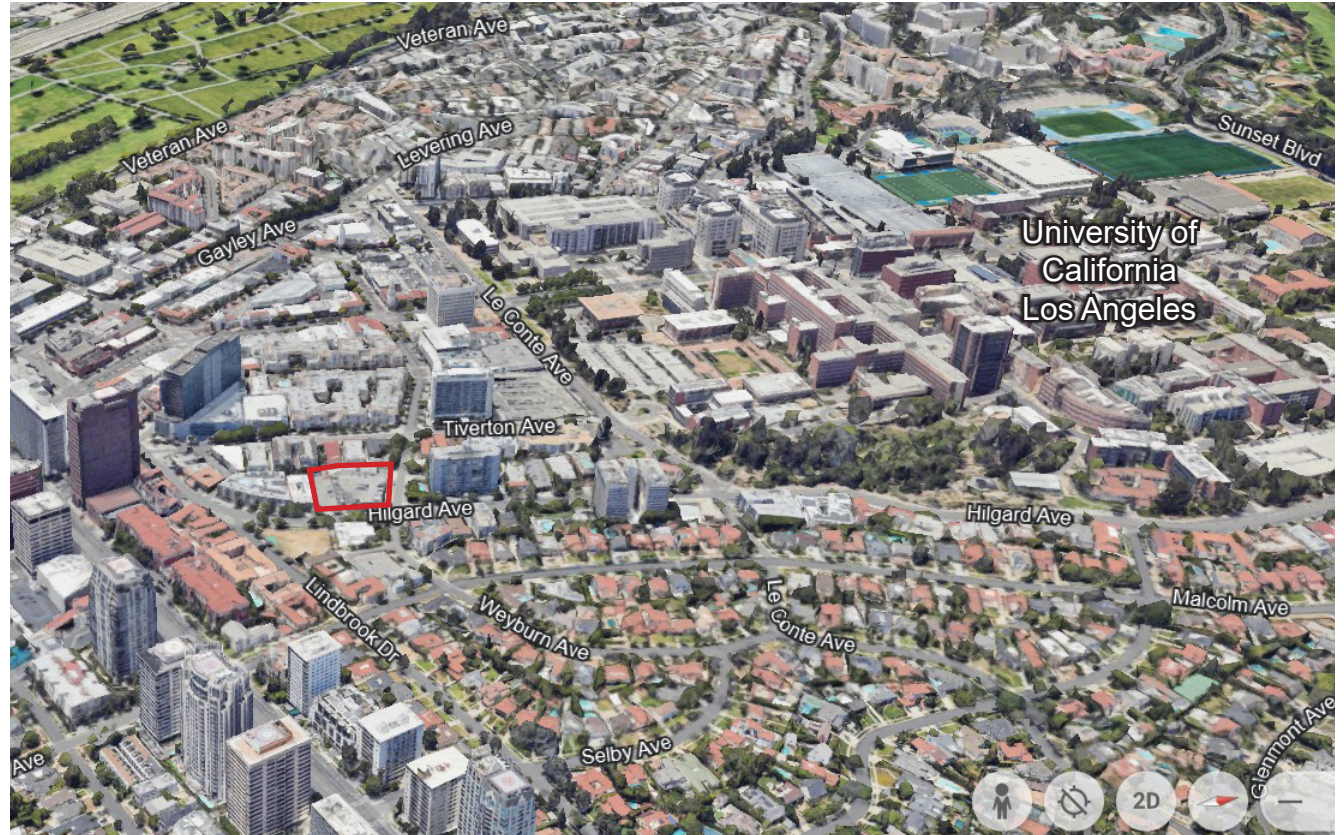
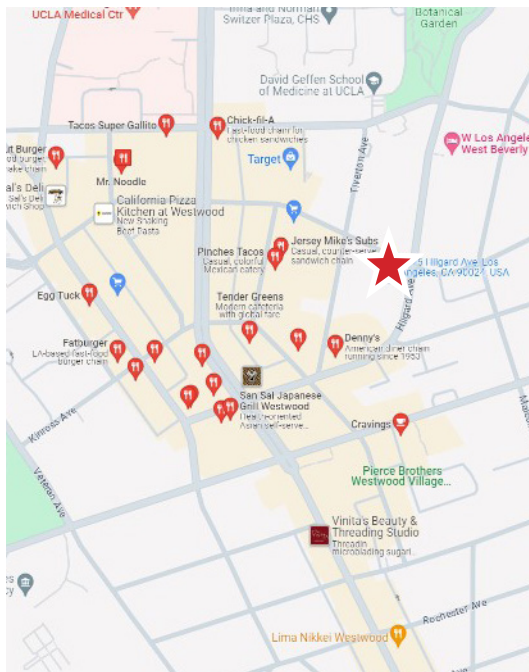
# PROPERTY IMAGES





# PROPERTY AMENITIES

- ★ 1015 Hilgard Avenue
- 📍 Chick-Fil-A
- 📍 Tacos Super Gallito
- 📍 Jersey Mike's Subs
- 📍 Pinches Tacos
- 📍 Mr Noodle
- 📍 In-N-Out Burger
- 📍 Tender Greens
- 📍 Denny's
- 📍 Egg Tuck
- 📍 Fatburger
- 📍 San Sai Japanese Grill
- 📍 Headlines Diner and Grill



- 📍 Wildbird
- 📍 Tocaya Modern Mexican
- 📍 Everytable
- 📍 Napa Valley Grille
- 📍 Sweet Green
- 📍 Lazy Daisy
- 📍 W Los Angeles Hotel
- 📍 Target
- 📍 Trader Joe's

For further information please contact exclusive agents:

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