

OFFERING MEMORANDUM

1873 WESTWOOD BLVD

Rare Single-Tenant Net Leased Opportunity

*NEW
PRICING!*



LOS ANGELES, CA 90025

km Kidder
Mathews

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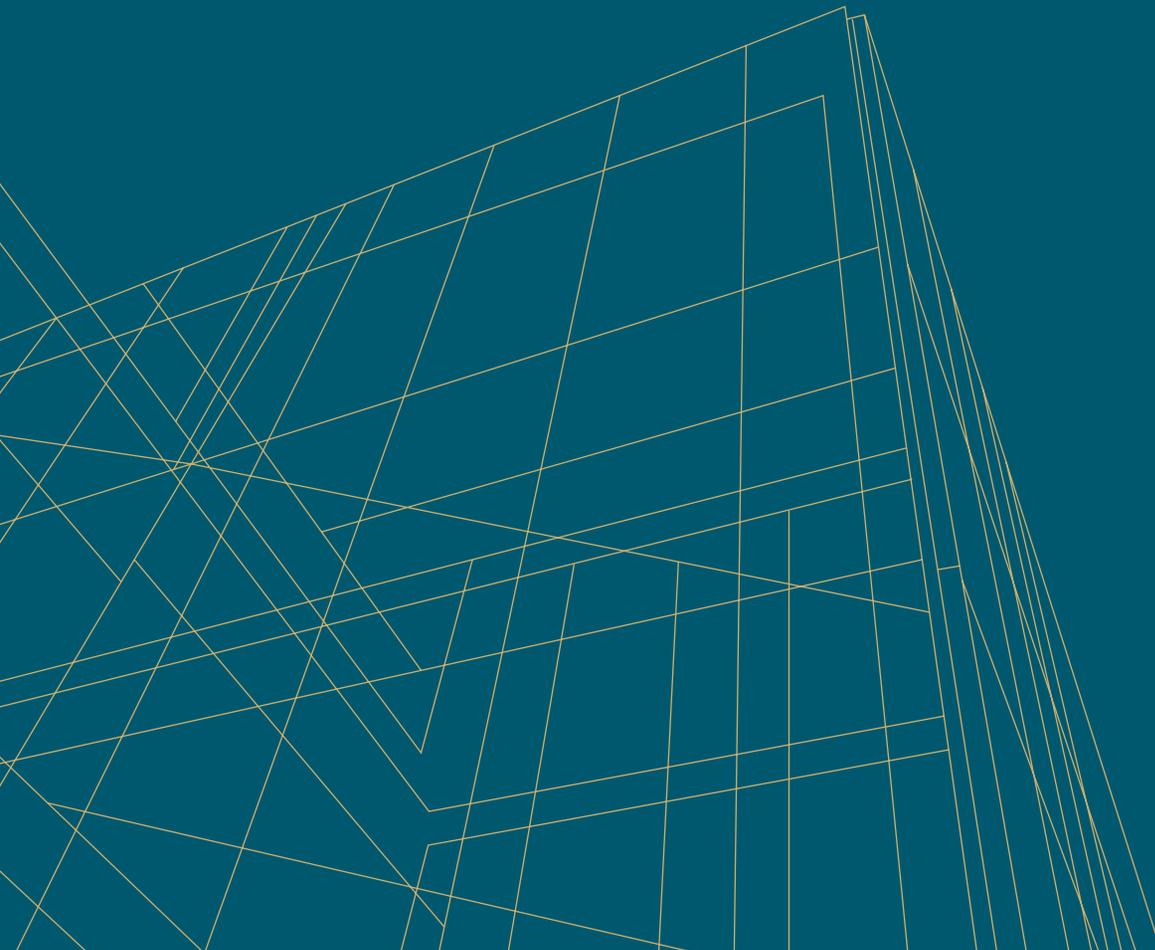
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An abstract graphic composed of a complex network of thin, light-colored lines. The lines intersect to form a series of overlapping, irregular polygons and rectangles, creating a sense of depth and architectural structure. The lines are most dense on the left side and become sparser towards the right, where they appear to converge towards a vanishing point.

EXECUTIVE SUMMARY

RARE RETAIL ON A PRIMARY THOROUGHFARE EXITING UCLA

*Single-Tenant Net Leased Investment
Occupied By Publicly Traded Petco*

Address 1873 Westwood Blvd
Los Angeles, CA 90025

APN 4323-001-097

Total Building Size ±15,490 SF per the lease
±13,669 SF per public record*

Total Land Size ±20,630 SF

Year Built 2001

Parking ±3 / 1000

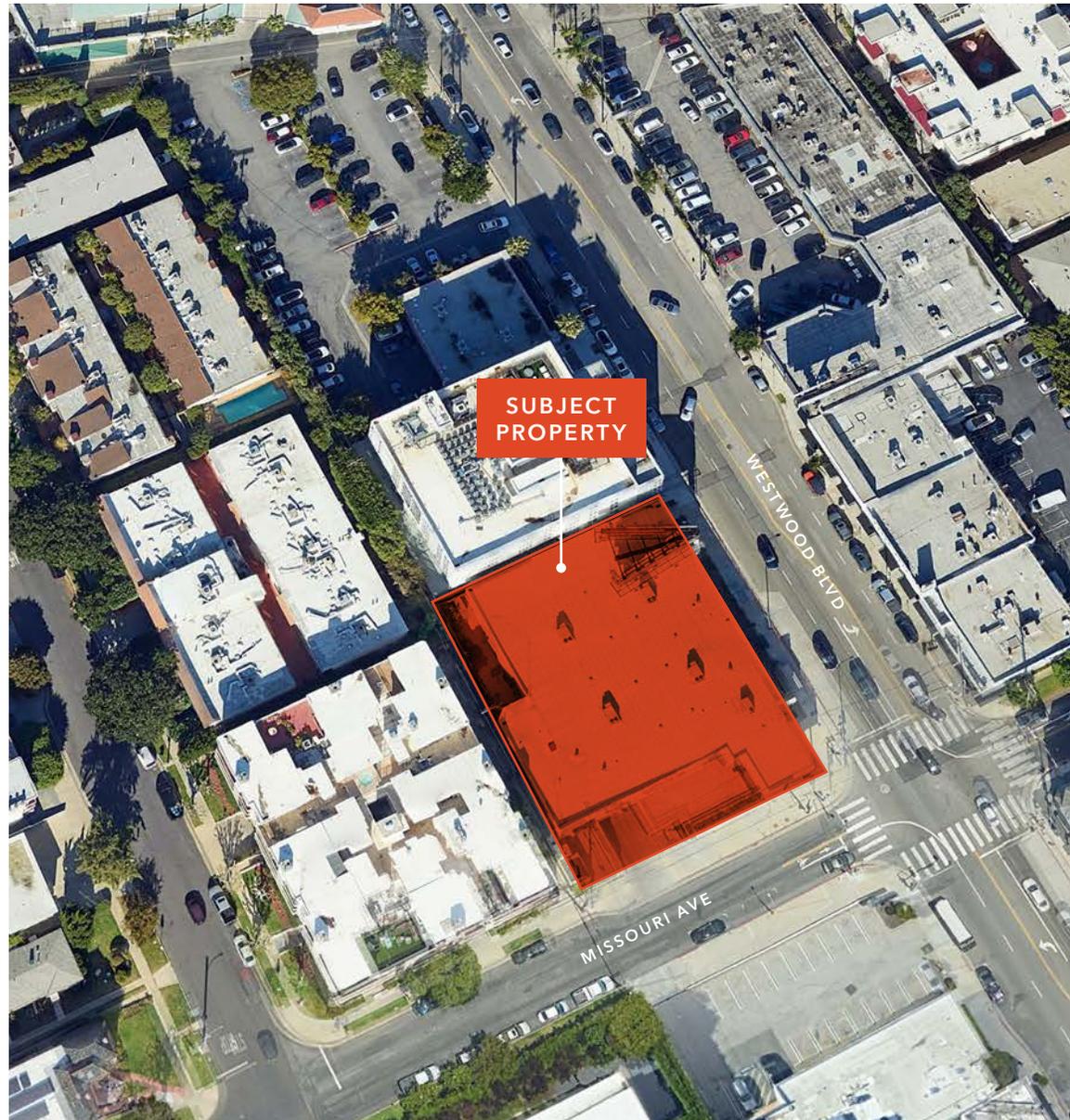
Tenant Petco B+ Rated Credit

\$15.2M

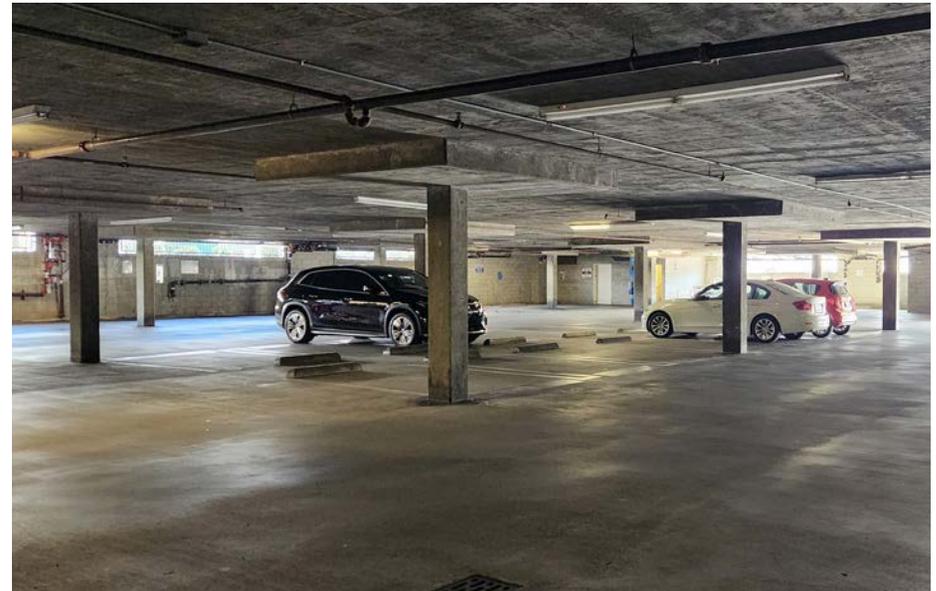
ASKING PRICE

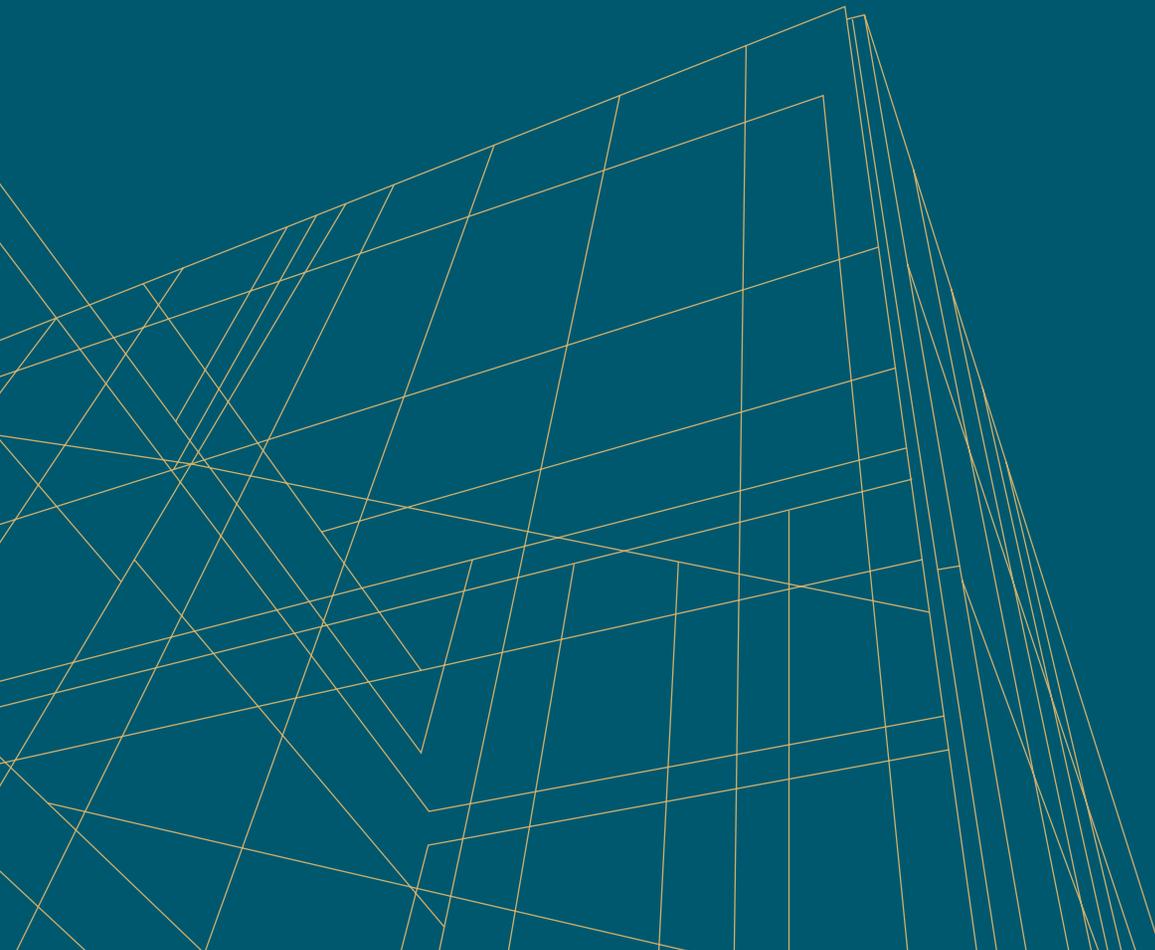
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WALK SCORE
"WALKER'S PARADISE"



EXECUTIVE SUMMARY



An abstract graphic composed of thin, light-colored lines forming a complex, overlapping grid or wireframe structure. The lines are arranged in a way that suggests depth and perspective, with some lines converging towards the top right. The overall effect is that of a skeletal architectural model or a technical drawing.

PROPERTY OVERVIEW

HIGHLIGHTS

Tenant

Single-tenant net leased investment currently occupied by publicly traded Petco which operates over 1500 stores across the US and Mexico. Legacy tenant which has occupied the location for over 23 years

Location

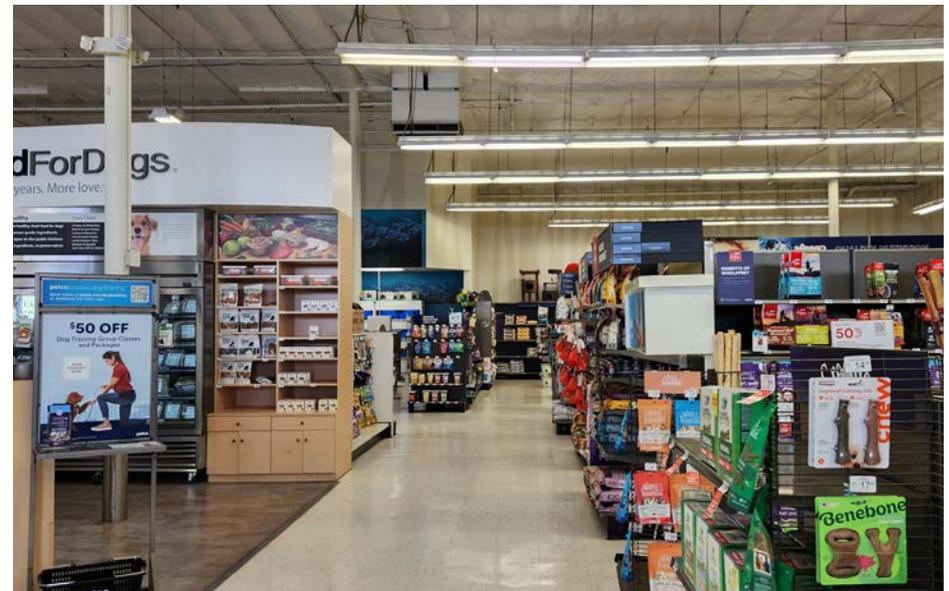
Property is situated at the signalized corner of Westwood Blvd. and Missouri Ave with prominent signage on both streets

Visibility

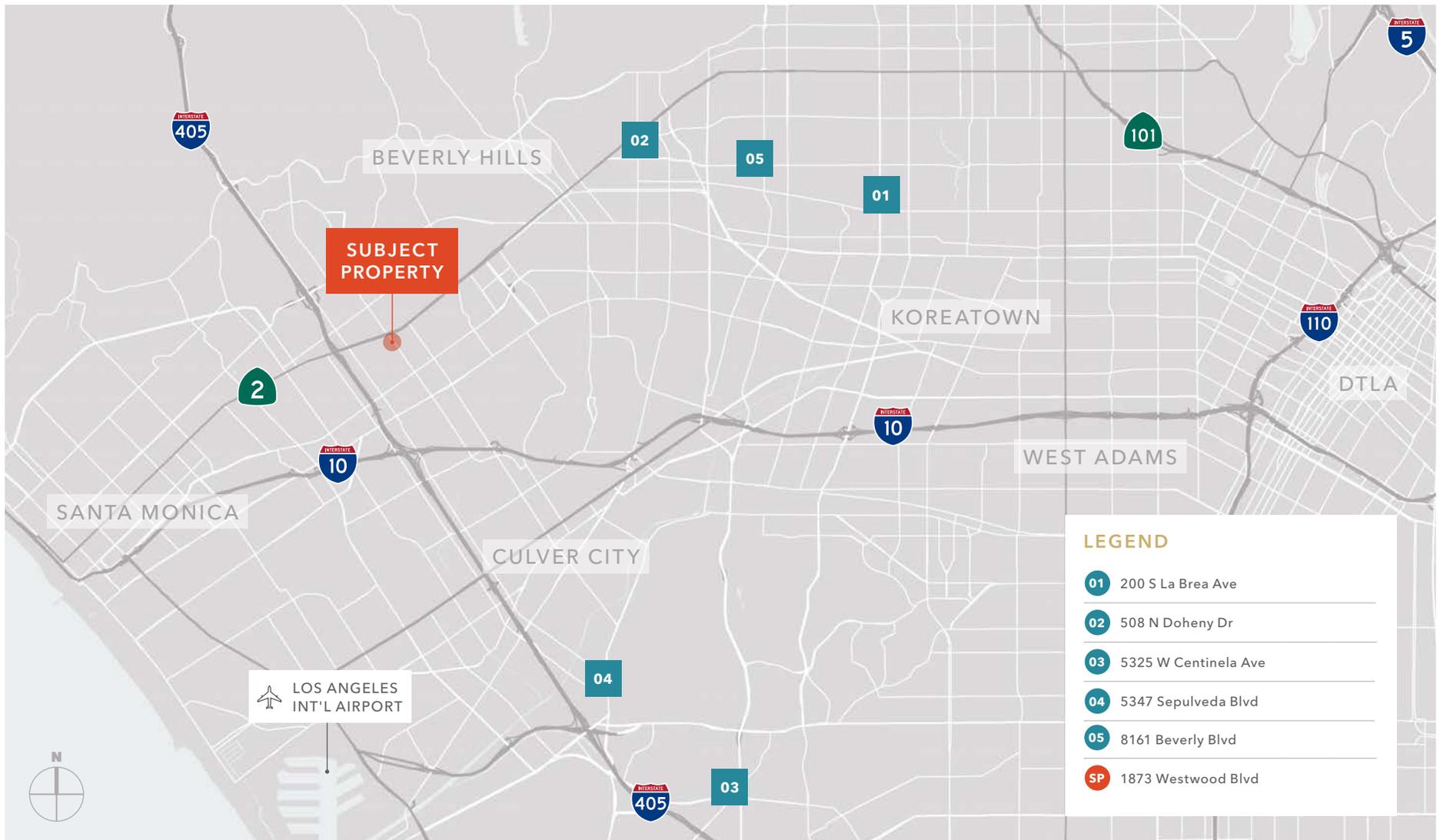
High visibility with approximately 125 feet of frontage on the heavily trafficked Westwood Blvd which has traffic counts in excess of 30,000 CPD

Signage

Prominent signage and double sided billboard with supplemental income stream



1 OF 6 PETCO STORES WEST OF DOWNTOWN LA



PROPERTY OVERVIEW



RENT ROLL

PETCO

Dates	Annual	Monthly	Rent/SF
February 1, 2022 - January 31, 2027	\$749,096.40	\$62,424	\$4.03
February 1, 2027 through January 31, 2032	\$824,068.00	\$68,672.33	\$4.43

Plus 1, 5 year option pursuant to the following terms:

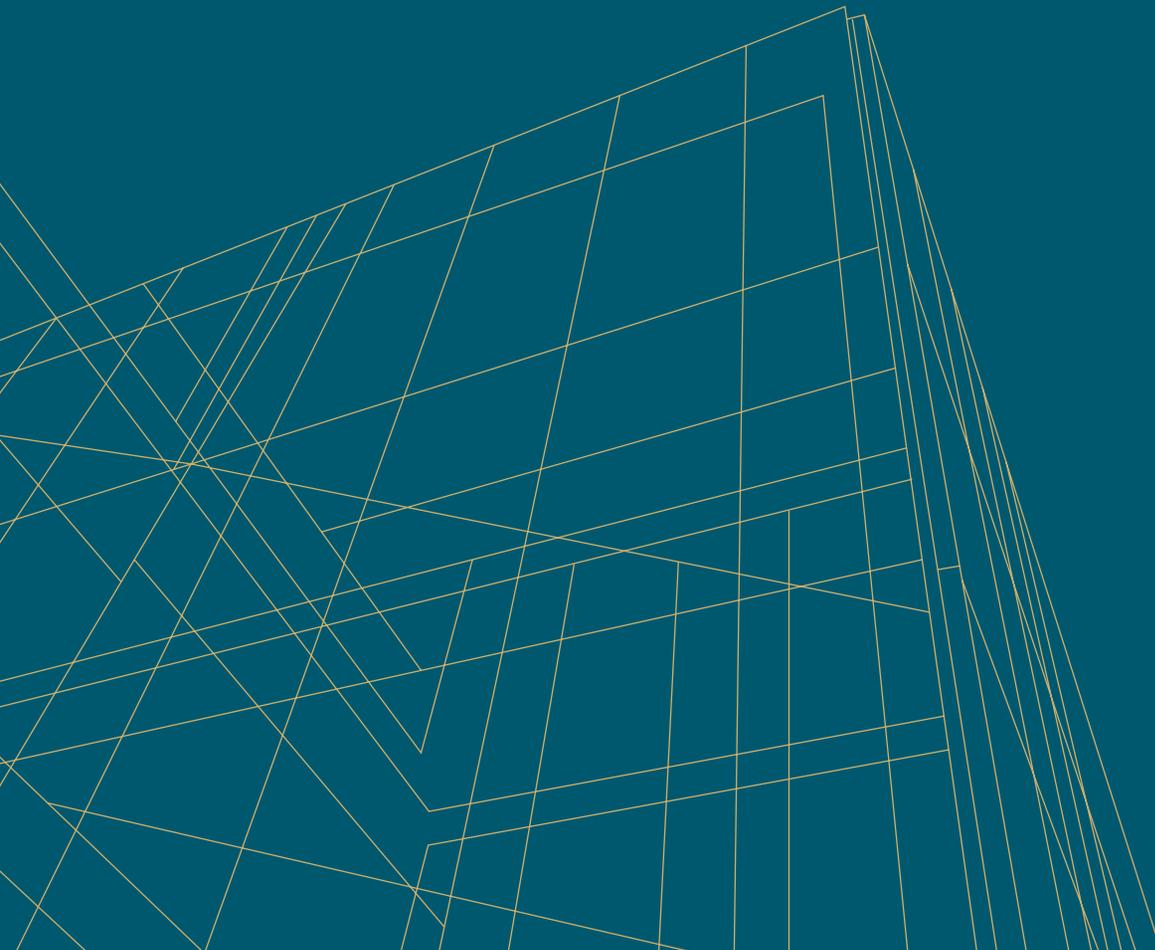
Dates	Annual	Monthly	Per SF
February 1, 2032 through January 31, 2037	\$906,474.80	\$75,539.57	\$4.88

BILLBOARD - OUTFRONT MEDIA

Dates	Annual	Monthly
MTM	\$36,000	\$3,000

* Tenant has exercised its first 5 year option.

** Weighted average income is \$811,571 on remaining Petco Lease, through January 31st, 2032 plus additional \$36,000/yr from billboard income. Placing the cap rate at **5.58%** at the asking price.

An abstract graphic composed of thin, light-colored lines forming a complex, overlapping grid or wireframe structure. The lines are arranged in a way that creates a sense of depth and perspective, resembling a stylized architectural drawing or a data visualization. The graphic is positioned on the left side of the page, extending from the top left towards the bottom right.

TENANT OVERVIEW

TENANT PROFILE



Petco is a leading pet specialty retailer that provides pet products, services, and wellness solutions. The company operates in-store and online, offering a wide range of pet food, accessories, grooming, veterinary services, and training.

GENERAL INFORMATION

COMPANY NAME	Petco Health and Wellness Company, Inc.
FOUNDED	1965
HEADQUARTERS	San Diego, CA, USA
STOCK SYMBOL	WOOF (NASDAQ)
INDUSTRY	Pet Retail & Services



TENANT PROFILE

REAL ESTATE & STORE FORMAT

Typical Store Size: 10,000 - 20,000 sq. ft.

Location Preference: High-traffic retail centers, standalone stores, and urban locations

Co-Tenancy: Prefers locations near grocery stores, big-box retailers, and lifestyle centers

Parking Requirements: Ample parking with easy access for pet owners

COMPETITIVE ADVANTAGE

Omnichannel Presence: Strong e-commerce platform and in-store experience

Exclusive Brands: Carries proprietary brands like WholeHearted and Reddy

Pet Services: Grooming, training, veterinary care, and pet adoption partnerships

Loyalty Program: Pals Rewards program drives customer retention

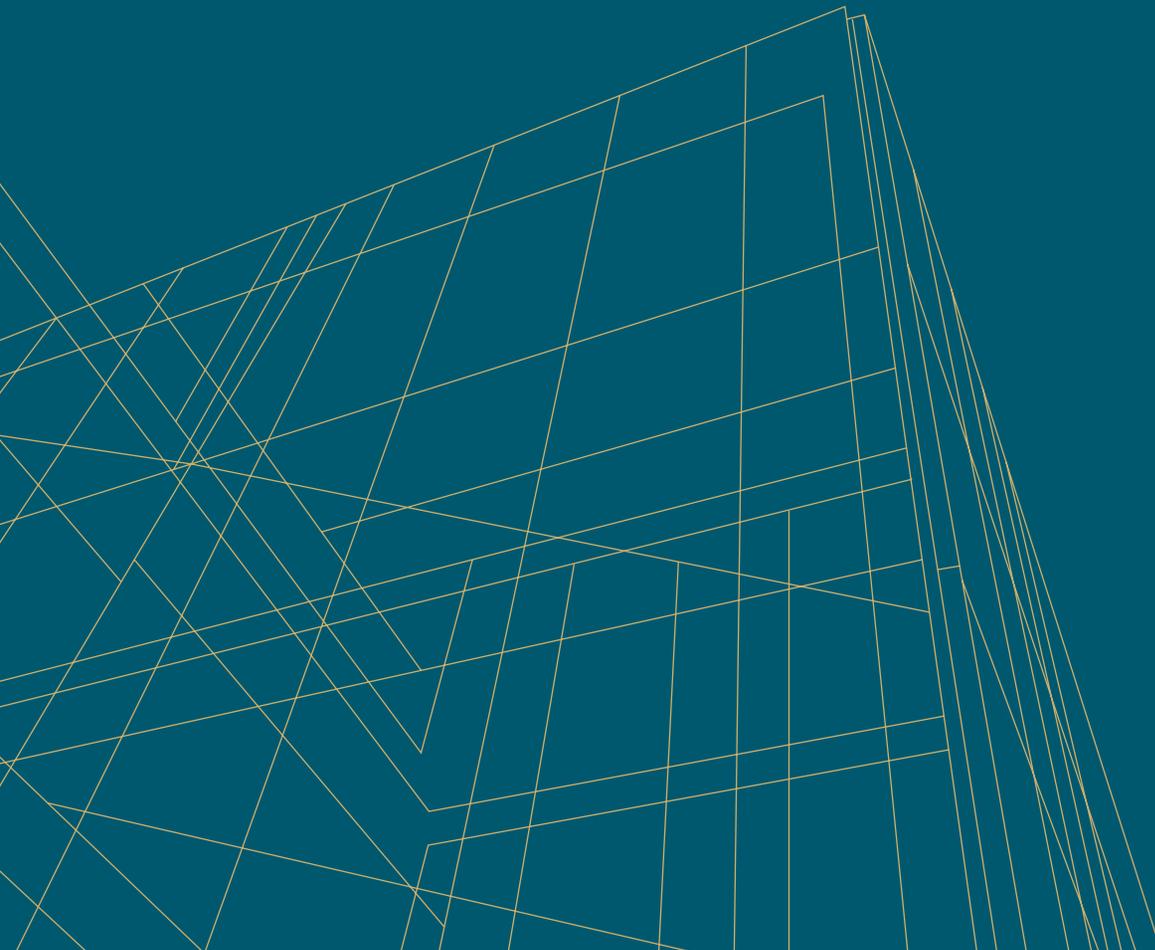
FINANCIAL OVERVIEW

Revenue (2025): Approx. \$6.12 billion

Number of Stores: 1,500+ locations across the U.S., Mexico, and Puerto Rico

Growth Strategy: Expansion in suburban areas, digital transformation, and increasing veterinary services





LOCATION OVERVIEW



WEST LA — HOME TO LA'S BEST COMMUNITIES

West LA is a sought-after location because of its proximity to the coast, convenient access to the city, diverse amenities, esteemed educational institutions, and vibrant culture.

For starters, we'll need to define what we're referring to when we talk about "West LA." While the term might immediately bring to mind the entirety of the city's western half, "West LA" is actually a specific region within the westside of LA, generally accepted as being near the 405 Interstate, though the specific bounds will vary depending on who you ask.

According to sources like the LA Times Mapping LA Project, the westernmost part of West LA doesn't even reach the 405, with a rough outline that includes the following:

- North: Bordered by Wilshire Boulevard
- South: Bordered by Pico Boulevard
- West: Bordered by Sepulveda Boulevard
- East: Bordered by Beverly Glen Boulevard

WEST LOS ANGELES

The West Los Angeles trade area is a dynamic and affluent economic hub that includes key neighborhoods such as Westwood, Brentwood, Century City, and Sawtelle, among others. It serves as a major center for retail, entertainment, business, and education, benefiting from its proximity to UCLA, major corporate offices, and high-income residential communities.

Key characteristics of the trade area include:

AFFLUENT CONSUMER BASE

Home to professionals, students, and high-net-worth individuals, driving demand for luxury goods, dining, and entertainment.

RETAIL & DINING HUBS

Includes major shopping destinations like Westfield Century City, Westwood Village, and Brentwood Country Mart, with a mix of national retailers, boutique stores, and high-end restaurants.

BUSINESS & EMPLOYMENT CENTERS

Century City is a major financial and legal district, with numerous corporate headquarters and law firms, while Westwood benefits from UCLA's influence.

STRONG TOURISM & STUDENT POPULATION

Attracts visitors due to UCLA, cultural institutions, and proximity to Beverly Hills and Santa Monica, supporting hospitality and service industries.

HIGH REAL ESTATE DEMAND

Characterized by expensive housing and commercial real estate, with ongoing redevelopment and investment in mixed-use projects.

Overall, the West Los Angeles trade area is a thriving economic region with high consumer spending power, strong retail and commercial activity, and a mix of local and national businesses catering to both residents and visitors.





NOTABLE SPOTS

SANTA MONICA PIER

A historic pier located in the city of Santa Monica. The Santa Monica Pier features an amusement park, aquarium, and numerous restaurants and shops. The pier is also a popular spot for fishing and a tourist destination.

CENTURY CITY

A commercial and residential district in West Los Angeles known for its high-rise buildings and shopping centers. Century City is home to the Westfield Century City mall, which features a variety of luxury retailers and restaurants.

MONTANA SHOPPING AREA

Enjoy Montana Avenue's eclectic mix of 150+ distinctive shops and cafes along one elegant tree-lined street. Minutes from the ocean, miles from the crowds, lies Santa Monica's premier shopping area.

LACMA

Located on the Pacific Rim, LACMA is the largest art museum in the western United States, with a collection of nearly 152,000 objects that illuminate 6,000 years of artistic expression across the globe.

BRENTWOOD COUNTRY CLUB

Nestled in the heart of one of L.A.'s most desirable neighborhoods, Brentwood Country Club has been a warm, welcoming, "home away from home" for members and their guests since 1948.

RODEO DRIVE

A famous shopping district located in the city of Beverly Hills, known for its luxury retailers and high-end fashion boutiques. Rodeo Drive is a popular destination for tourists and celebrities alike and has been featured in numerous films and TV shows.

GETTY CENTER

A renowned art museum and research center located in the Santa Monica Mountains. The Getty Center features collections of European paintings, drawings, sculptures, and decorative arts, as well as photography and contemporary art.

WESTWOOD VILLAGE

Westwood Village is a bustling retail district in Los Angeles, California, known for its mix of national chains, independent boutiques, and specialty shops. Located near UCLA, the area attracts a diverse crowd, including students, residents, and tourists. Retail offerings range from fashion and beauty stores to bookstores, electronics shops, and home goods retailers. Westwood Village also features a variety of dining options, from casual eateries to upscale restaurants, which complement the shopping experience. While the district has seen shifts in its retail landscape over the years, it remains a vibrant commercial hub with ongoing revitalization efforts aimed at attracting new businesses and shoppers.

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2025 POPULATION	45,289	302,815	675,404
2029 POPULATION PROJECTION	46,432	298,548	651,891
ANNUAL GROWTH 2020-2024	1.4%	0.9%	0.6%
MEDIAN AGE	38.7	36.5	39.1



Household Income

	1 Mile	3 Miles	5 Miles
2025 HOUSEHOLDS	21,337	130,322	306,386
2029 HOUSEHOLD PROJECTION	21,949	128,768	296,273
ANNUAL GROWTH 2020-2024	1.6%	1.6%	1.3%
AVG HOUSEHOLD INCOME	\$130,342	\$132,663	\$135,392



Source: hblighting.com

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