



1363-1365 Westwood Blvd

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\$3,950,000

Located in the highly sought-after Westwood neighborhood, this newly renovated two-story freestanding building features an expansive open floor plan. Recently updated inside and out, the property offers a clean, modern aesthetic with strong street presence. The building is currently leased to a dance studio on the main level and a Pilates studio on the upper level, providing immediate rental income. Dedicated parking is conveniently located at the rear of the building, offering added value and accessibility for tenants and clients. With its prime Westwood location, flexible layout, on-site parking, and contemporary upgrades, this is a compelling investment opportunity for an owner seeking stable cash flow with long-term appreciation potential....

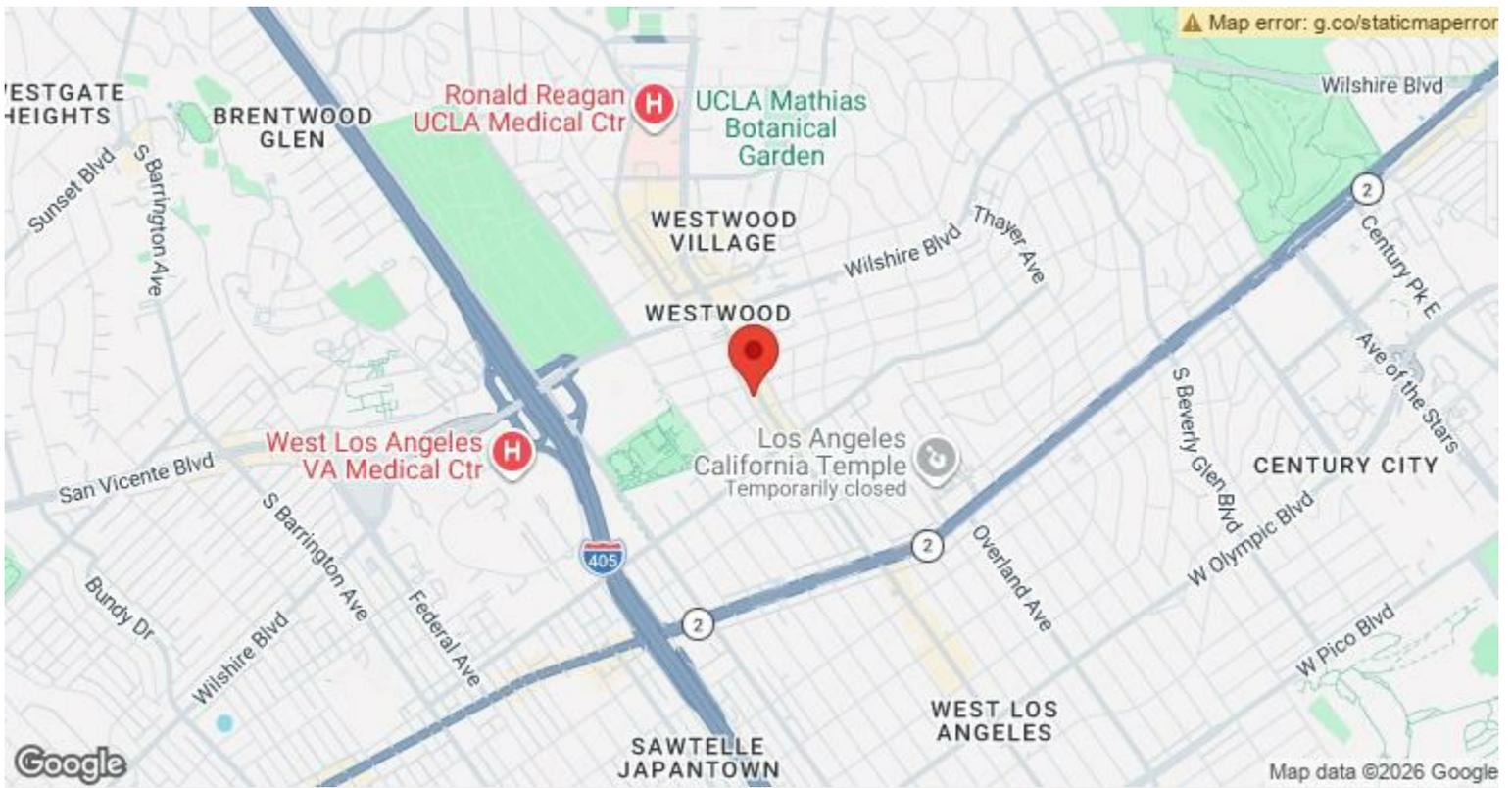
- heavy traffic
- lots of natural light
- renovations completed in 2025
- rear parking
- street parking



Price:	\$3,950,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.08 AC
Gross Building Area:	5,120 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1955
Tenancy:	Multi
Parking Ratio:	0.39/1,000 SF
Clear Ceiling Height:	18 FT
Zoning Description:	C4
APN / Parcel ID:	4324-009-010

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Clarissa Dance	-	



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Property Photos



Interior Photo

