

AVAILABLE FOR LEASE

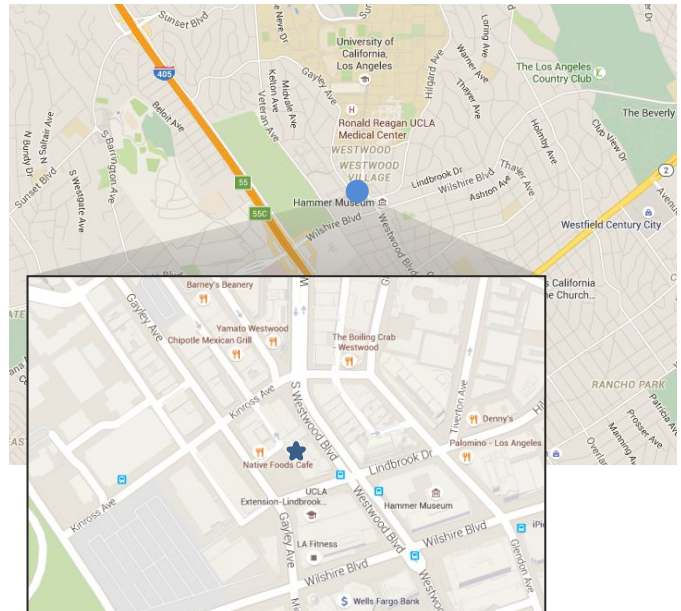
WESTWOOD'S VILLAGE SQUARE

1101 - 1147 WESTWOOD BLVD., Los Angeles, CA 90024
10905 - 10919 LINDBROOK DRIVE, Los Angeles, CA 90024



FEATURES:

- 58,180 square foot two story retail building in the heart of Westwood Village
- Ideally located on Westwood Boulevard between Kinross Avenue and Lindbrook Drive, close proximity to Wilshire Business Corridor and UCLA
- Ample underground parking (3.76/1000)
- Prominent building signage
- Easy access to Interstate 10 and Interstate 405
- Tenants include: Ixlb Dimsum, WildBird, Pokitomik, Enzo's Pizzeria, and Headlines! Diner



FOR MORE
INFORMATION
PLEASE
CONTACT:

Cal-American
1109 Westwood Blvd.
Los Angeles, CA 90024
(888) 758-4838

DEMOGRAPHIC HIGHLIGHTS

2018	1 Mile	3 Miles	5 Miles
Total Population	55,829	228,366	587,393
Average HH Income	\$105,550	\$124,798	\$117,876
Daytime Population	137,729	431,323	868,462

Source: Loopnet / City of Los Angeles

TRAFFIC COUNTS

Street	Cars Per Day
Westwood Boulevard	29,648
Wilshire Boulevard	72,,987

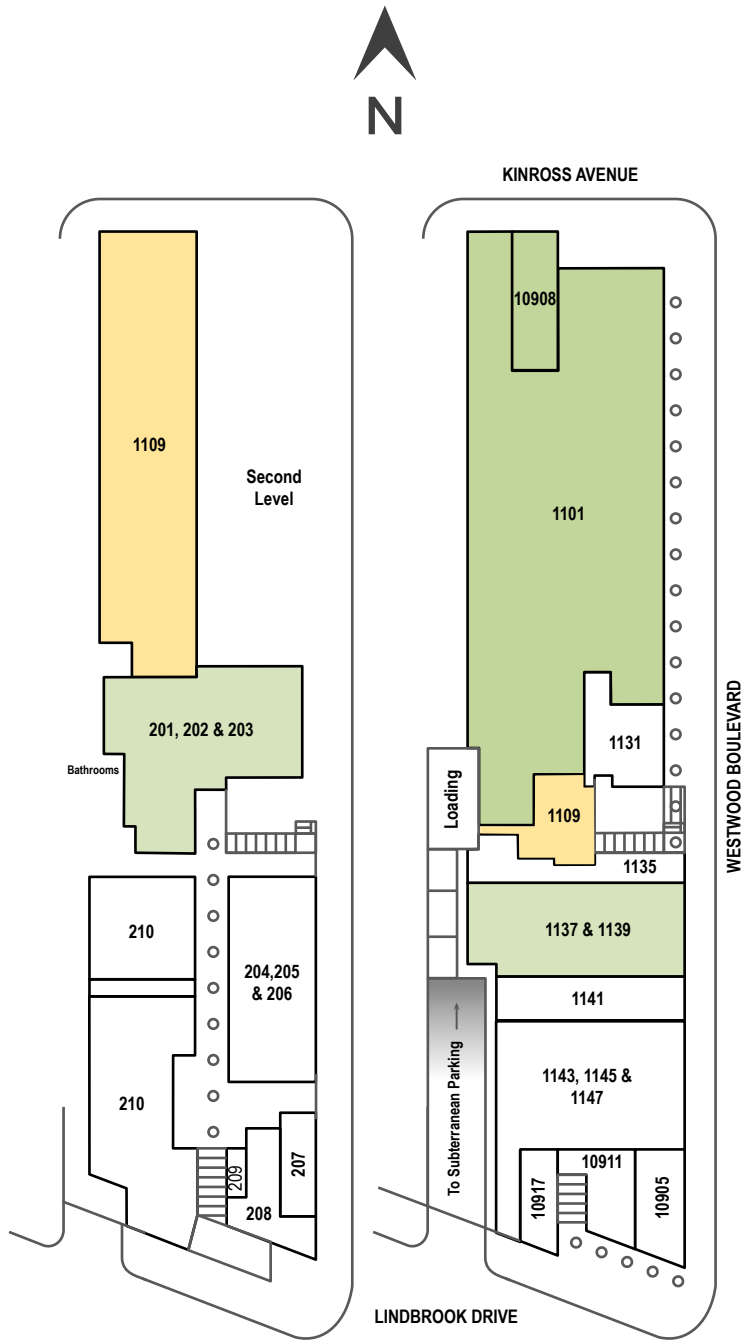
Source: City of Los Angeles

Rev. 01/25/25

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Unit	Tenant	Sq. Ft.
10908	Available	600
1101	Available-Divisible to 8,000	18,781
1131	Restaurant	1,225
1109	Management Company	5,363
1133 (Ste 201-203)	Available	5403
1133 Ste 204, 205, 206 & 210	Medical Warehouse	11,709
1133 Ste. 207-209	Event Storage	2,086
1135	Restaurant	1,110
1137-1139	Available	3,206
1141	Delivery Company	1,445
1143-1147	Available (Restaurant)	4,371
10905	Restaurant	1,006
10911	Restaurant	892
10917	Restaurant	650



Occupied But Available