



For Lease! Retail Spaces on Westwood & Olympic Blvd

2180 Westwood Boulevard, Los Angeles, CA

**AVISON
YOUNG**



PROPERTY HIGHLIGHTS



- Located on a main retail corridor at busy intersection of Westwood Blvd and Olympic Blvd. (approx. 55,525 VPD)!
- On-site surface & subterranean parking (4.5/1,000 SF)
- Excellent street visibility and signage opportunity
- Located two blocks north of planned Google campus on Westwood & Pico
- Densely populated trade area with over 699,658 residents in a 5 mile radius
- Ingress/egress on Westwood Blvd and Olympic Blvd.
- Join a diverse tenant mix including Penguin's Frozen Yogurt!

LEASING OVERVIEW

Suite	RSF	Type	Monthly Rate
Suite B	±922 SF	Former Subway	\$3.50
Suite C	±863 SF	Retail	\$2.00
Suite D	±1,002 SF	Retail	\$2.00
Suite E	±1,236 SF	Retail	\$2.00
Suite L	±870 SF	Retail	\$2.00
Suite M	±870 SF	Retail	\$2.00
Suite 2F, 2G & 2H	±2,342 SF	2nd-Gen Fitness	\$2.00
Suite 2K, 2L & 2M	±2,352 SF	Former Golf Lesson	\$2.00

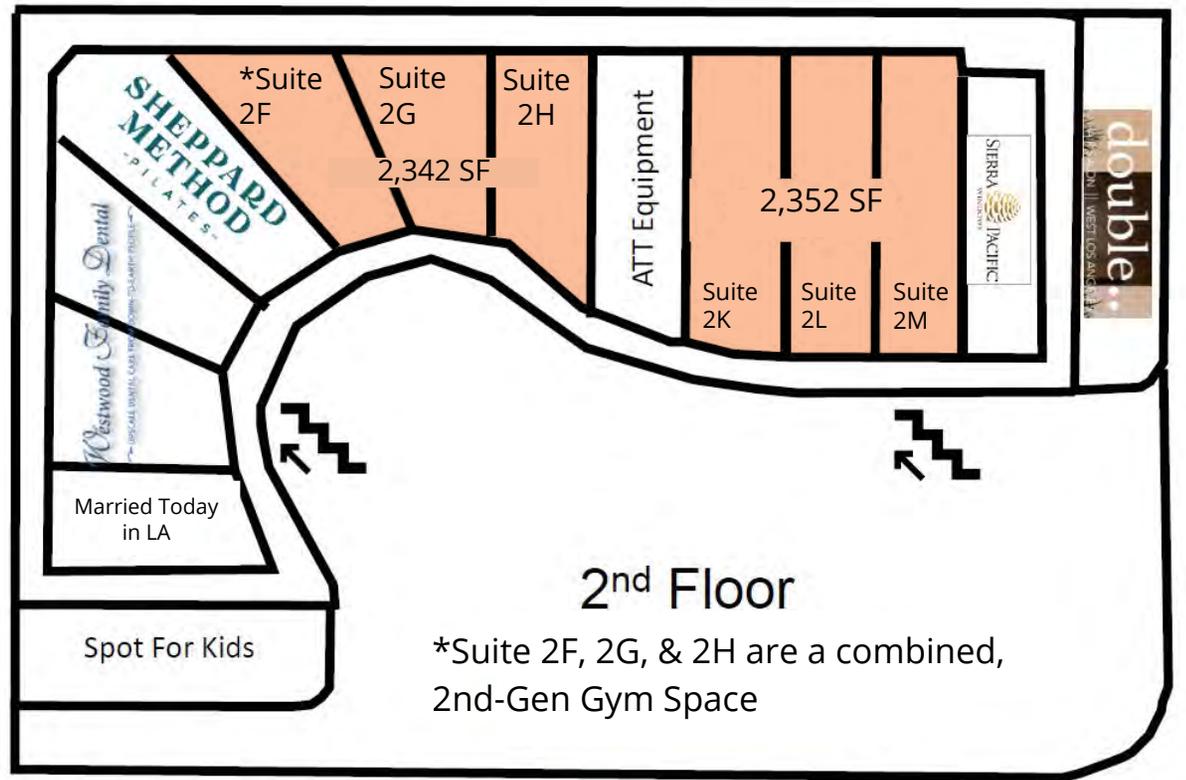
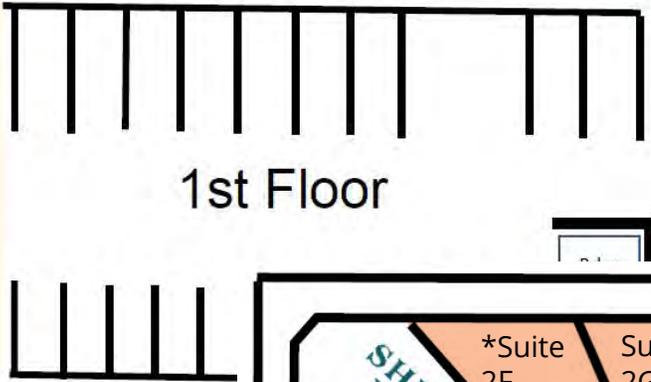
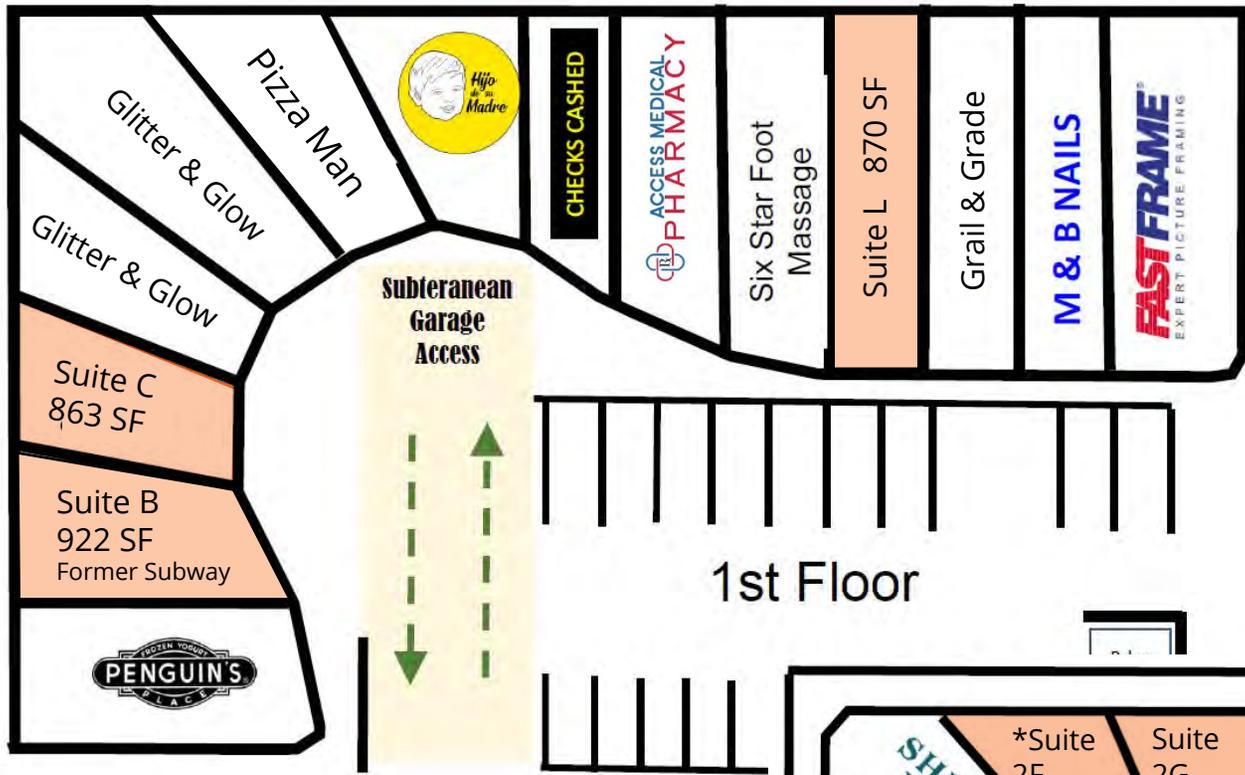
Do a virtual walkthrough of suite 2K, 2L, 2M [here!](#)

Term: 3 - 5 Years

NNNs are estimated at \$1.36 / SF

2180 WESTWOOD BOULEVARD | WEST LA



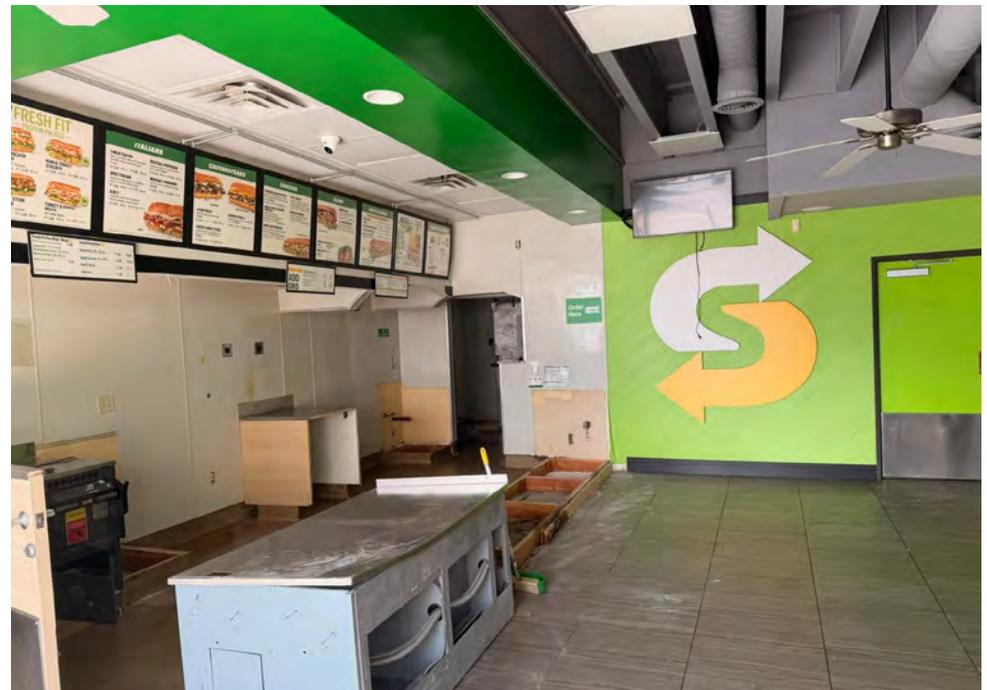


*Suite 2F, 2G, & 2H are a combined, 2nd-Gen Gym Space

SUITE B, 922 SF

DETAILS

- Former Subway with existing food-service infrastructure in place
- Built out for restaurant use, ideal opportunity for a café, or beverage concept
- Includes a walk-in cooler
- No hood system is currently installed



DEMOGRAPHICS | 2024 | 1-MILE RADIUS

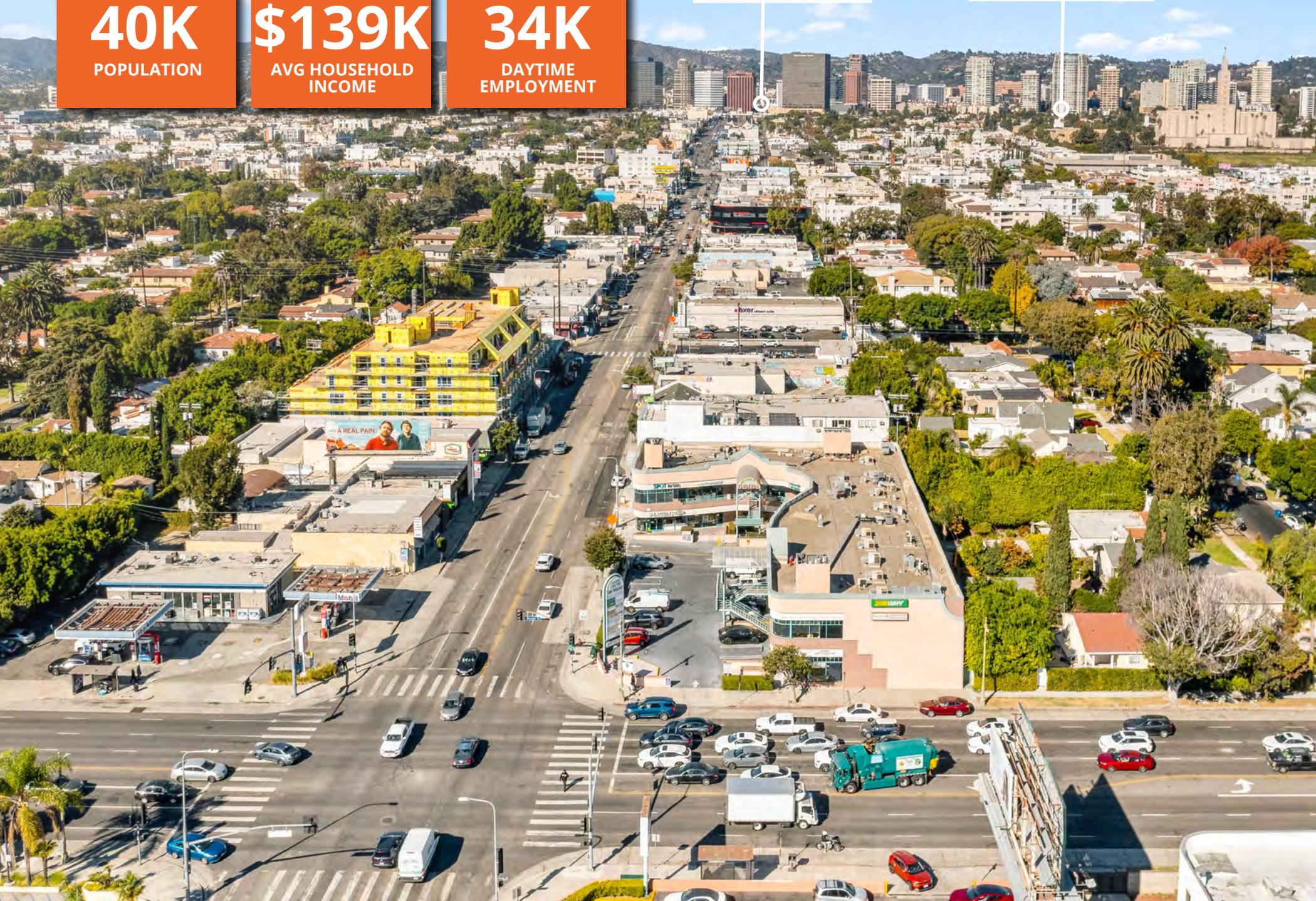
40K
POPULATION

\$139K
AVG HOUSEHOLD
INCOME

34K
DAYTIME
EMPLOYMENT

Westwood Village

Wilshire Corridor





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