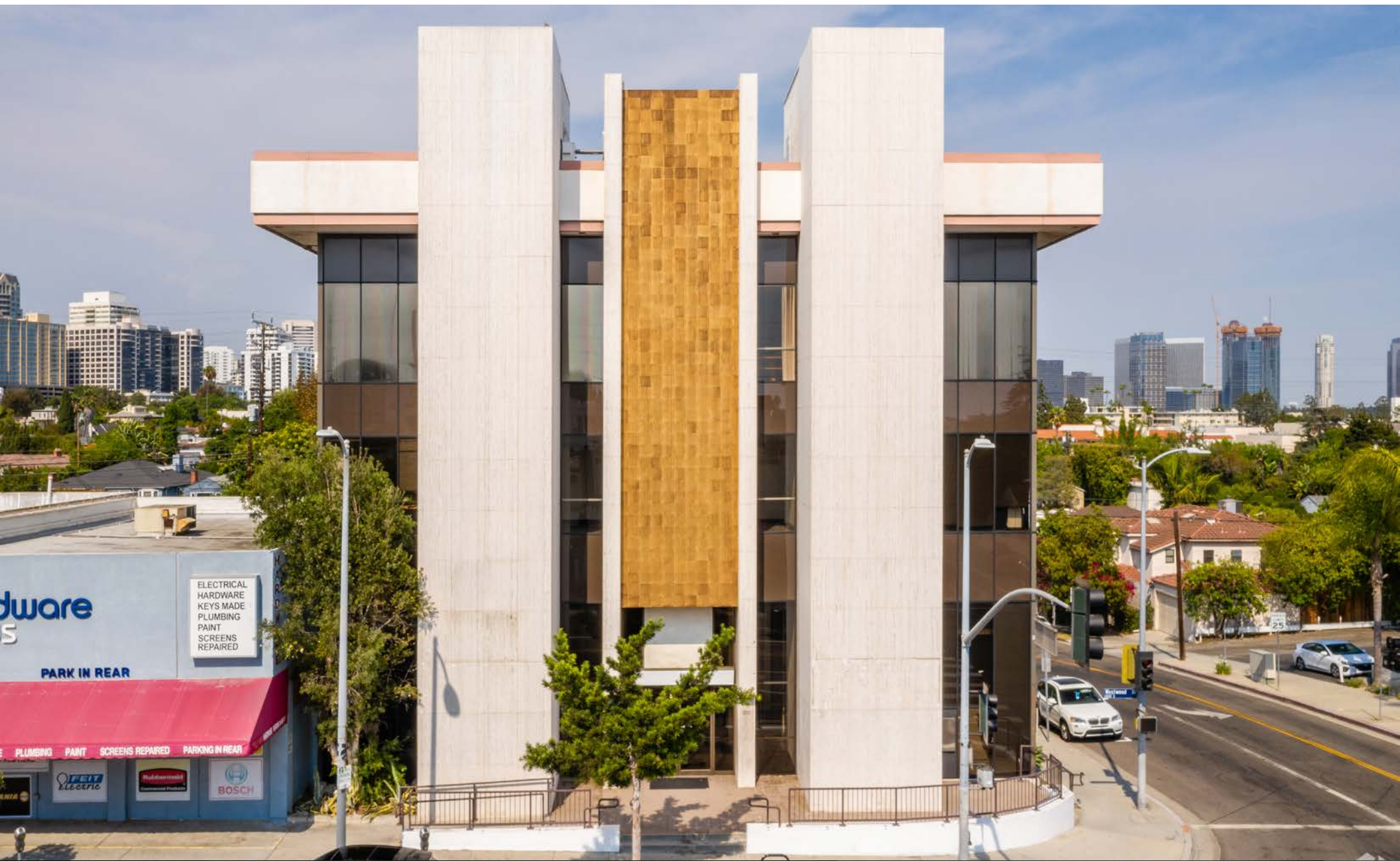


# EXECUTIVE/THERAPY OFFICES FOR LEASE IN WESTWOOD



A DIVISION OF  
**LEE & ASSOCIATES**

**1460 WESTWOOD BLVD  
LOS ANGELES, CA 90024**

# PROPERTY INFORMATION



## PREMISES

## RENT

## OCCUPANCY

## TERM

SUITE 204: ± 459 RSF  
SUITE 205: ± 981 RSF

\$3.50/SF, FSG

IMMEDIATE

NEGOTIABLE



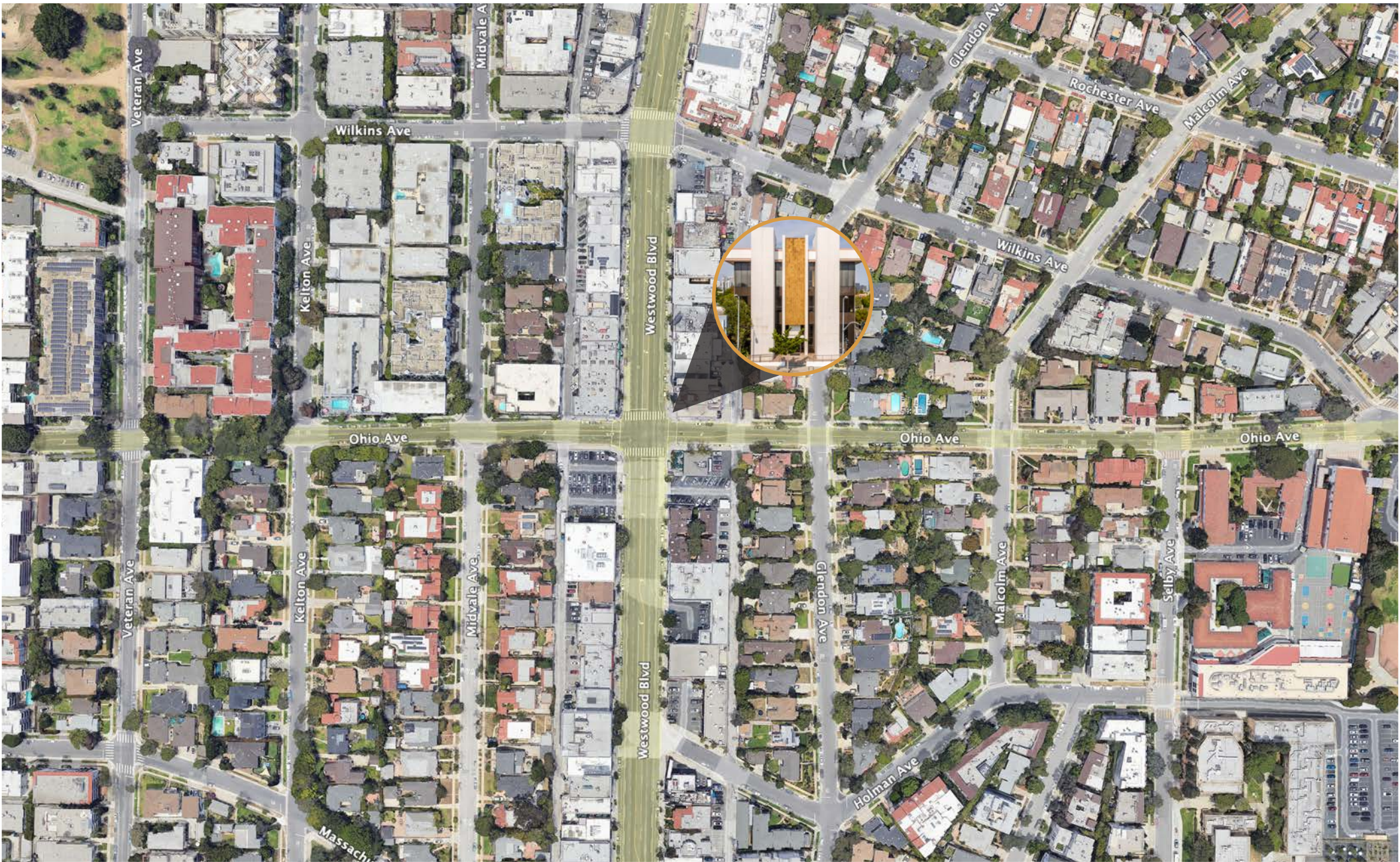
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# INTERIOR PHOTOS



# AERIAL MAP



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# AMENITIES MAP



# DEMOGRAPHICS



## 2023 POPULATION

2 Miles  
**141,214**  
5 Miles  
**597,850**  
10 Miles  
**2,167,394**



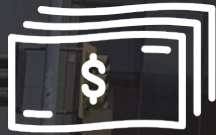
## 2028 PROJECTION

2 Miles  
**139,659**  
5 Miles  
**586,745**  
10 Miles  
**2,129,665**



## 2022 MEDIAN AGE

2 Miles  
**38.3**  
5 Miles  
**41.8**  
10 Miles  
**40.2**



## AVG HOUSEHOLD INCOME

2 Miles  
**\$130,386**  
5 Miles  
**\$134,277**  
10 Miles  
**\$107,825**



## INCOME OVER \$200K

2 Miles  
**13,531**  
5 Miles  
**61,646**  
10 Miles  
**131,799**



## 2028 HOUSEHOLDS

2 Miles  
**62,555**  
5 Miles  
**268,763**  
10 Miles  
**864,613**

## **SPENCER HORAK**

BKR DRE 01921906  
shorak@leewestla.com  
310.899.2728

## **ANDREW DOAN**

AGT DRE 02070848  
adoan@leewestla.com  
310.899.2736

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



A DIVISION OF  
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