

TRAFTON VILLAGE SQUARE

1351-1355 WESTWOOD BLVD. | LOS ANGELES, CA 90024

PRESENTED BY ALEXANDER KOUSTAS



PROPERTY SUMMARY

Offering price: \$7,250,000.00

Type: Retail / Office property

In-place cap rate: 3.6%

Sqf. : 13,825 Sqf.

Lot: 8,886 Sqf.(* Double corner lot)

YOC: 1933

Zoning: C4

Parcel I.D.: 4324-009-011

County: Los Angeles

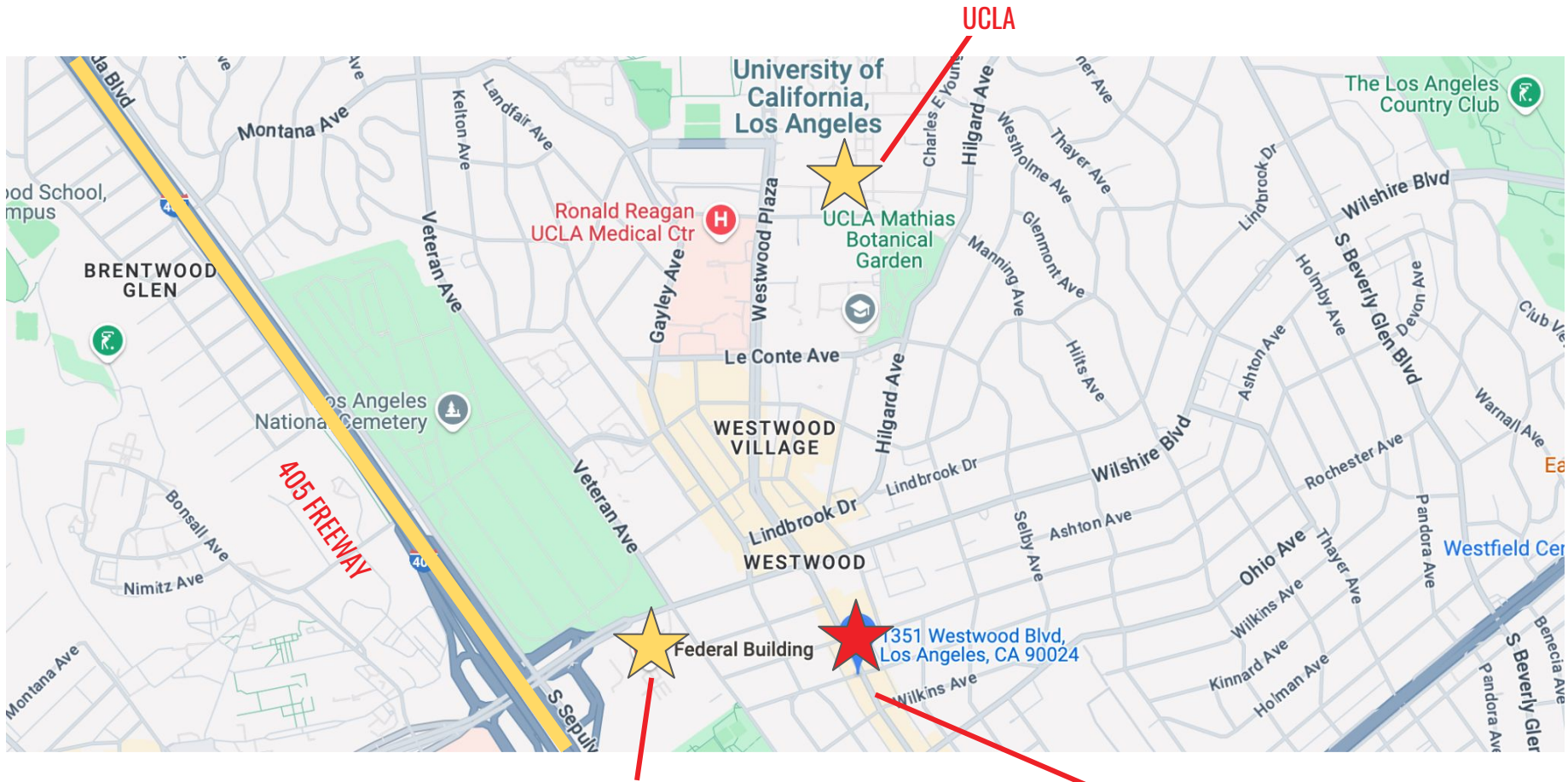
1351-1355 Westwood Blvd. is a rare opportunity to acquire a prime retail/office asset in the highly desirable Westwood submarket. Boasting 13,825 Sqf. of retail and office space, this property stands ready to accommodate a diverse range of industries and enterprises.

PROMINENT PROPERTY PROFILE: Trafton Village Square sits prominently along Westwood Blvd. boasting 100ft. of street frontage.

POTENTIAL REDEVELOPMENT: 1351-1355 Westwood Blvd. has the luxury of occupying 8,800 + Sqf. spanning a double lot in the heart of the highly desirable Westwood submarket. Property could accommodate exceptional reposition opportunities.

STRATEGIC LOCATION: Situated just east of the 405 freeway and south of UCLA, in the heart of the vibrant Westwood community; this property enjoys excellent access to Century City, Santa Monica and LAX Airport.

INCREDIBLE REDEVELOPMENT OPPORTUNITY OR STABILIZED INCOME!



11000 WILSHIRE FEDERAL BUILDING

SUBJECT PROPERTY





*TOURS BY APPOINTMENT ONLY *

RENT ROLL AVAILABLE UPON REQUEST

ALEXANDER KOUSTAS

(323) 363-2344 | DRE #01819148

akoustas@theagencyre.com