

RETAIL SPACE FOR LEASE IN WESTWOOD



A DIVISION OF
**LEE &
ASSOCIATES**

**1456 WESTWOOD BLVD
LOS ANGELES, CA 90024**

PROPERTY INFORMATION

PREMISES ± 2,379 SF

RENT \$3.25/SF, NNN

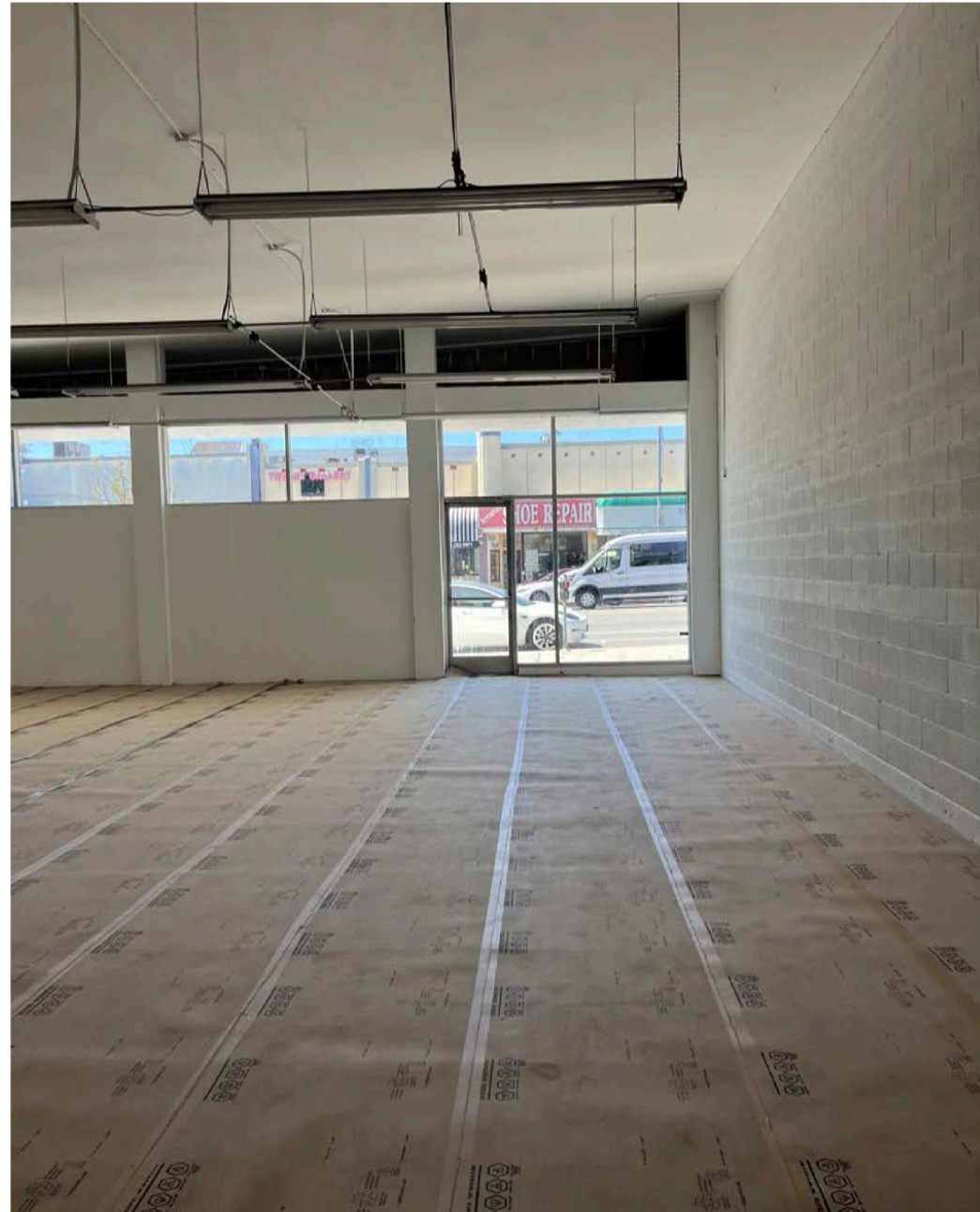
OCCUPANCY Immediate

TERM 3 - 10 Years

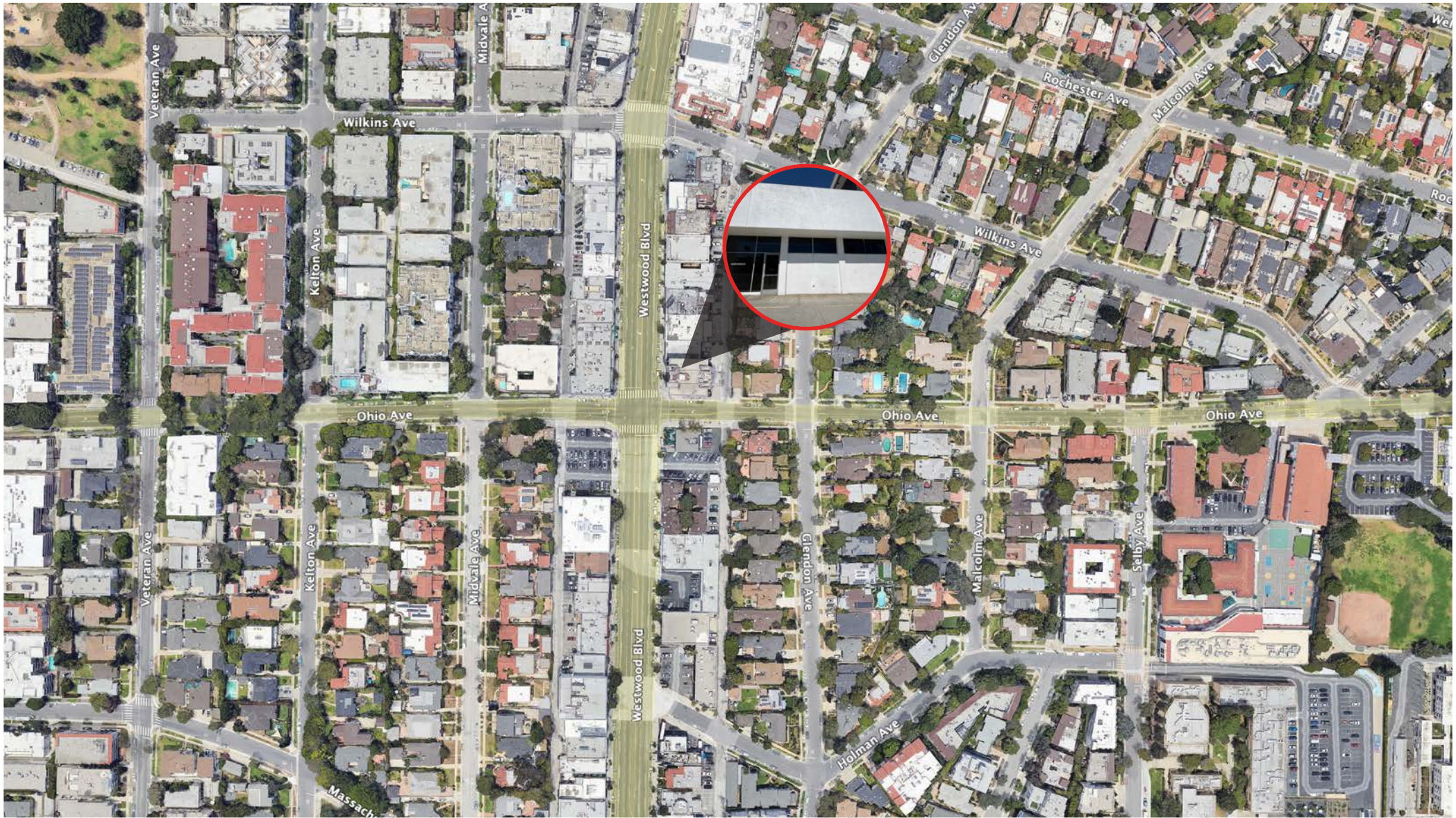
PARKING 2 Spaces (Tandem)

- FEATURES
- Highly visible corner location
 - Open floor plan and high ceilings
 - Strong neighboring tenants (Bristol Farms, Starbucks, Fresh Corn Grill)
 - Excellent signage opportunity along Westwood Blvd
 - Close proximity to the 405 and 10 freeways

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



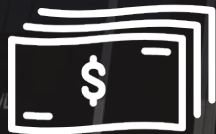
2028 PROJECTION

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

CONTACTS

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