

SECOND
FLOOR
UNIT 1951



COMMERCIAL
REAL ESTATE
the sign of a profitable property



PRIME WESTWOOD RETAIL/OFFICE SPACE AVAILABLE

1951 Westwood Boulevard, Los Angeles, CA 90025



BRANDON PARTIELI
(310) 697-5390 | brandon@illicre.com
DRE#02126338



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL/OFFICE SPACE
LOS ANGELES, CA

PROPERTY FEATURES

1951 Westwood Boulevard, Los Angeles, CA 90025



APPROX. 1,000 SF

RETAIL/OFFICE SPACE AVAILABLE

- ✓ Second floor office with multiple rooms, private entrance, lots of natural light
- ✓ Double-faced rooftop signage facing both direction of Westwood Blvd
- ✓ Parking in rear

AREA AMENITIES

- ✓ Next door to Westwood Court with dining options that include Tu Madre, Feast from the East, For The Win, Taste Of Tehran, and Pink Orchid
- ✓ High foot and vehicle traffic
- ✓ Minutes away from Westwood Village and UCLA

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	47,389	307,721	673,388
 Avg. HH Income	\$150,497	\$148,060	\$148,682
 Daytime Pop	51,360	315,652	704,633
 Traffic Count	± 27,230 CPD ON WESTWOOD BLVD		

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INTERIOR PHOTOS

1951 Westwood Boulevard, Los Angeles, CA 90025





AERIAL MAP



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ASSOCIATE

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