

For Lease

\$5,000 BROKER BONUS PRICE REDUCED!

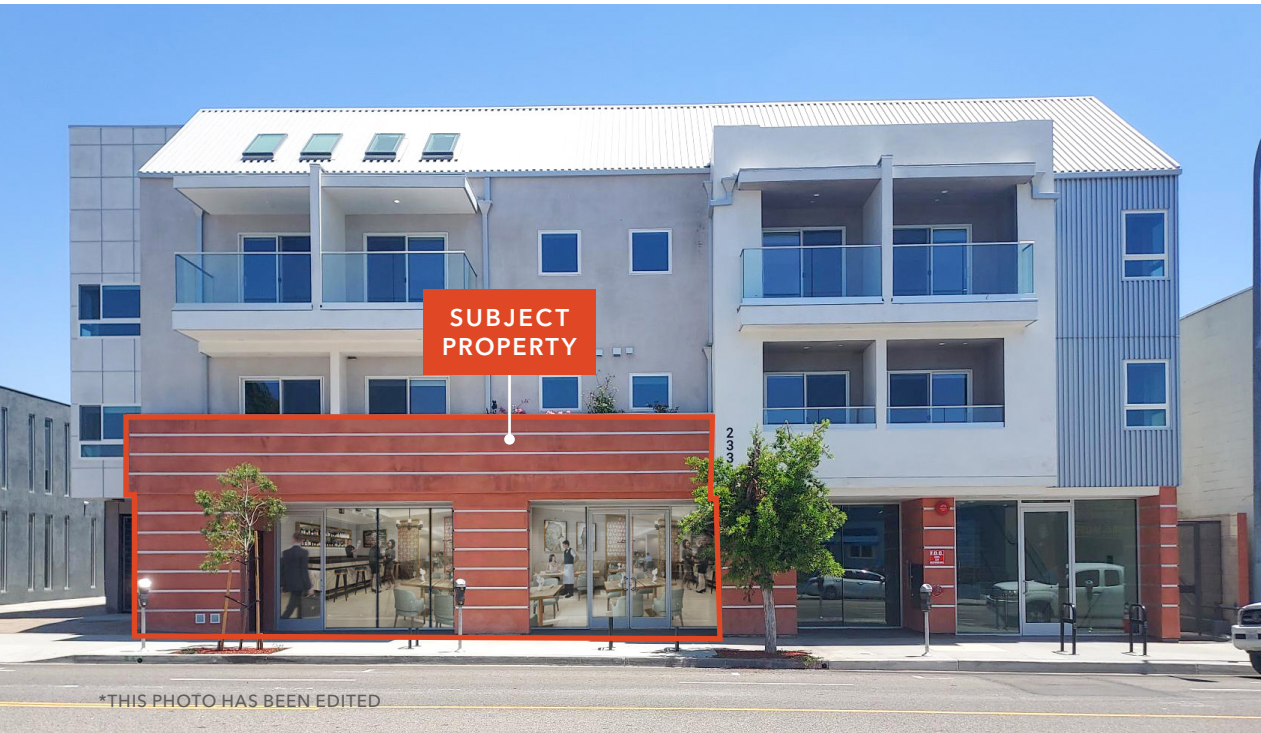
2336 Westwood Blvd, Los Angeles, CA



*THIS PHOTO HAS BEEN EDITED

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km Kidder
Mathews



Price Reduction!

~~\$5.50 NNN~~

PREVIOUS ASKING RENT

\$4.25 NNN

NEW ASKING RENT

\$1.00

PSF/MO

*A ±2,960 SF new restaurant/retail/
medical offices/labs/office space for
lease on the highly visible Westwood
Blvd in the heart of West LA.*

Up to 17 exclusive covered parking spaces free
of charge

Located on the Westwood Blvd corridor between
Olympic Blvd and Pico Blvd

A short walk to UCLA Lab campus at One Westside
- over 500,000 SF of new office space

Straight drive to UCLA

Hood vent and grease interceptor in place

2 floors of 23 residential units

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HIGHLY- ACCESSIBLE LOCATION

Strong surrounding demographics with average HHI within one half mile of \$171,769

26,795 VPD on Westwood Blvd, in between Olympic Blvd and Pico Blvd

Less than one half mile from Westwood/Rancho Park Expo Line stop

Easy access to the access to the 10 and 405 Freeways



Population

	1 Mile	2 Miles
2021 TOTAL POPULATION	32,648	152,415
2026 PROJECTED POPULATION	32,511	150,596
2021 MEDIAN AGE	38.6	37.9
2021 HOUSEHOLDS	15,615	73,544
2026 PROJECTED HOUSEHOLDS	16,272	76,115
2021 AVERAGE HH INCOME	\$155,219	\$142,912

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