

Freestanding Building On Westwood Blvd.

1310 WESTWOOD BLVD., LOS ANGELES, CA 90024



PROPERTY HIGHLIGHTS

- ±6,681-square foot Freestanding Building located in Southern California's popular Westwood neighborhood along highly-traveled Westwood Boulevard.
- High volume use OK; Ideal for Retail, Office, Medical, Law Office, Fitness, Food, Showroom, Pop-up Location, Flex Creative Space.
- Great car traffic counts; over 34,000 Cars per Day along Westwood Blvd & over 125,000 Cars per Day along Wilshire Blvd.
- Located just off of Wellworth Ave., one block south of major signalized intersection of Wilshire and Westwood Blvd.
- The building has one (1) elevator.
- Gated and secure parking on-site, in addition to ample street parking & over 2,000 parking spaces available in nearby parking lots.
- **One Block South of Future Subway Station & currently Served by 10 Regional Transit Systems!**
- Located in the Vibrant Business District of Westwood and Westwood Village. It benefits from Class A Office Buildings & UCLA.
- Local Communities include Bel-Air, Holmby Hills, Westwood, and Century City.
- Walker's Paradise with a Walking Score of 95 & Excellent Transit Score of 74

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Executive Summary



OFFERING SUMMARY

| | |
|-----------------------|---------------------------------|
| SALE PRICE: | \$4,850,000 |
| APN: | 4325-009-002 |
| BUILDING SIZE: | 6,681 SF |
| LOT SIZE: | 6,601 SF |
| YEAR BUILT: | 1955/1968 |
| ZONING: | LAC4-IVL-POD; TOC Tier 3 |
| STORIES: | 2 |
| FRONTAGE: | 50 Feet along Westwood Blvd. |

PROPERTY OVERVIEW

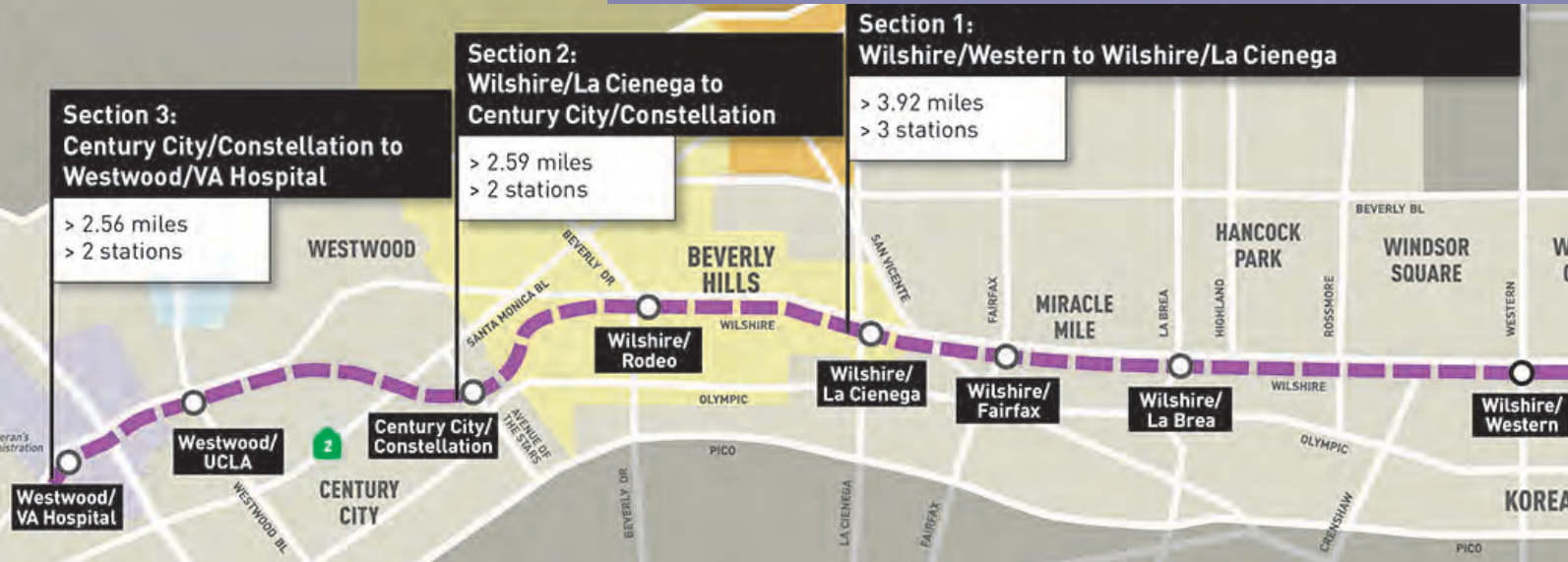
Keller Williams Commercial is pleased to present the sale of 1310 Westwood Boulevard, a ±6,681-square foot freestanding retail/office building situated on a ±6,601-square foot lot located in Southern California's popular Westwood neighborhood along highly-traveled Westwood Boulevard.

1310 Westwood Boulevard is a two (2) story commercial building located one block south of Wilshire Boulevard between Rochester Avenue and Wellworth Avenue. The building was built in 1955, with a second floor addition added in 1968. The ground floor features an open floor plan plus two (2) private offices. The second floor is composed of five (5) private offices, two (2) restrooms and a kitchen/break room. The building also features one (1) elevator and a secured parking garage with room for approximately nine (9) cars parked tandem. The property is currently vacant.

1310 Westwood is an ideal opportunity for buyers looking to purchase retail, office or developable property in Los Angeles' affluent and highly coveted Westwood submarket.

Property Highlights

METRO PURPLE LINE



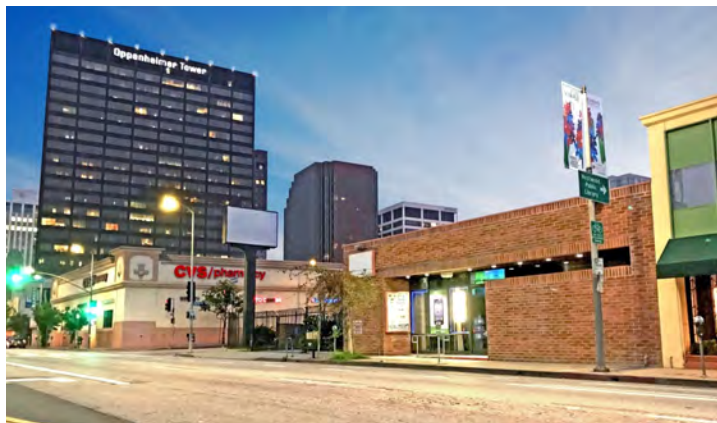
DEVELOPMENT POTENTIAL

| | |
|------------------------|--------|
| TOC: | Tier 3 |
| POSSIBLE UNITS: | 31 |
| DENSITY BONUS | 70% |
| FAR: | 3.75 |
| HEIGHT: | 67 FT |

PROPERTY HIGHLIGHTS

- **PRIME LOCATION** - Walking distance from Westwood Village, which is home to UCLA, the Hammer Museum, the Fox Theatre and the many other retail amenities popular to residents and tourists alike. The area is popular among university students, who take advantage of the ample retail amenities Westwood Village has to offer.
- **USER OR INVESTOR OPPORTUNITY** - Building is vacant, which offers the opportunity to occupy the building or lease it out as an investment property.
- **HEAVILY TRAFFICKED CORRIDOR** - Highly visible with great frontage (50 ft) on busy Westwood Boulevard. Major intersection at Wilshire Boulevard and Westwood Boulevard, just one block North of the subject property, is traveled by an estimated 128,478 VPD.
- **METRO PURPLE LINE EXPANSION** - The Metro's Purple Line is under construction under Wilshire Boulevard between Westwood Boulevard and Veteran Avenue. Given its location on a highly utilized East/ West thoroughfare, the station will create seamless links to travel destinations along and near Westwood and Wilshire Boulevards, such as UCLA, Westwood Village and The Hammer Museum.
- **FUTURE UPSIDE** - Buyers have the potential for future upside through increased land value, brought upon by the expansion of the Metro's Purple Line and the exponential value of City rents. Close proximity to UCLA's campus, the most applied to university in the nation, also reinforces a continuous demand for housing.
- **DEMOGRAPHICS** - Area has a population of 225,000 within a 3-mile radius of the property. Average household income within a 3-mile radius of the property is well over \$120,000. Consumer spending within 3-miles is registered at over \$3 billion.

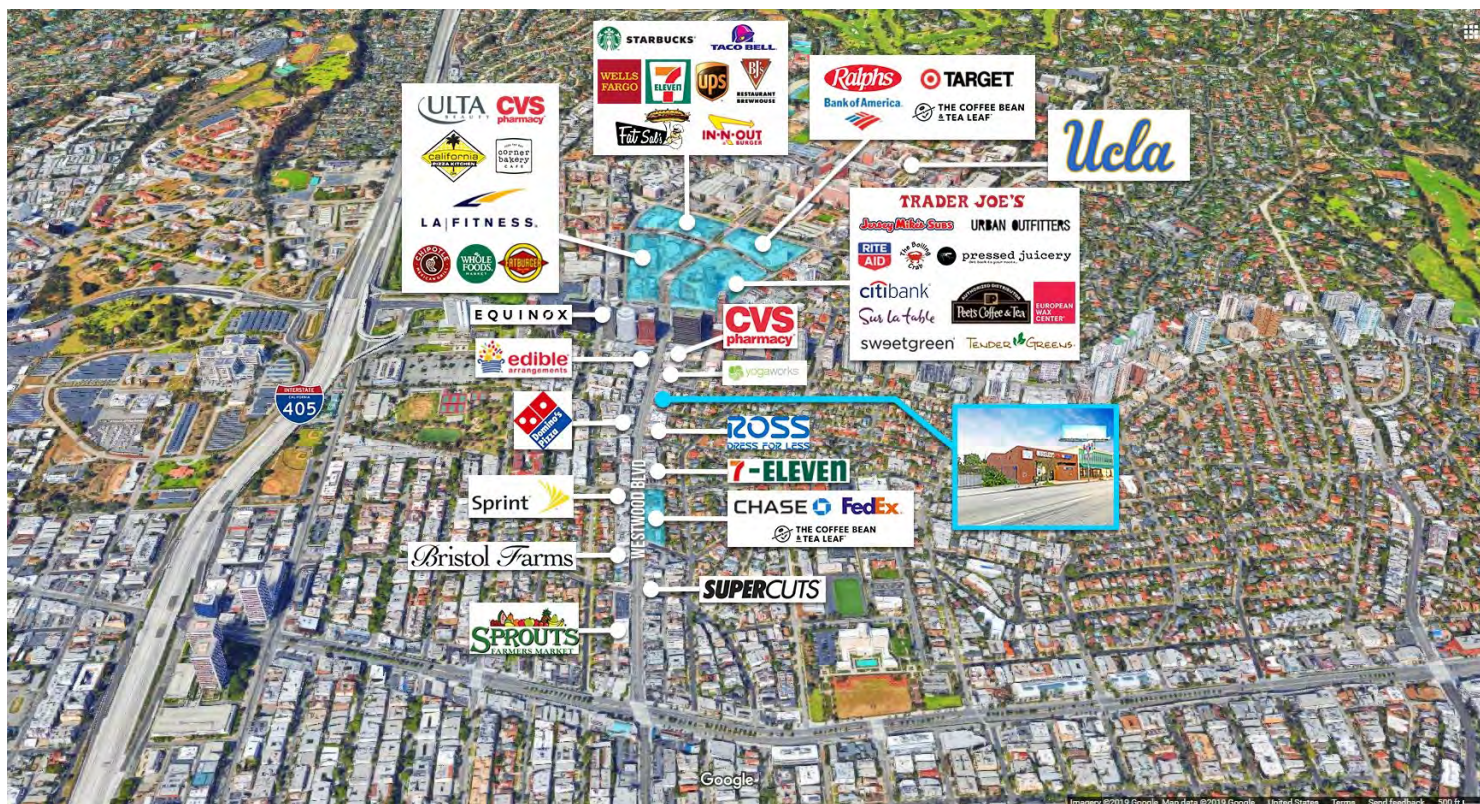
Location Overview



LOCATION OVERVIEW

The major intersection at Wilshire Boulevard and Westwood Boulevard is located one block North of the subject property. Wilshire Boulevard between Westwood Boulevard and Veteran Avenue is the future site of a Metro's Purple Line Subway Station. The construction of the Purple Line designates 1310 Westwood Boulevard as a TOC Tier 3 zoned parcel, giving developers potential to build a building of 31-units residential over 1,500-SF to 3,000 SF of retail.

The property's location in the heart of Westwood offers close proximity to one of the country's most influential and successful universities, UCLA. It is also walking distance to Westwood Village, a popular shopping, dining and nightlife locale for UCLA students, tourists, and locals.



Additional Photos



First Floor



Second Floor

Additional Photos



Rear of Building

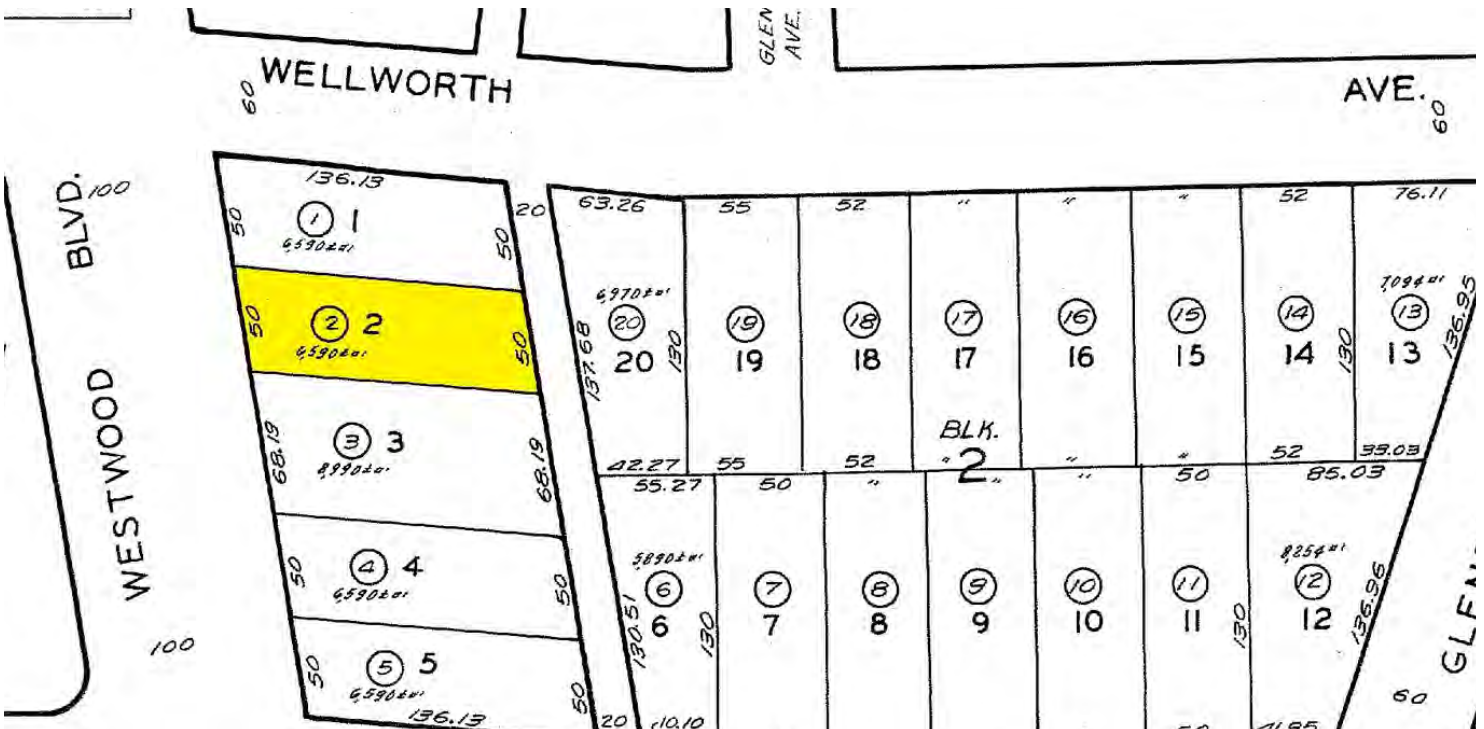
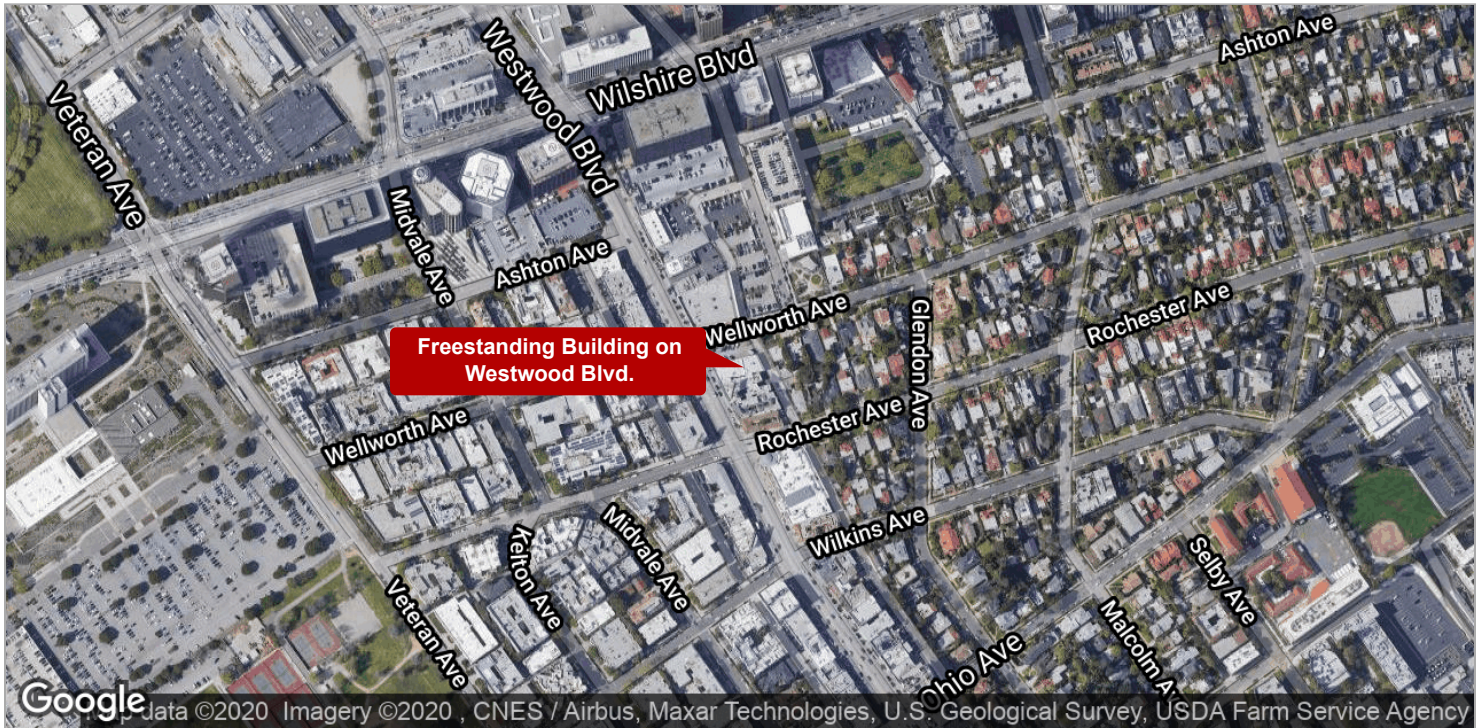


On-Site Parking

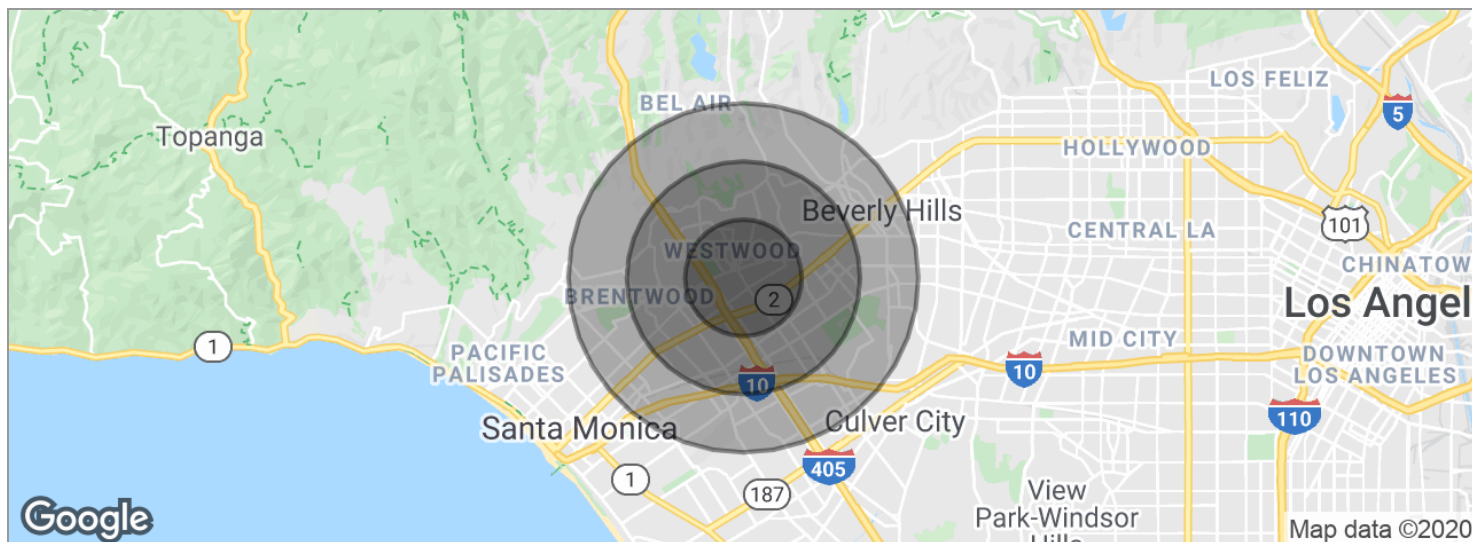
Location Maps



Aerial & Plat Maps



Demographics Map



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 45,451 | 136,027 | 228,954 |
| Median age | 32.3 | 34.7 | 37.2 |
| Median age (male) | 33.0 | 34.7 | 36.9 |
| Median age (Female) | 31.8 | 34.6 | 37.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 20,338 | 61,548 | 103,718 |
| # of persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH income | \$105,461 | \$112,966 | \$123,571 |
| Average house value | \$849,869 | \$872,827 | \$918,124 |
| ETHNICITY (%) | 1 MILE | 2 MILES | 3 MILES |
| Hispanic | 10.3% | 12.8% | 12.3% |
| RACE (%) | 1 MILE | 2 MILES | 3 MILES |
| White | 64.1% | 65.7% | 68.7% |
| Black | 3.1% | 2.8% | 3.1% |
| Asian | 24.6% | 21.1% | 18.8% |
| Hawaiian | 0.1% | 0.0% | 0.0% |
| American Indian | 0.2% | 0.6% | 0.4% |
| Other | 4.9% | 6.4% | 5.7% |

* Demographic data derived from 2010 US Census