

**WESTWOOD CENTER**  
FOR LEASE – RETAIL & OFFICE  
Prime Main & Main Intersection in Los Angeles  
2180 Westwood Blvd  
Los Angeles, CA 90025



**MONUMENT SIGN  
PANELS AVAILABLE**



**Property Features**

- Available Units Ranging From 786 SF – 2,392 SF
- Rental Rate: \$2.50-\$4.00 PSF/Monthly. Triple Net 'NNN' Rate: \$1.08 PSF (Additional Management Fee is 4% of NNN's)
- Highly Visible Center Located @ NEC of Westwood Blvd & Olympic Blvd
- Can Accommodate Most Retail or Office/Professional Uses
- Great demographics and good tenant mix
- Heavy Pedestrian and Vehicular Traffic
- FREE Street Level & Two Levels of Subterranean Customer Parking
- Fascia and pole signage available
- Major Tenants in and around center
- Elevator Services All Three Levels

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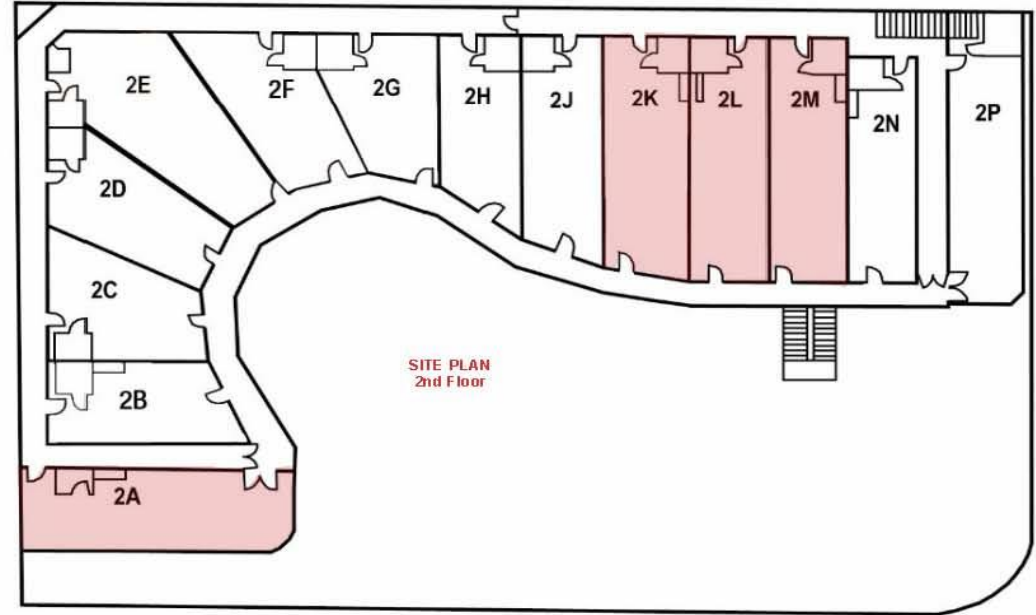
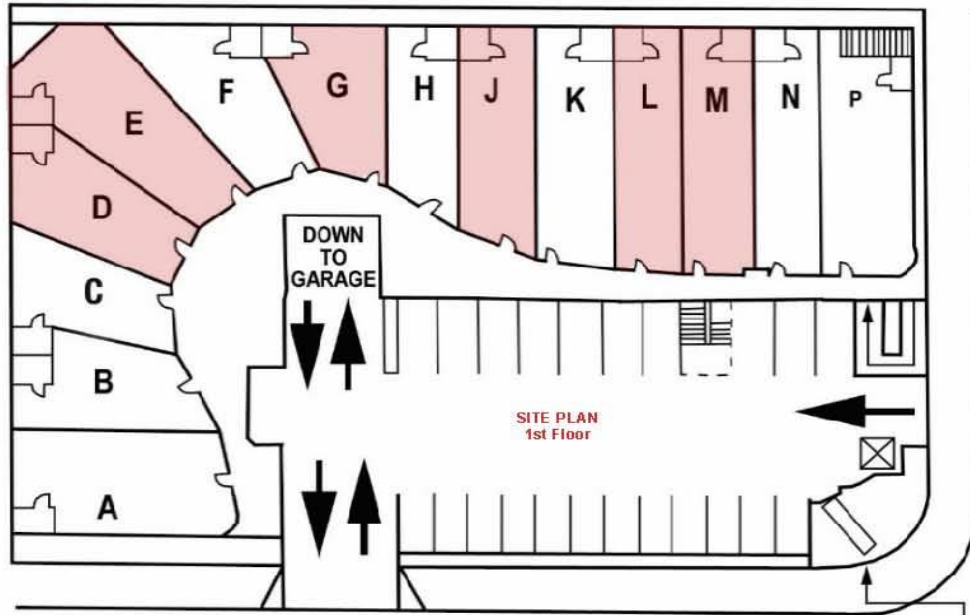
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# Westwood Center

2180 Westwood Blvd., Los Angeles, CA 90025

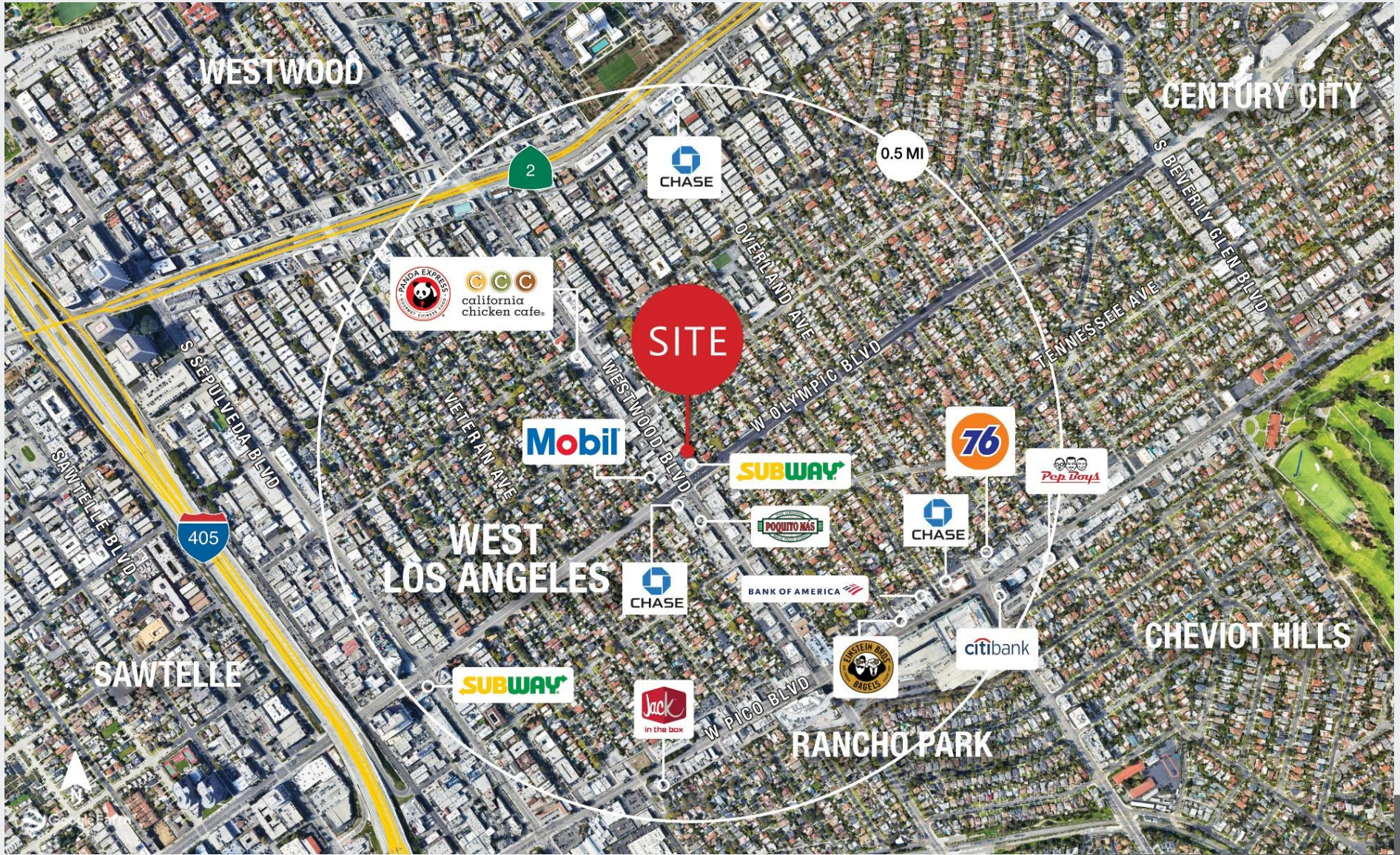


1st Floor Suite	Tenant	Square Footage
A	Penguins Yogurt	1,079
B	Subway	922
C	Lil Locks	704
D&E	<b>AVAILABLE</b>	<b>2,238</b>
F	Pizza	1,030
G	<b>AVAILABLE (former restaurant)</b>	853
H	Check Cashing	734
J	<b>AVAILABLE</b>	<b>1,008</b>
K	Print Shop	8,55
L&M	<b>AVAILABLE</b>	<b>1,740</b>
N	Nail Salon	870
P	Fast Frame	981

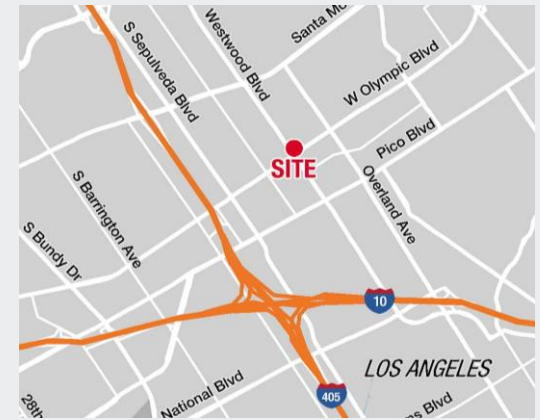
1st Floor Suite	Tenant	Square Footage
<b>2A</b>	<b>AVAILABLE (former acupuncture)</b>	<b>992</b>
2B	Insurance	685
2C & D	Dentist	1,569
2E	Pilates	1,090
2F, G, H	Chrome Cycle Studio	2,342
2J	AT & T Phone Equipment	887
*2K	<b>AVAILABLE</b>	786
*2L&2M	<b>AVAILABLE</b>	1,606
2N	Sierra Windows	739
2P	Hatano Hair Salon	1,087

\*2K, 2L & 2M can be combined for up to 2,392 SF

# WESTWOOD CENTER : RETAIL COMPETITION AERIAL



# WESTWOOD CENTER : PROPERTY PHOTO LOCATION MAP DEMOGRAPHIC SNAPSHOT



Demographic Snapshot (2020)	1 Mile	2 Mile	3 Mile
Population	37,685	145,180	310,518
Daytime Population	31,963	182,905	351,388
Average HH Income	\$144,118	\$132,933	\$138,707