

FOR LEASE - ICONIC OPPORTUNITY IN WEST LA
2107-2117 WESTWOOD BLVD

LOS ANGELES, CA 90025



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PROPERTY DETAILS:

- Approximately 11,200 SQFT across multiple buildings
 - +/- 6,500 SQFT building with large showroom and bow truss ceiling
 - +/- 560 SQFT Building
 - +/- 2,000 SQFT Building
 - +/- 2,200 SQFT Building
- Retail/Storage, office and a two bedroom, one bath apartment/office
- Ample parking with over 20 parking spaces
- Excellent signage
- Unique opportunity
- Prime West LA location and adjacent to Century City
- Asking Price: Negotiable



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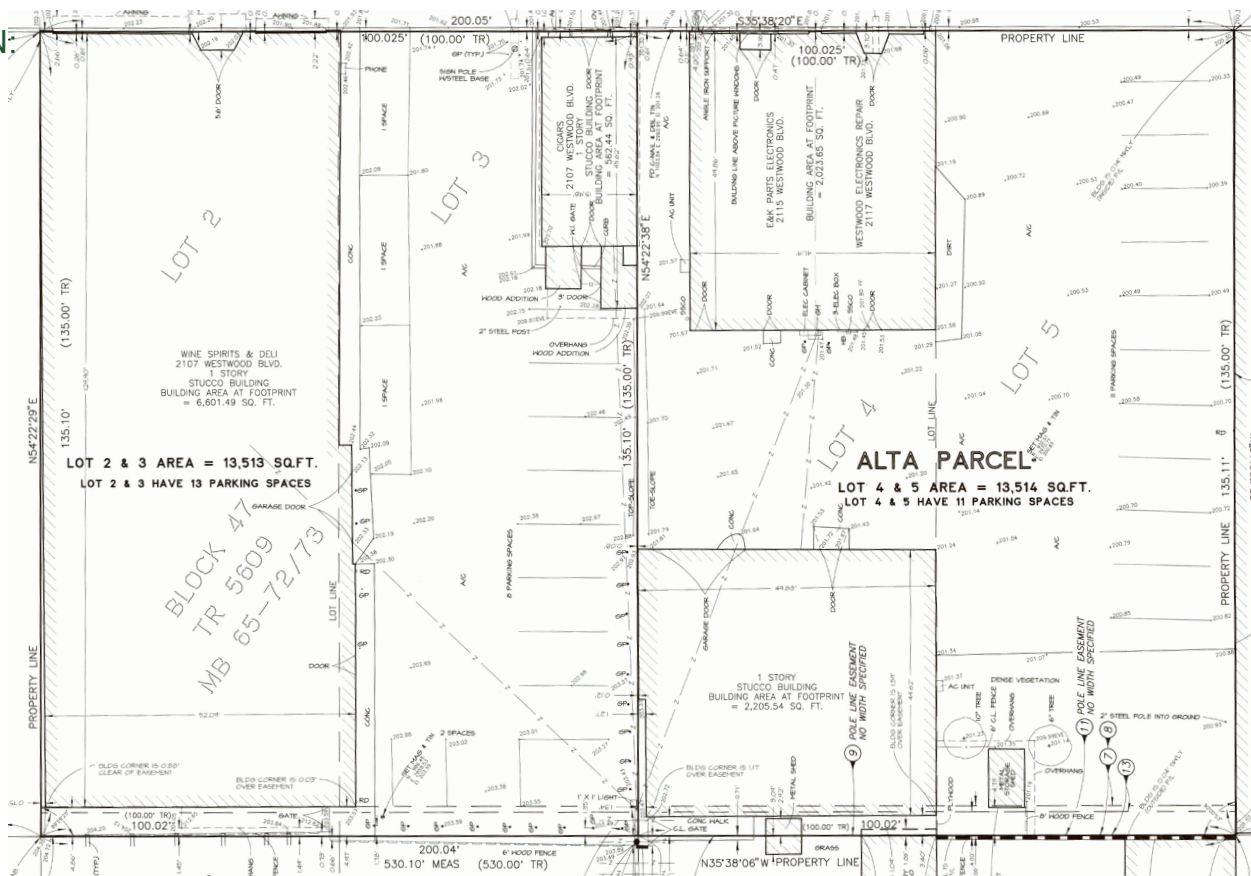


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SITE PLAN:



*Not to Scale

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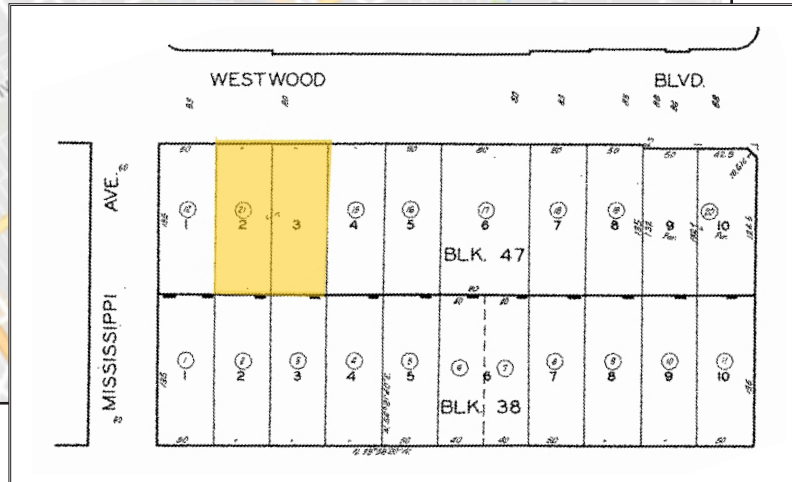
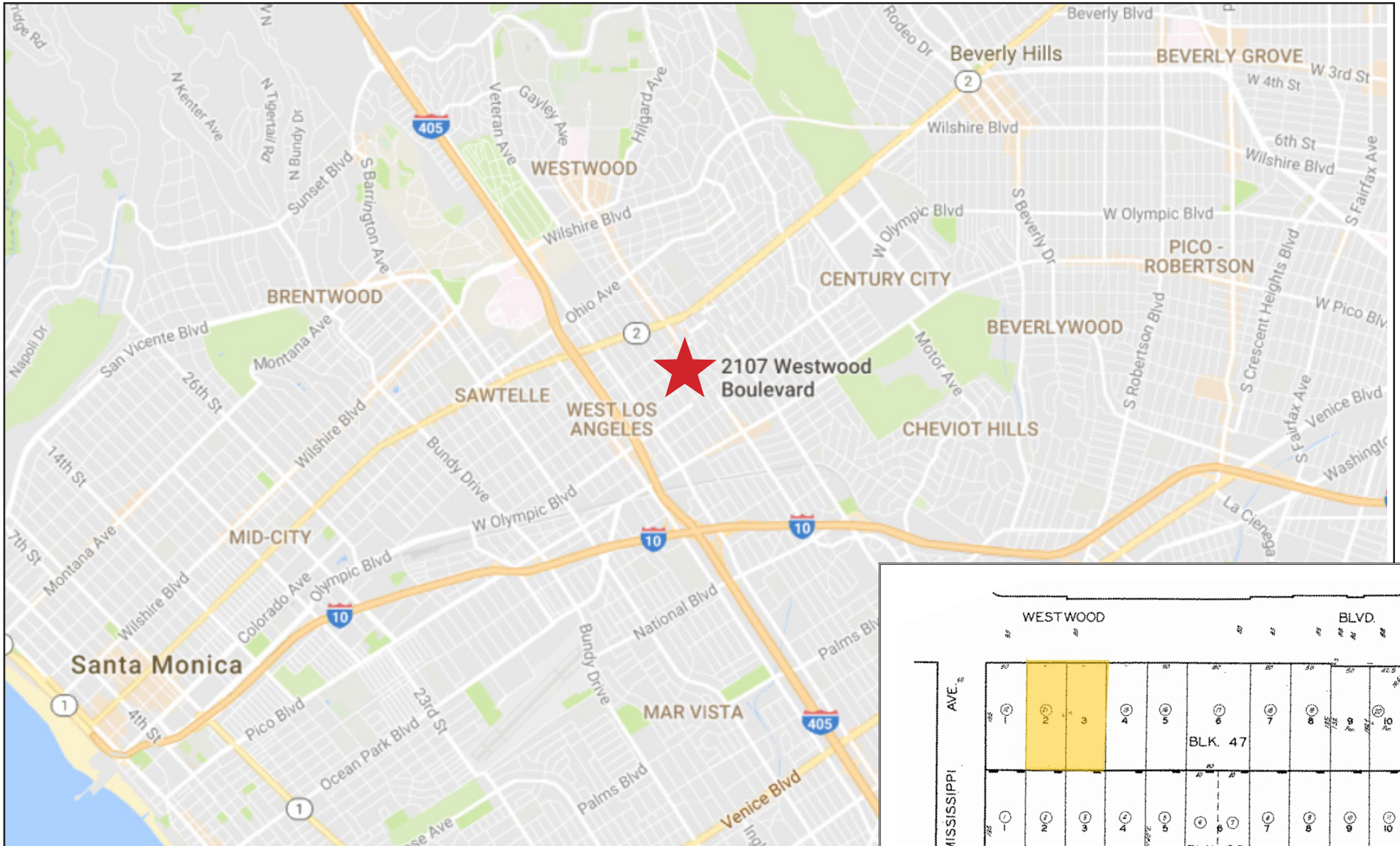
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Demographic Detail Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	42,845		325,773		709,389	
2017 Estimate	41,189		315,064		686,329	
2010 Census	37,099		292,563		640,151	
Growth 2017 - 2022	4.02%		3.40%		3.36%	
Growth 2010 - 2017	11.02%		7.69%		7.21%	
2017 Population by Age	41,189		315,064		686,329	
Age 0 - 4	2,817	6.84%	22,079	7.01%	44,957	6.55%
Age 5 - 9	2,325	5.64%	17,159	5.45%	36,427	5.31%
Age 10 - 14	1,806	4.38%	13,299	4.22%	29,386	4.28%
Age 15 - 19	1,448	3.52%	13,242	4.20%	28,178	4.11%
Age 20 - 24	1,949	4.73%	19,702	6.25%	37,022	5.39%
Age 25 - 29	3,262	7.92%	28,894	9.17%	54,121	7.89%
Age 30 - 34	3,897	9.46%	30,491	9.68%	61,420	8.95%
Age 35 - 39	3,798	9.22%	27,211	8.64%	59,265	8.64%
Age 40 - 44	3,492	8.48%	23,807	7.56%	55,122	8.03%
Age 45 - 49	3,071	7.46%	21,076	6.69%	50,578	7.37%
Age 50 - 54	2,666	6.47%	19,119	6.07%	46,297	6.75%
Age 55 - 59	2,393	5.81%	17,835	5.66%	42,616	6.21%
Age 60 - 64	2,152	5.22%	16,034	5.09%	37,596	5.48%
Age 65 - 69	1,868	4.54%	13,670	4.34%	31,744	4.63%
Age 70 - 74	1,430	3.47%	10,351	3.29%	23,923	3.49%
Age 75 - 79	1,058	2.57%	7,638	2.42%	17,557	2.56%
Age 80 - 84	768	1.86%	5,674	1.80%	12,882	1.88%
Age 85+	989	2.40%	7,783	2.47%	17,238	2.51%
Age 65+	6,113	14.84%	45,116	14.32%	103,344	15.06%
Median Age	39.10		37.30		39.40	
Average Age	39.50		38.60		39.70	

2107 Westwood Blvd, Los Angeles, CA 90025

Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	41,189		315,064		686,329	
White	28,467	69.11%	223,086	70.81%	499,651	72.80%
Black	1,053	2.56%	14,057	4.46%	51,216	7.46%
Am. Indian & Alaskan	227	0.55%	2,463	0.78%	5,868	0.85%
Asian	9,277	22.52%	60,782	19.29%	99,514	14.50%
Hawaiian & Pacific Island	50	0.12%	589	0.19%	1,379	0.20%
Other	2,115	5.13%	14,088	4.47%	28,701	4.18%
Population by Hispanic Origin	41,189		315,064		686,329	
Non-Hispanic Origin	36,704	89.11%	262,512	83.32%	554,441	80.78%
Hispanic Origin	4,485	10.89%	52,553	16.68%	131,888	19.22%
2017 Median Age, Male	38.30		36.60		38.80	
2017 Average Age, Male	38.30		37.60		38.80	
2017 Median Age, Female	39.80		38.10		39.90	
2017 Average Age, Female	40.50		39.50		40.60	
2017 Population by Occupation Classification	33,954		259,875		569,920	
Civilian Employed	23,494	69.19%	169,362	65.17%	380,528	66.77%
Civilian Unemployed	903	2.66%	7,790	3.00%	18,242	3.20%
Civilian Non-Labor Force	9,557	28.15%	82,631	31.80%	170,953	30.00%
Armed Forces	0	0.00%	92	0.04%	197	0.03%
Households by Marital Status						
Married	6,788		47,144		101,426	
Married No Children	3,914		27,725		60,174	
Married w/Children	2,874		19,419		41,253	
2017 Population by Education	32,889		249,003		555,509	
Some High School, No Diploma	1,631	4.96%	15,331	6.16%	39,418	7.10%
High School Grad (Incl Equivalency)	2,190	6.66%	22,231	8.93%	55,173	9.93%
Some College, No Degree	5,437	16.53%	50,114	20.13%	113,866	20.50%
Associate Degree	2,044	6.21%	19,417	7.80%	45,151	8.13%
Bachelor Degree	11,116	33.80%	79,160	31.79%	174,621	31.43%
Advanced Degree	10,471	31.84%	62,750	25.20%	127,280	22.91%

2107 Westwood Blvd, Los Angeles, CA 90025

Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	45,877		326,484		727,598	
Real Estate & Finance	2,203	4.80%	15,019	4.60%	32,551	4.47%
Professional & Management	21,277	46.38%	137,306	42.06%	299,207	41.12%
Public Administration	401	0.87%	3,376	1.03%	7,679	1.06%
Education & Health	6,430	14.02%	42,667	13.07%	85,161	11.70%
Services	2,040	4.45%	20,369	6.24%	50,072	6.88%
Information	2,197	4.79%	15,199	4.66%	39,352	5.41%
Sales	4,735	10.32%	36,328	11.13%	82,191	11.30%
Transportation	1,241	2.71%	10,721	3.28%	21,439	2.95%
Retail	1,208	2.63%	11,654	3.57%	28,914	3.97%
Wholesale	760	1.66%	4,655	1.43%	10,720	1.47%
Manufacturing	1,078	2.35%	8,264	2.53%	18,157	2.50%
Production	432	0.94%	5,350	1.64%	13,230	1.82%
Construction	355	0.77%	3,611	1.11%	10,191	1.40%
Utilities	284	0.62%	3,008	0.92%	7,242	1.00%
Agriculture & Mining	51	0.11%	449	0.14%	973	0.13%
Farming, Fishing, Forestry	0	0.00%	215	0.07%	420	0.06%
Other Services	1,185	2.58%	8,293	2.54%	20,099	2.76%
2017 Worker Travel Time to Job	21,163		155,546		345,642	
<30 Minutes	14,356	67.84%	99,974	64.27%	206,702	59.80%
30-60 Minutes	5,710	26.98%	47,746	30.70%	118,268	34.22%
60+ Minutes	1,097	5.18%	7,826	5.03%	20,672	5.98%
2010 Households by HH Size	17,776		131,217		297,202	
1-Person Households	6,906	38.85%	50,858	38.76%	121,147	40.76%
2-Person Households	6,052	34.05%	43,698	33.30%	96,802	32.57%
3-Person Households	2,416	13.59%	17,482	13.32%	37,366	12.57%
4-Person Households	1,730	9.73%	12,351	9.41%	25,794	8.68%
5-Person Households	500	2.81%	4,476	3.41%	9,896	3.33%
6-Person Households	118	0.66%	1,503	1.15%	3,636	1.22%
7 or more Person Households	54	0.30%	849	0.65%	2,561	0.86%
2017 Average Household Size	2.10		2.10		2.10	
Households						
2022 Projection	20,208		144,341		325,231	
2017 Estimate	19,468		139,740		315,113	
2010 Census	17,776		131,217		297,203	
Growth 2017 - 2022	3.80%		3.29%		3.21%	
Growth 2010 - 2017	9.52%		6.50%		6.03%	

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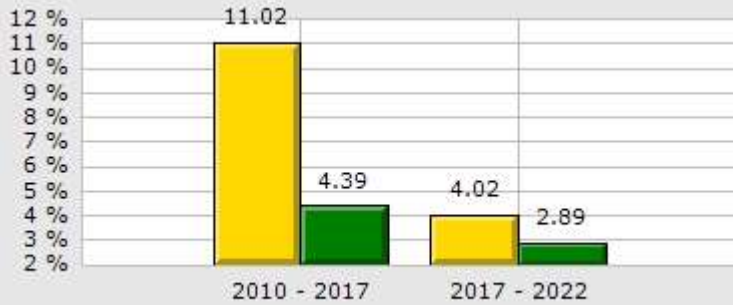
Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	19,466		139,738		315,114	
<\$25,000	3,021	15.52%	24,103	17.25%	53,079	16.84%
\$25,000 - \$50,000	2,467	12.67%	21,812	15.61%	49,532	15.72%
\$50,000 - \$75,000	2,951	15.16%	20,764	14.86%	45,484	14.43%
\$75,000 - \$100,000	2,275	11.69%	16,458	11.78%	36,308	11.52%
\$100,000 - \$125,000	2,221	11.41%	13,664	9.78%	31,214	9.91%
\$125,000 - \$150,000	1,161	5.96%	8,463	6.06%	20,004	6.35%
\$150,000 - \$200,000	1,928	9.90%	11,585	8.29%	27,167	8.62%
\$200,000+	3,442	17.68%	22,889	16.38%	52,326	16.61%
2017 Avg Household Income	\$119,618		\$112,217		\$113,570	
2017 Med Household Income	\$89,219		\$79,845		\$81,515	
2017 Occupied Housing	19,467		139,740		315,113	
Owner Occupied	7,901	40.59%	48,434	34.66%	111,949	35.53%
Renter Occupied	11,566	59.41%	91,306	65.34%	203,164	64.47%
2010 Housing Units	20,032		145,012		329,068	
1 Unit	5,381	26.86%	40,496	27.93%	101,220	30.76%
2 - 4 Units	1,839	9.18%	11,970	8.25%	36,203	11.00%
5 - 19 Units	7,506	37.47%	51,140	35.27%	100,248	30.46%
20+ Units	5,306	26.49%	41,406	28.55%	91,397	27.77%
2017 Housing Value	7,901		48,434		111,949	
<\$100,000	29	0.37%	162	0.33%	679	0.61%
\$100,000 - \$200,000	5	0.06%	75	0.15%	277	0.25%
\$200,000 - \$300,000	29	0.37%	253	0.52%	1,067	0.95%
\$300,000 - \$400,000	90	1.14%	683	1.41%	2,616	2.34%
\$400,000 - \$500,000	485	6.14%	2,187	4.52%	6,578	5.88%
\$500,000 - \$1,000,000	4,569	57.83%	21,295	43.97%	48,158	43.02%
\$1,000,000+	2,694	34.10%	23,779	49.10%	52,574	46.96%
2017 Median Home Value	\$862,497		\$989,715		\$964,693	
2017 Housing Units by Yr Built	20,072		145,637		330,152	
Built 2010+	937	4.67%	5,021	3.45%	11,482	3.48%
Built 2000 - 2010	866	4.31%	6,977	4.79%	19,763	5.99%
Built 1990 - 1999	1,582	7.88%	8,754	6.01%	16,925	5.13%
Built 1980 - 1989	3,101	15.45%	17,080	11.73%	29,051	8.80%
Built 1970 - 1979	3,697	18.42%	24,202	16.62%	50,154	15.19%
Built 1960 - 1969	2,618	13.04%	23,284	15.99%	53,668	16.26%
Built 1950 - 1959	1,956	9.74%	22,821	15.67%	54,118	16.39%
Built <1949	5,315	26.48%	37,498	25.75%	94,991	28.77%
2017 Median Year Built	1969		1964		1962	

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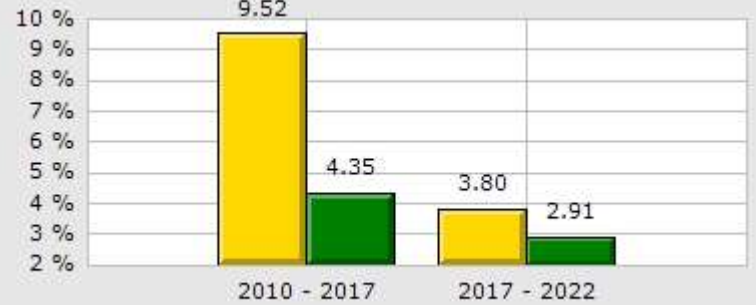
Type: **Retail/Restaurant**
 County: **Los Angeles**

1 Mile
County

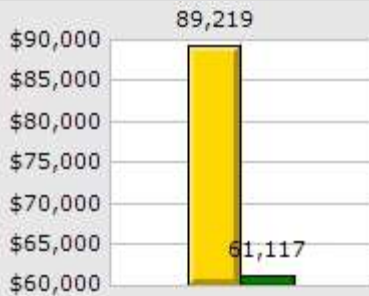
Population Growth



Household Growth



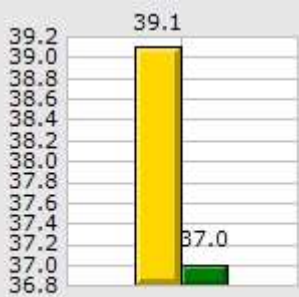
2017 Med Household Inc



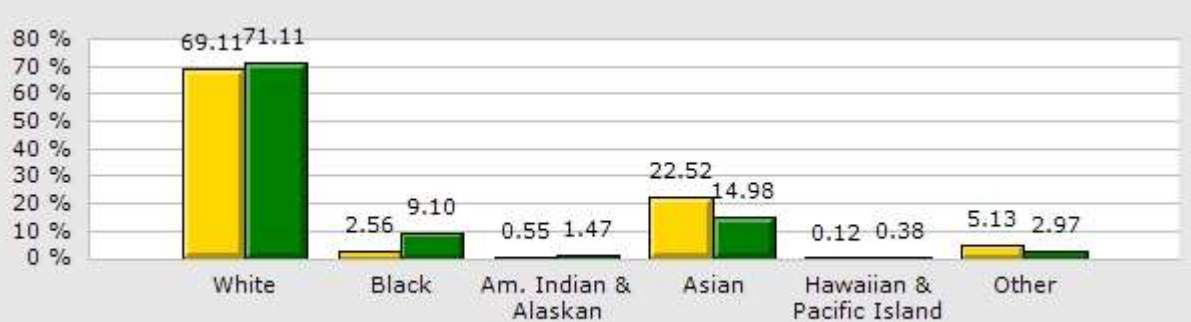
2017 Households by Household Income



2017 Median Age



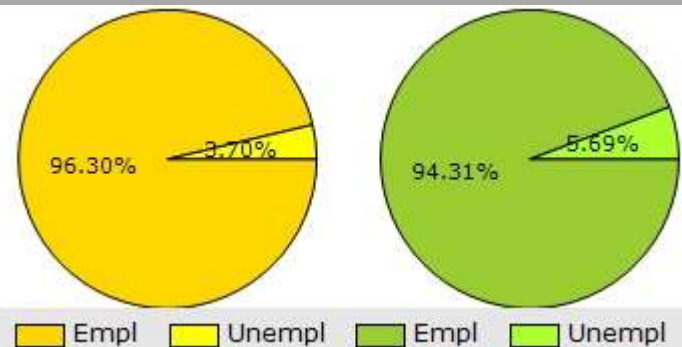
2017 Population by Race



2017 Renter vs. Owner



2017 Employed vs. Unemployed



2107 Westwood Blvd, Los Angeles, CA 90025

Type: **Retail/Restaurant**
 County: **Los Angeles**

	1 Mile		County	
Population Growth				
Growth 2010 - 2017	11.02%		4.39%	
Growth 2017 - 2022	4.02%		2.89%	
Empl	23,494	96.30%	5,000,653	94.31%
Unempl	903	3.70%	301,714	5.69%
2017 Population by Race				
	41,190		10,249,390	
White	28,467	69.11%	7,288,590	71.11%
Black	1,054	2.56%	932,796	9.10%
Am. Indian & Alaskan	226	0.55%	150,299	1.47%
Asian	9,278	22.52%	1,535,173	14.98%
Hawaiian & Pacific Island	50	0.12%	38,502	0.38%
Other	2,115	5.13%	304,028	2.97%
Household Growth				
Growth 2010 - 2017	9.52%		4.35%	
Growth 2017 - 2022	3.80%		2.91%	
Renter Occupied	11,566	59.41%	1,774,687	52.47%
Owner Occupied	7,901	40.59%	1,607,395	47.53%
2017 Households by Household Income				
	19,466		3,382,082	
Income <\$25K	3,021	15.52%	708,104	20.94%
Income \$25K - \$50K	2,467	12.67%	726,894	21.49%
Income \$50K - \$75K	2,951	15.16%	544,517	16.10%
Income \$75K - \$100K	2,275	11.69%	408,049	12.07%
Income \$100K - \$125K	2,221	11.41%	307,099	9.08%
Income \$125K - \$150K	1,161	5.96%	190,509	5.63%
Income \$150K - \$200K	1,928	9.90%	226,526	6.70%
Income \$200K+	3,442	17.68%	270,384	7.99%
2017 Med Household Inc	\$89,219		\$61,117	
2017 Median Age	39.10		37.00	

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Description	2010		2017		2022	
Population	37,099		41,189		42,845	
Age 0 - 4	1,989	5.36%	2,817	6.84%	2,848	6.65%
Age 5 - 9	1,610	4.34%	2,325	5.64%	2,731	6.37%
Age 10 - 14	1,284	3.46%	1,806	4.38%	2,345	5.47%
Age 15 - 19	1,060	2.86%	1,448	3.52%	1,897	4.43%
Age 20 - 24	3,345	9.02%	1,949	4.73%	1,776	4.15%
Age 25 - 29	4,126	11.12%	3,262	7.92%	2,314	5.40%
Age 30 - 34	3,723	10.04%	3,897	9.46%	3,141	7.33%
Age 35 - 39	3,401	9.17%	3,798	9.22%	3,652	8.52%
Age 40 - 44	2,835	7.64%	3,492	8.48%	3,696	8.63%
Age 45 - 49	2,385	6.43%	3,071	7.46%	3,442	8.03%
Age 50 - 54	2,161	5.82%	2,666	6.47%	3,053	7.13%
Age 55 - 59	2,110	5.69%	2,393	5.81%	2,672	6.24%
Age 60 - 64	1,976	5.33%	2,152	5.22%	2,360	5.51%
Age 65 - 69	1,447	3.90%	1,868	4.54%	2,039	4.76%
Age 70 - 74	1,102	2.97%	1,430	3.47%	1,673	3.90%
Age 75 - 79	901	2.43%	1,058	2.57%	1,260	2.94%
Age 80 - 84	738	1.99%	768	1.86%	867	2.02%
Age 85+	906	2.44%	989	2.40%	1,078	2.52%
Age 15+	32,216	86.84%	34,241	83.13%	34,920	81.50%
Age 20+	31,156	83.98%	32,793	79.62%	33,023	77.08%
Age 65+	5,094	13.73%	6,113	14.84%	6,917	16.14%
Median Age	37		39		41	
Average Age	39.10		39.50		40.10	
Population By Race	37,099		41,189		42,845	
White	26,721	72.03%	28,467	69.11%	28,902	67.46%
Black	953	2.57%	1,053	2.56%	1,084	2.53%
Am. Indian & Alaskan	192	0.52%	227	0.55%	234	0.55%
Asian	7,343	19.79%	9,277	22.52%	10,243	23.91%
Hawaiian & Pacific Islander	41	0.11%	50	0.12%	45	0.11%
Other	1,722	4.64%	2,115	5.13%	2,337	5.45%

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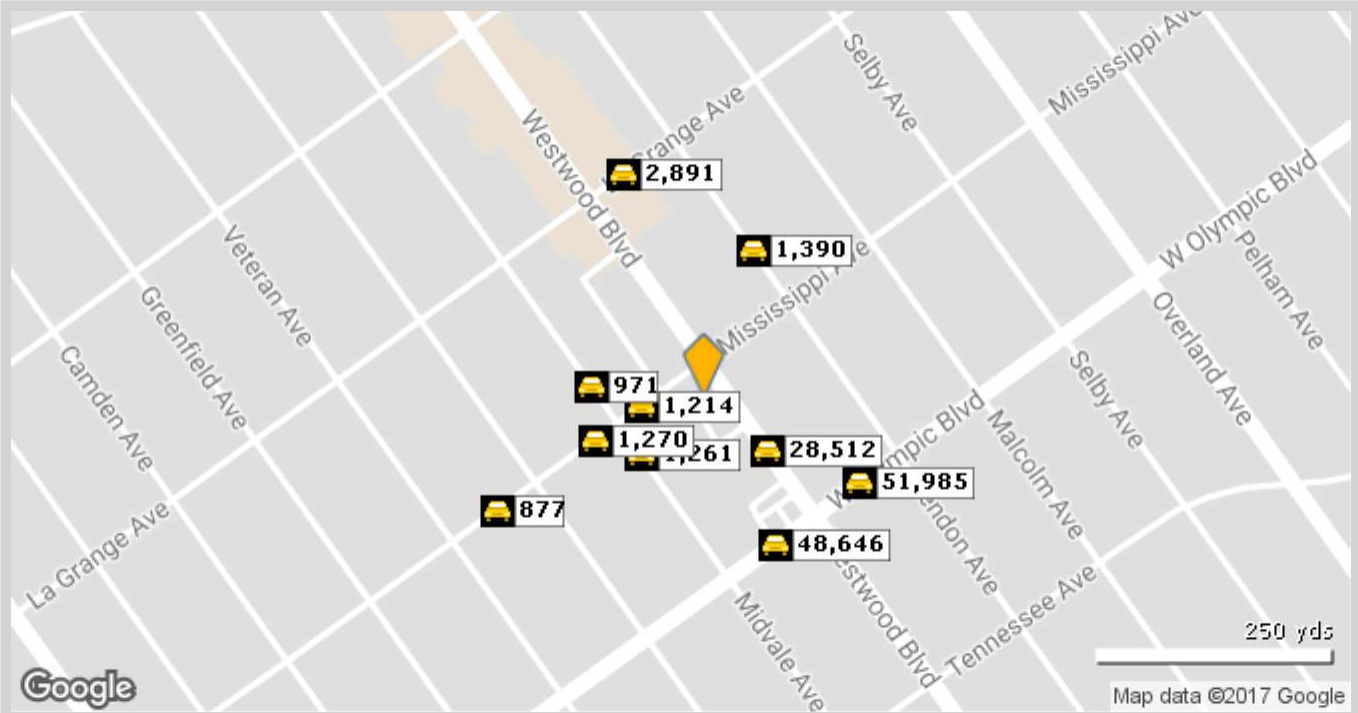
Description	2010		2017		2022	
Population by Race (Hispanic)	3,754		4,485		4,768	
White	3,239	86.28%	3,864	86.15%	4,096	85.91%
Black	84	2.24%	95	2.12%	105	2.20%
Am. Indian & Alaskan	161	4.29%	193	4.30%	198	4.15%
Asian	127	3.38%	153	3.41%	176	3.69%
Hawaiian & Pacific Islander	9	0.24%	9	0.20%	9	0.19%
Other	135	3.60%	171	3.81%	185	3.88%
Household by Household Income	17,775		19,466		20,209	
<\$25,000	3,420	19.24%	3,021	15.52%	3,039	15.04%
\$25,000 - \$50,000	3,038	17.09%	2,467	12.67%	2,486	12.30%
\$50,000 - \$75,000	2,816	15.84%	2,951	15.16%	3,030	14.99%
\$75,000 - \$100,000	2,114	11.89%	2,275	11.69%	2,343	11.59%
\$100,000 - \$125,000	1,751	9.85%	2,221	11.41%	2,347	11.61%
\$125,000 - \$150,000	1,205	6.78%	1,161	5.96%	1,195	5.91%
\$150,000 - \$200,000	1,403	7.89%	1,928	9.90%	2,046	10.12%
\$200,000+	2,028	11.41%	3,442	17.68%	3,723	18.42%
Average Household Income	\$98,922		\$119,618		\$122,038	
Median Household Income	\$71,862		\$89,219		\$91,533	

2107 Westwood Blvd, Los Angeles, CA 90025

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	42,845		325,773		709,389	
2017 Estimate	41,189		315,064		686,329	
2010 Census	37,099		292,563		640,151	
Growth 2017 - 2022	4.02%		3.40%		3.36%	
Growth 2010 - 2017	11.02%		7.69%		7.21%	
2017 Population by Hispanic Origin	4,485		52,553		131,888	
2017 Population	41,189		315,064		686,329	
White	28,467	69.11%	223,086	70.81%	499,651	72.80%
Black	1,053	2.56%	14,057	4.46%	51,216	7.46%
Am. Indian & Alaskan	227	0.55%	2,463	0.78%	5,868	0.85%
Asian	9,277	22.52%	60,782	19.29%	99,514	14.50%
Hawaiian & Pacific Island	50	0.12%	589	0.19%	1,379	0.20%
Other	2,115	5.13%	14,088	4.47%	28,701	4.18%
U.S. Armed Forces	0		93		200	
Households						
2022 Projection	20,208		144,341		325,231	
2017 Estimate	19,468		139,740		315,113	
2010 Census	17,776		131,217		297,203	
Growth 2017 - 2022	3.80%		3.29%		3.21%	
Growth 2010 - 2017	9.52%		6.50%		6.03%	
Owner Occupied	7,901	40.58%	48,434	34.66%	111,949	35.53%
Renter Occupied	11,566	59.41%	91,306	65.34%	203,164	64.47%
2017 Households by HH Income	19,466		139,738		315,114	
Income: <\$25,000	3,021	15.52%	24,103	17.25%	53,079	16.84%
Income: \$25,000 - \$50,000	2,467	12.67%	21,812	15.61%	49,532	15.72%
Income: \$50,000 - \$75,000	2,951	15.16%	20,764	14.86%	45,484	14.43%
Income: \$75,000 - \$100,000	2,275	11.69%	16,458	11.78%	36,308	11.52%
Income: \$100,000 - \$125,000	2,221	11.41%	13,664	9.78%	31,214	9.91%
Income: \$125,000 - \$150,000	1,161	5.96%	8,463	6.06%	20,004	6.35%
Income: \$150,000 - \$200,000	1,928	9.90%	11,585	8.29%	27,167	8.62%
Income: \$200,000+	3,442	17.68%	22,889	16.38%	52,326	16.61%
2017 Avg Household Income	\$119,618		\$112,217		\$113,570	
2017 Med Household Income	\$89,219		\$79,845		\$81,515	

2107 Westwood Blvd, Los Angeles, CA 90025

Traffic Count Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Mississippi Ave	Midvale Ave	0.02 SW	2016	1,214	MPSI	.04
2	Midvale Ave	Mississippi Ave	0.02 NW	2016	1,261	MPSI	.05
3	Westwood Blvd	W Olympic Blvd	0.05 SE	2016	28,512	MPSI	.05
4	Midvale Ave	Mississippi Ave	0.03 SE	2016	971	MPSI	.07
5	Mississippi Ave	Midvale Ave	0.02 NE	2016	1,270	MPSI	.07
6	W Olympic Blvd	Westwood Blvd	0.03 NE	2016	48,646	MPSI	.10
7	Glendon Ave	Mississippi Ave	0.04 SE	2016	1,390	MPSI	.10
8	W Olympic Blvd	Glendon Ave	0.03 NE	2016	51,985	MPSI	.11
9	Mississippi Ave	Kelton Ave	0.03 NE	2016	877	MPSI	.14
10	la Grange Ave	Westwood Blvd	0.03 SW	2016	2,891	MPSI	.15