

OFFICE/RETAIL

1080-1090

WESTWOOD

Kinross



FOR LEASE
RETAIL BUILDING
WESTWOOD VILLAGE

MITCHELL STOKES
310.442.3395
mstokes@madisonpartners.net
License ID No.: 01037526





THE OPPORTUNITY

1080-1090 Westwood Boulevard presents tenants with exceptional opportunity in the heart of Westwood Village. The property consists of an existing 2-story commercial/retail building with a gross rentable area of approximately $\pm 14,000$. The current building layout is well suited for a multitude of retail and commercial uses. The prime location at the signalized corner of Westwood Boulevard makes it one of the most visibly prominent locations in Westwood.

THE PROPERTY

PROPERTY SUMMARY

ADDRESS	1080-1090 Westwood Boulevard, Los Angeles, CA 90024
APN	4363-020-014
NET RENTABLE AREA (approximately)	± 13,224 SF
GROUND FLOOR SIZE (approximately) (divisible)	± 6,612 SF
2ND FLOOR SIZE (approximately) (divisible)	± 6,612 SF
SITE AREA (approximately)	± 7,500 SF
STORIES	Two
RENT	\$5.75/SF NNN*
PARKING	5 On-Site Spaces

Building is Divisible to 2,600 SF

* For Entire Building

PROPERTY HIGHLIGHTS

- » Highly trafficked and visible signalized corner along Westwood Boulevard at Kinross Ave in the heart of Westwood Village
- » Flagship location
- » Excellent signage opportunity
- » Steps away from UCLA, high-end retail, restaurants, banking, Ralphs, and Trader Joe's
- » Superior demographics within a 1 and 3 mile radius
- » Excellent retail neighbors



DO NOT DISTURB TENANT



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DEMOGRAPHICS

2017	1 Mile	3 Miles	5 Miles
Population	42,015	228,192	588,532
Avg HH Income	\$64,696	\$91,309	\$84,742
Est Total Businesses	4,894	23,137	45,439
Est. Total Employees	117,997	321,110	428,934
Est. Households	19,156	101,332	270,261

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12121 Wilshire Blvd, Suite 900
Los Angeles, CA 90025



310.820.5959