

TURN KEY RETAIL/BANK SPACE/CREATIVE OFFICE/MEDICAL FOR LEASE

1460 WESTWOOD BOULEVARD, LOS ANGELES, CA 90024



1801 Century Park East, Suite 1550
Los Angeles, California 90067
P 310.275.8222 F 310.275.8223
www.cag-re.com
License #01876070

Alex Shabani
Senior Managing Director
Phone: 310.272.7397
Email: alex@cag-re.com
Lic: 01352902

cag | COMMERCIAL
ASSET GROUP



RETAIL/BANK SPACE/CREATIVE OFFICE FOR LEASE

1460 WESTWOOD BOULEVARD, LOS ANGELES, CA 90024

Highlights

- **Perfect for a Retailer, Incubator Space, Financial Institution/Bank, and Many Other Types of Businesses**
- Prime Corner Location (NE Corner of Westwood Blvd and Ohio, Four Corners Include Bristol Farms, Coffee Bean & Tea Leaf, and Sprint Mobile)
- Formerly a Bank Branch - Recently Built-Out with High End Finishes, Vault, and 20-Foot +/- Ceilings
- Unbelievable Signage Available
- Outstanding Neighborhood Demographics - Within Close Proximity to the Affluent Westwood Residential Community, the Wilshire Business Corridor & UCLA
- Available for Occupancy Immediately

SF: +/-5,796 SF (Including Mezzanine)

Rental Rate: Negotiable

Parking: Parking Available

1460 WESTWOOD BOULEVARD - FLOOR PLAN

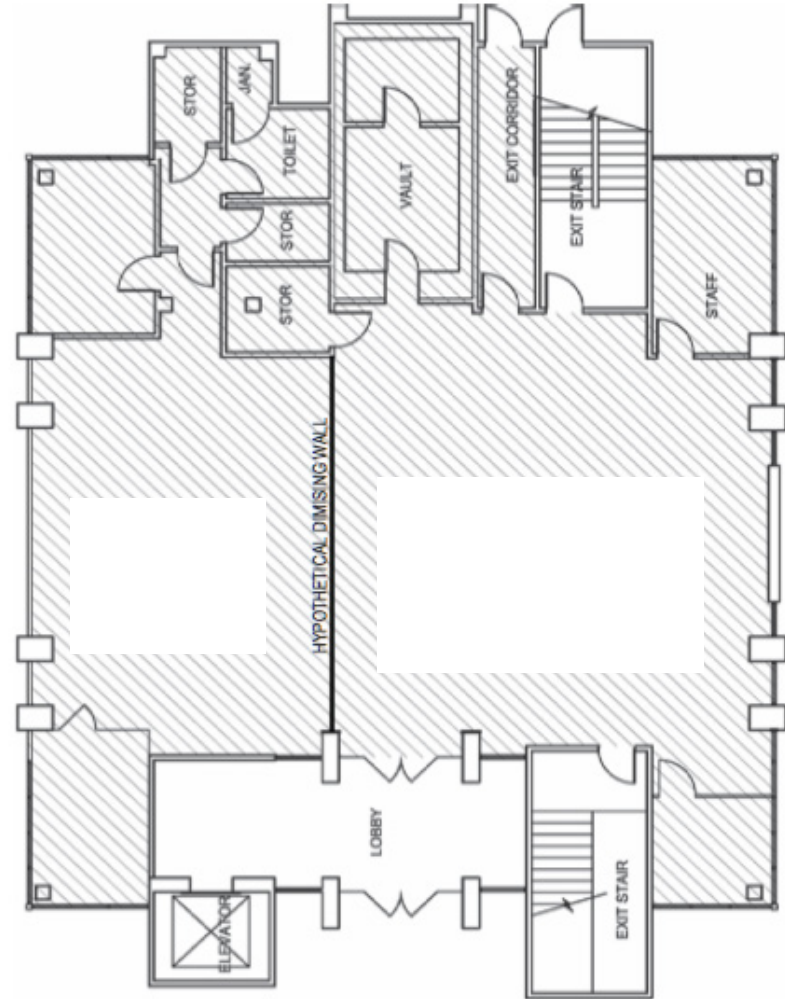
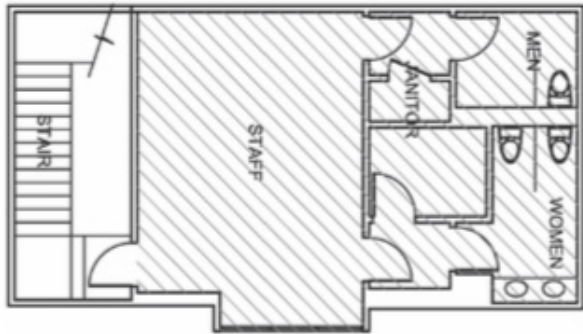
1460 WESTWOOD BOULEVARD, LOS ANGELES, CA 90024

+/- 4,810 SF Space

+/-986 SF Mezzanine

Total: +/-5,796 SF

Mezzanine



WESTWOOD BOULEVARD

1460 WESTWOOD BOULEVARD - ADDITIONAL PHOTOS & DEMOGRAPHICS

1460 WESTWOOD BOULEVARD, LOS ANGELES, CA 90024



Neighboring Tenant - Coffee Bean & Tea Leaf



Neighboring Tenant - Sprint Mobile

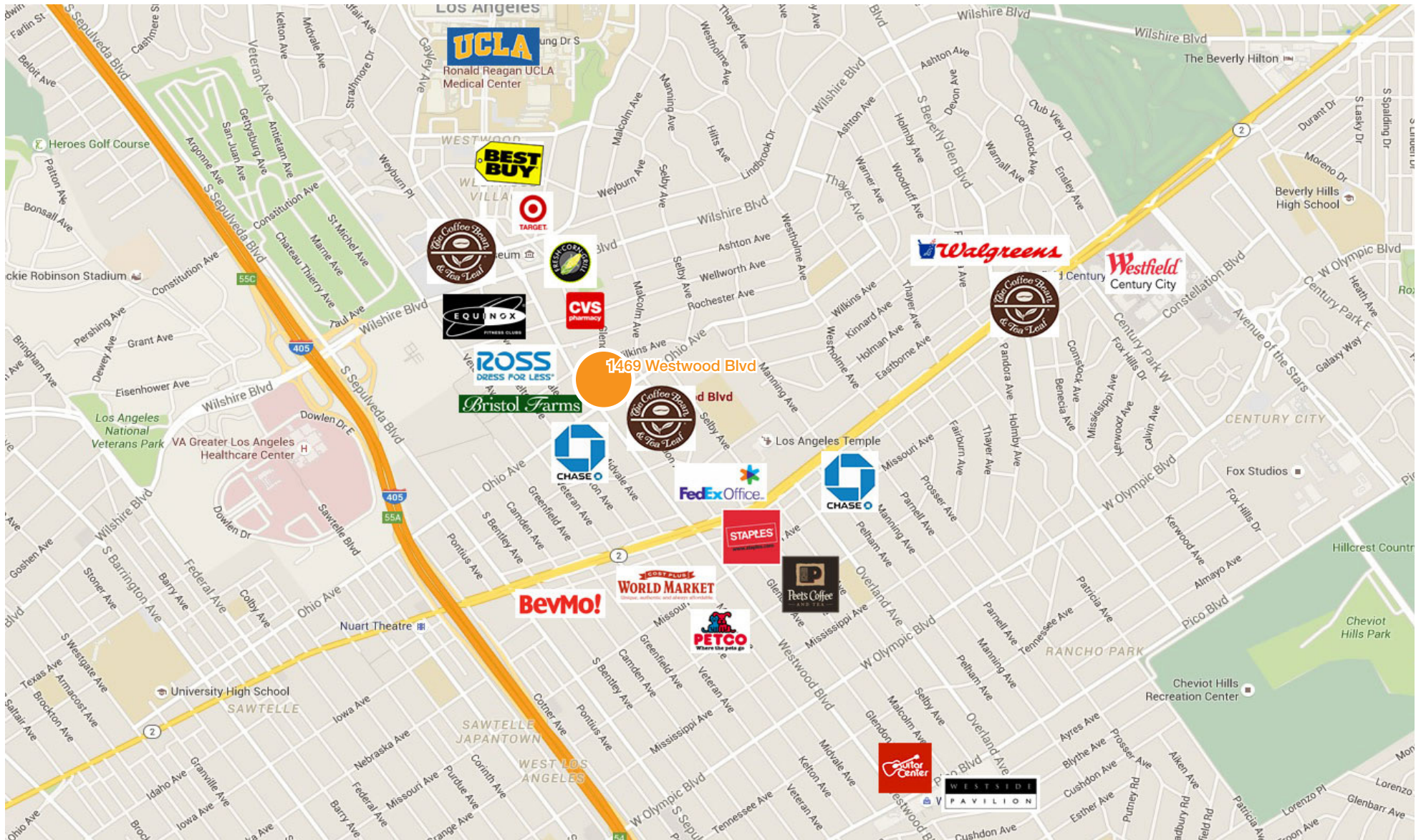


Neighboring Tenant - Bristol Farms

DEMOGRAPHICS	1 - Mile	3 - Mile	5 - Mile
Total Population	41,991	219,200	522,125
Total Daytime Population	116,392	417,308	809,297
Median Household Income	\$82,986.00	\$78,870.00	\$71,412.00
Average Household Income	\$116,339.00	\$124,139.00	\$115,201.00

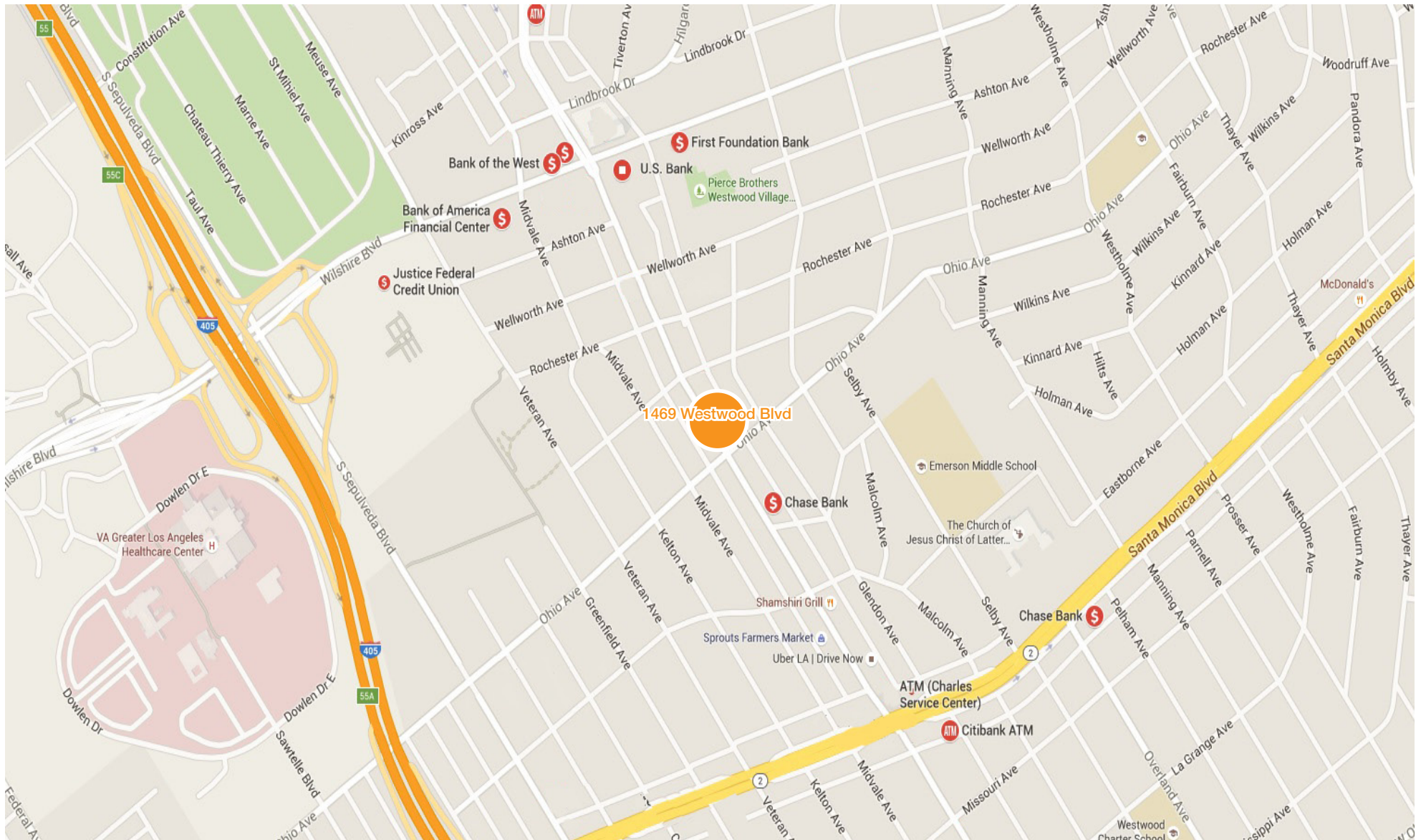
1460 WESTWOOD BOULEVARD - AMENITIES MAP

1460 WESTWOOD BOULEVARD, LOS ANGELES, CA 90024



1460 WESTWOOD BOULEVARD - BANK MAP

1460 WESTWOOD BOULEVARD, LOS ANGELES, CA 90024





For more information, please call.



1801 Century Park East, Suite 1550
Los Angeles, California 90067
Phone 310.275.8222 Fax 310.275.8223
www.cag-re.com
License #01876070

Alex Shabani
Senior Managing Director
Phone: 310.272.7397
Email: alex@cag-re.com
Lic: 01352902

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.