

2315 Westwood Boulevard, 2nd Floor
Los Angeles, CA 90064

WESTWOOD CREATIVE OFFICE SPACE

FOR LEASE



RUDY QUINTANAR
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RUDY@PARCOMMERCIAL.COM
Lic# 00912513

2315 Westwood Boulevard, 2nd Floor Los Angeles, CA 90064

PREMISES: Approximately 2,325 square feet, plus patio

RENT: \$2.50 per square foot per month, Modified Gross
(tenant pays electric and cleaning)

TERM: Negotiable

PARKING: 1 tandem lane included; extra available parking
at \$100 per space per month; customer parking
available

- **10 brand new executive offices covering the entire second floor penthouse with double driving access**
- **Great signage in an excellent Westwood location**
- **Minutes to the future Google office complex, Apple Pan, Island's, Lenny's Deli and numerous banks**
- **Bright and airy with skylights, operable windows and hardwood floors**
- **High income area with heavy foot and auto traffic**
- **Beautiful large balcony with built out deck**



PROPERTY PHOTOS



PAR
COMMERCIAL BROKERAGE

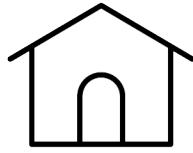
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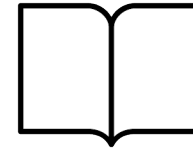
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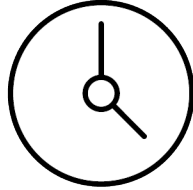
Within 1 Mile



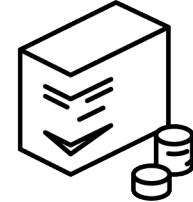
Housing Units
16,118
 45.25% owner occupied



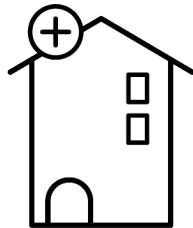
Educational Attainment
63%
 with college or higher degree



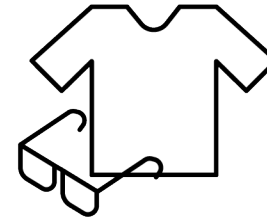
Estimated Population
35,168
 9.49% growth 2010-2018
 2.74% growth 2018-2023



Average Household Income
\$126,525
 48% earn more than



Median Home Value
\$950,338



Apparel, Food/Entertainment & Services
\$357,290
 2018 yearly consumer spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	36,131	337,142	725,230
2018 Estimated Population	35,168	329,459	708,813
2010 Census Population	32,120	307,348	662,643
Growth 2018-2023	2.74%	2.33%	2.32%
Growth 2010-2018	9.49%	7.19%	6.97%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	13.37%	14.14%	14.01%
\$75,000-\$99,000	11.82%	12.01%	11.66%
\$100,000 +	47.82%	41.51%	42.54%

TOTAL

2018 Estimated Average HH Income	73.01% \$126,525	67.66% \$114,412	68.21% \$116,033
2018 Estimated Households	16,118	145,585	324,937

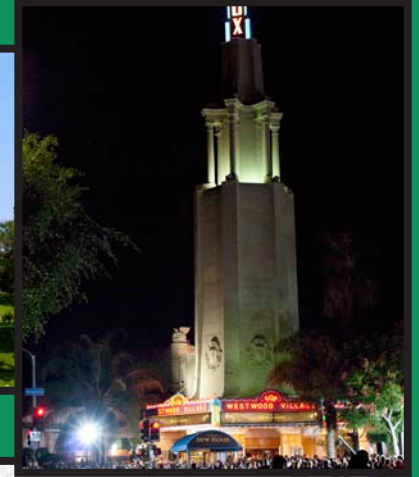
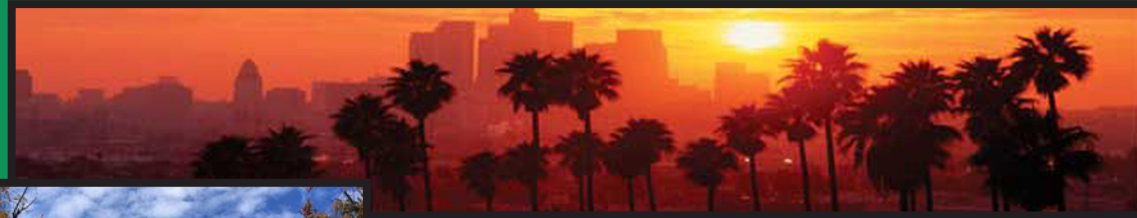


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AREA INFORMATION

West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.



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