

RETAIL/FOOD USE/CREATIVE OFFICE
SPACE AVAILABLE
Prime Corner Building

Westwood Village
1001 Gayley Avenue



For further information, please contact exclusive agents:

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Commercial Realty Services

WESTWOOD VILLAGE | 1001 Gayley Avenue

SWC of Gayley Ave and Weyburn Ave

1001 Gayley Avenue is one of Westwood Village's most recognizable buildings with its red brick façade, distinctive clock tower, arched granite storefront entrances and elegant interior finishes. Walking distance to UCLA campus, UCLA Medical Center and student housing.



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PROPERTY INFORMATION

RETAIL SPACE*:	Suite 100	±1,776 SF	\$6.50 PSF NNN
	Suite 104	±2,549 SF	\$5.00 PSF NNN
	Suite 105	±1,745 SF	\$4.75 PSF NNN
<i>*Total contiguous approximately ±6,070 RSF</i>			

OFFICE SPACE: Suite 302 ±2,008 SF \$4.95 PSF FSG

PROPERTY TYPE: Retail/Food Use/Office

YEAR BUILT: 1957

PARKING: TBD, On-site available

CROSS STREETS: Weyburn Avenue & Gayley Avenue

- HIGHLIGHTS:**
- Iconic Landmark Office & Retail Building
 - Signalized Corner on 2 Busy Westwood Streets
 - Unique Retail Branding Opportunity
 - Classic Architecture with Tremendous Identity
 - UCLA Campus Adjacent

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>
Total Population 2019	50,857	217,363
Average HH Income 2019	\$103,584	\$127,209

TRAFFIC COUNTS:

S Westwood Blvd and Kinross Ave 31,998 CPD (.15 mile)

Westwood Plaza and Charles E Young Dr 31,276 CPD (.23 mile)

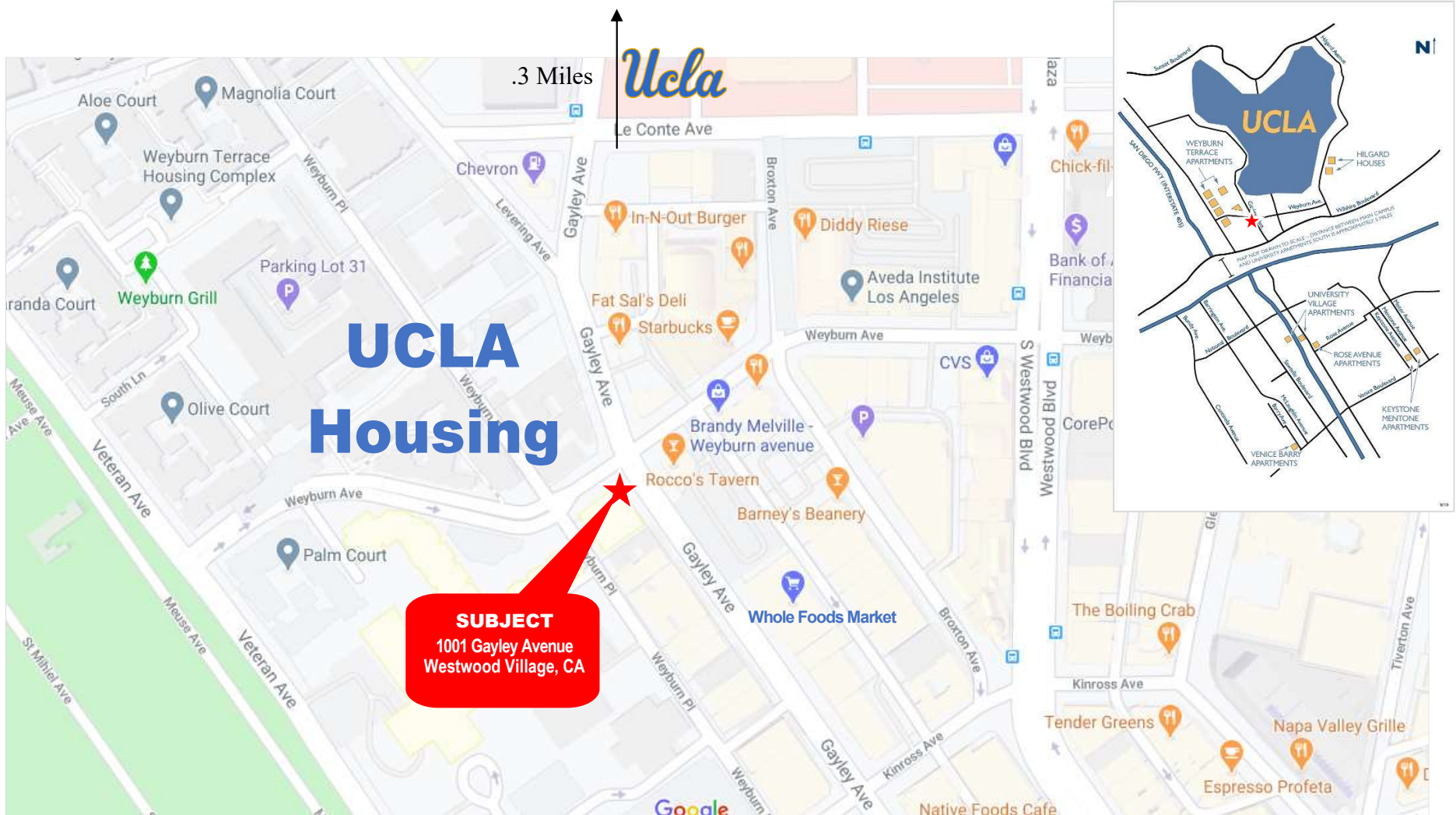
The information above has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for illustration only and do not represent the current or future performance of the property. You and your advisors should conduct a thorough, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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LOCATION INFORMATION

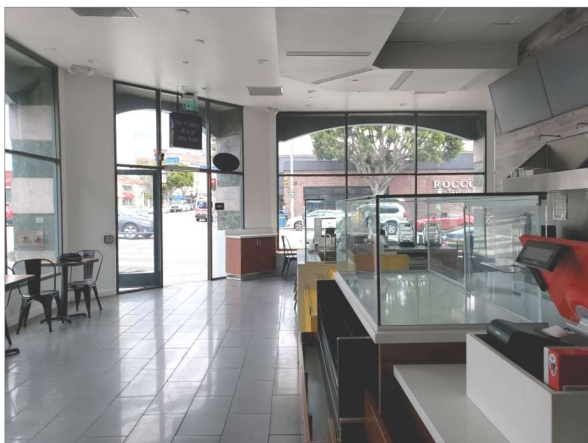
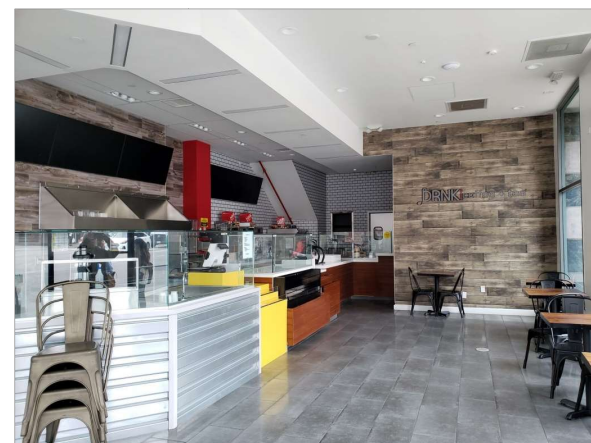
The Property's corner location provides an exceptional signage opportunity for high profile tenants at the signalized corner of Gayley Avenue and Weyburn in Westwood Village. Situated in the heart of the Los Angeles Westside, Westwood Village is a premier pedestrian-oriented retail and entertainment district concentrated in a 12-square block area that is bordered by the University of California, Los Angeles (UCLA) to the north and west, as well as 2.9 million square feet of high-rise office buildings lining Wilshire Boulevard to the south.



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PROPERTY PHOTOS



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