

# AN EVOLUTION

45,000 SF RETAIL ANCHOR SPACE OPPORTUNITY

**1360 WESTWOOD BOULEVARD, LOS ANGELES, CA**

*one-of-a-kind building in a thriving urban community*



# THE ASSET

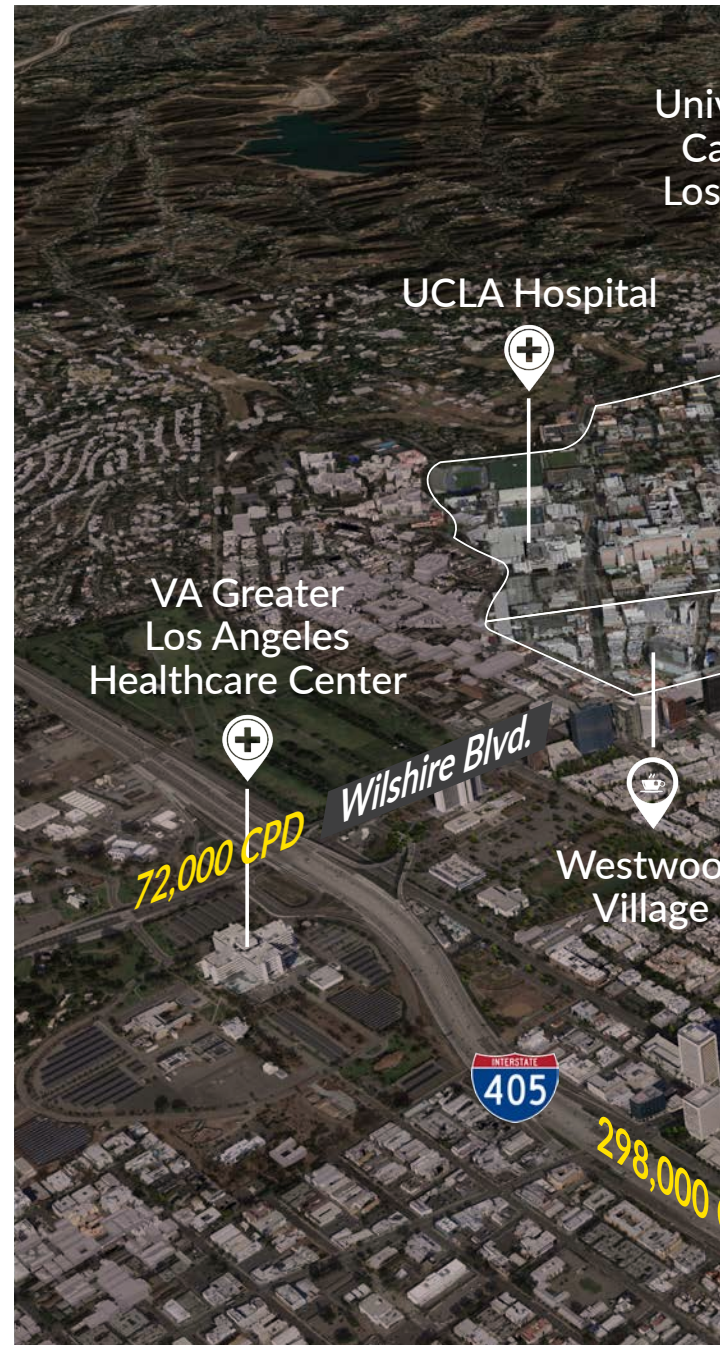
- 45,000 Square Feet
- Divisible 2 Floors
- 5/1000 Parking ratio (exclusive to the site)





# THE AREA

- Dominant Westside submarket
- 158,000 daytime population
- Proximity to major employers, entertainment, education and medical hubs
- High barriers to entry and limited supply of quality commercial space



University of California  
Los Angeles

Beverly Hills  
Golden Triangle

**SUBJECT  
PROPERTY**

*Santa Monica Blvd.*

*56,000 CPD*

*Westwood Blvd.*

*51,000 CPD*

Century City  
Financial District

# DEMOGRAPHICS





**Total Population**

2,261,813



**Employee Population**

1,247,859



**Median Age**

36.7



**Household Income**

\$107,166



**Median Home Value**

\$675,724

620,756

572,480

38.5

\$142,848

\$775,231

245,185

313,722

37.7

\$152,392

\$803,244

47,697

83,544

35.5

\$122,776

\$705,751

# TOP NEIGHBORS

The busy Westwood neighborhood encompasses the sprawling UCLA campus and the Westwood Village, a walkable historic commercial district with student-friendly restaurants and shops. The Village's cultural attractions include the innovative Hammer Museum, the acclaimed Geffen Playhouse and Fox Theater, a landmark movie palace that regularly hosts splashy premieres. Nearby Holmby Hills is a posh residential district.







**Westwood Village**

4.6 Million SF of active office space in the surrounding neighborhood

**Gayley Ave**

- Whole Foods
- Pato Loco
- Alessi
- Meatball
- Flax
- Ulta
- Native Foods Cafe
- veggiegrill

**Wilshire Blvd**

- LA Fitness
- Equinox

**Westwood Blvd**

- Bristol Farms
- Sprouts
- Chase

**Santa Monica Blvd**

- BevMo!
- Petco
- World Market
- Peets

**Glendon Ave**

- Target
- Rite Aid
- Trader Joe's
- Wau
- Corepower Yoga
- Tender Greens
- Proketa
- Pinches Tacos
- Skylight Gardens

**Highland Ave**

- Denny's
- FRIDA
- Napa Valley Grille
- Grilliant Foods

**Westwood Blvd**

- Peets
- Subway
- Sweetfin
- 800
- Chase
- Aaks!

**Westwood Blvd**

- Citibank
- Naab Cafe
- Fundamental
- CVS Pharmacy
- Emporium Thai
- Sprint
- Avi
- YogaWorks

**SCOTT BURNS**

Managing Director

License #01237652

Direct +1 310 694 3188

scott.burns@am.jll.com

**SHAUNA MATTIS**

Executive Vice President

License #01071320

Direct +1 310 694 3190

shauna.mattis@am.jll.com

