



Address: 1465 Westwood Boulevard, Westwood, CA 90024
(North West Corner of Westwood Boulevard and Ohio Avenue)

Available Space: Approximately 4,000 square feet. **Subleased, available April 1, 2008.**

Rental Rate: \$2.95 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, insurance, and common area repairs/maintenance, currently \$0.48 per square foot per month.

- Comments:**
- ▶ Signalized corner with 68 linear feet of Westwood Boulevard frontage;
 - ▶ Excellent visibility and signage;
 - ▶ Over 47,000 cars per day at the intersection of Westwood Boulevard and Ohio Avenue (according to 2005 survey);
 - ▶ Great central location between UCLA, Westwood Pavilion Mall, the San Diego (405) Freeway, and Century City Shopping Center;
 - ▶ Neighborhood retailers include Bristol Farms, Ross Dress for Less, Borders Books, Cost Plus, and many other fine retailers and restaur-

For further information or tour, please contact exclusive agents:

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