



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

**Available Space:** Approximately 3,300 square feet, available July 1, 2008

**Rental Rate:** \$3.50 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, insurance, and common area repairs and maintenance, currently \$0.48 per square foot per month.

**Parking:** 5 exclusive spaces

- Comments:**
- ▶ Signalized corner with 51 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 restaurants.

For further information or tour, please contact exclusive agent:

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Additional information on this property can be found online at [www.WestsideRetail.com](http://www.WestsideRetail.com)



