

1461 Westwood Boulevard

Westwood, California

FOR LEASE

For further information or tour,
please contact exclusive agents:

Team Pollock/Einbund

Marc Pollock

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CB Richard Ellis, Inc.
1840 Century Park East
Suite 700
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PRIME WESTWOOD RETAIL . . .

SIZE:	Approximately 1,600 square feet (approximately 1,120 square feet-ground level plus approximately 480 square feet of mezzanine)
AVAILABILITY:	August 1, 2005
ASKING RENT:	\$4,000 NNN per month (NNN = \$515 per month)

HIGHLIGHTS

- ▶ New glass storefront plus two new restrooms to be provided;
- ▶ Over 40,000 cars per day at the intersection of Westwood Boulevard and Ohio Avenue;
- ▶ Great central location between UCLA, Westside Pavilion Mall, 405 San Diego Freeway, Century City Shopping Center;
- ▶ Neighborhood retailers include Bristol Farms, Ross Dress for Less, Borders Books, Cost Plus, and many other fine retailers and restaurants.

Additional information on this
offering can be viewed at
www.WestsideRetail.com

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SITE PLAN

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WESTWOOD BOULEVARD

OHIO AVENUE

FAMIMA
(COMING SOON)

AVAILABLE
1,600 SQ. FT.

BEAUTY SALON

SHOE REPAIR

RESTAURANT

MUSIC BOX

MARKET

ALLEY

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