

1786-1790 Westwood Boulevard

West Los Angeles, California

FOR SALE OR 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
Los Angeles, CA 90067

main: 310.550.2500

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GREAT OWNER/USER/INVESTMENT OPPORTUNITY . . .

CURRENT AVAILABILITY:	Approximately 5,132 square feet (3,752 square feet on ground level, 1,380 square feet on mezzanine level)
TOTAL BUILDING SIZE:	Approximately 7,457 square feet
LOT SIZE:	Approximately 12,362 square feet
ASKING LEASE RATE:	\$2.75 NNN per square foot per month ground level \$1.50 NNN per square foot per month mezzanine level
ASKING SALE PRICE:	\$2,695,000 (\$361.40 per square feet of building)
PARKING:	25 parking spaces with 9 additional shared

HIGHLIGHTS

- ▶ Lease for 2,325 square feet with PC Club expires 9/30/05;
- ▶ Rare, free-standing Westside buildings with convenient parking;
- ▶ Excellent visibility and roof signage;
- ▶ Tremendous traffic count: Approximately 91,172 cars per day at Westwood and Santa Monica Boulevards;
- ▶ Great central location between UCLA, 405 San Diego Freeway, Westside Pavilion Mall and Century City Shopping Center;
- ▶ Neighborhood retailers include Ross Dress for Less, Bristol Farms Market, Borders Books, Cost Plus Imports, and many other fine retailers and restaurants.

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

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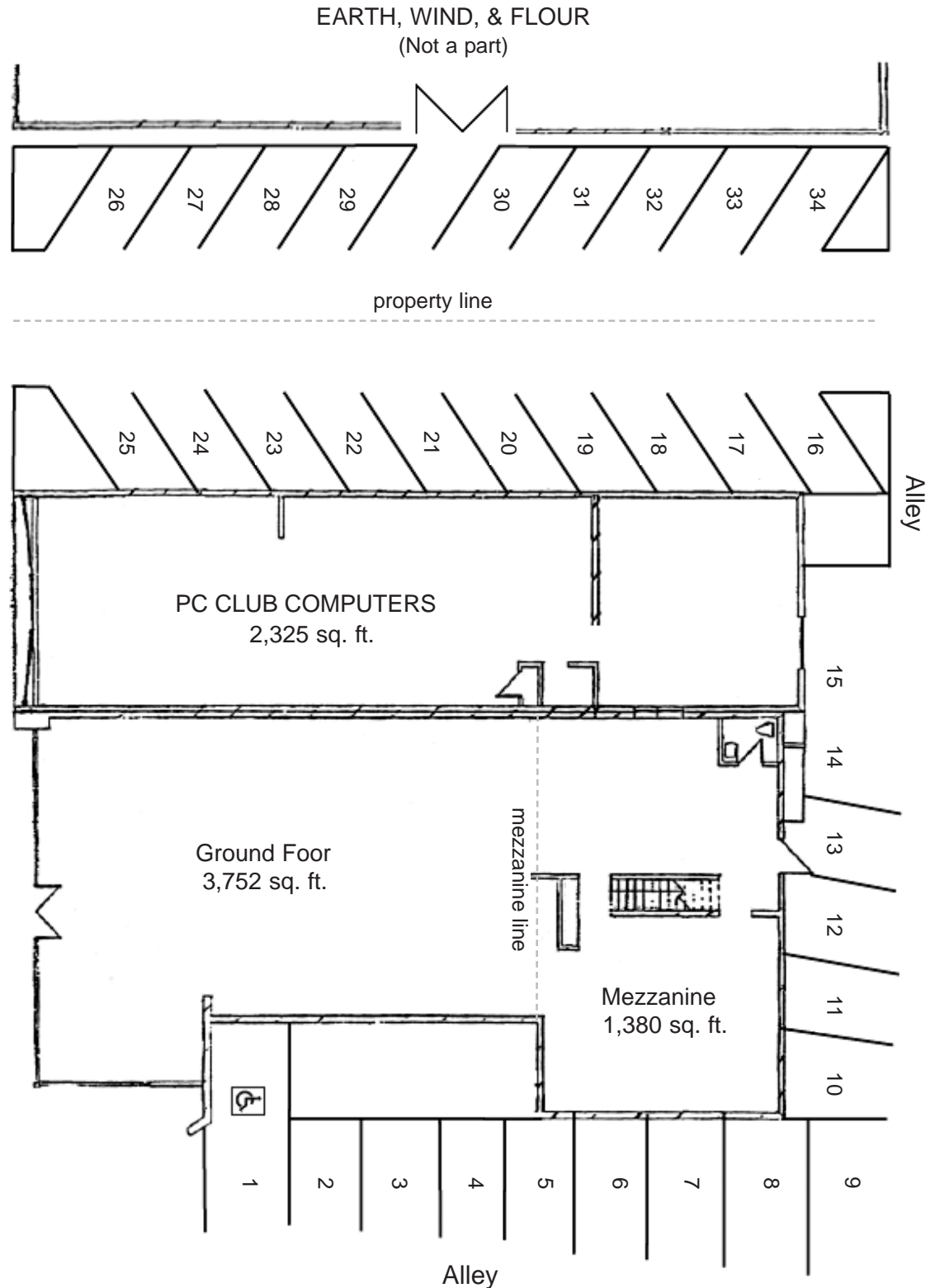
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SITE PLAN



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