

1848 - 1852 WESTWOOD BOULEVARD  
Los Angeles, CA 90025



**MOSS PLAZA**  
FRESHLY UPDATED RETAIL CENTER

RETAIL SPACE

**FOR LEASE**



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## PROPERTY CHARACTERISTICS

# 1848 - 1852 Westwood Boulevard

Los Angeles, CA 90025

**BUILDING:** Single story retail strip center; approximately 17,506 SF

**SIZE:** 3 spaces: Approximately 1,483 SF, 2,000 SF and 2,100 SF  
Spaces can be combined for a total of 5,583 SF

**RENT:** \$2.50 - \$2.95, Triple Net

**TRIPLE NET:** \$1.00 per square foot per month

**PARKING:** 43 surface spaces and ample street parking

**AVAILABLE:** Immediately

**TERM:** 3-5 years

- Easy access to the 405 and 10 freeways
- Great centralized West Los Angeles location
- Near banks, restaurants and major retailers
- Busy shopping center with tremendous visibility
- The property just completed a full exterior renovation including stucco/architectural upgrades, exterior painting, common area lighting, landscaping, new marquee signage, patio/dining areas, perimeter wall and restriping of parking lot



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# DEMOGRAPHICS



**Housing Units**  
**19,133**  
 36.45% owner occupied



**Educational Attainment**  
**63%**  
 with college or higher degree



**Estimated Population**  
**45,123**  
 3.08% growth 2010-2022  
 -0.97% growth 2022-2027



**Average Household Income**  
**\$109,882**  
 40.19% earn more than \$100k

**WITHIN 1 MILE**



**Median Home Value**  
**\$1,056,834**



**Apparel, Food/Entertainment & Services**  
**\$649,663**  
 2022 yearly consumer spending

## POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2027 Projected Population	44,687	280,776	640,829
2022 Estimated Population	45,123	281,972	645,244
2010 Census Population	43,775	265,414	616,270
Growth 2022-2027	-0.97%	-0.42%	-0.68%
Growth 2010-2022	3.08%	6.24%	4.70%
<b>2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$50,000-\$74,999	15.31%	12.65%	12.98%
\$75,000-\$99,000	14.00%	12.17%	11.51%
\$100,000 +	40.19%	50.75%	47.38%
<b>TOTAL</b>	<b>69.50%</b>	<b>75.57%</b>	<b>81.87%</b>
2022 Estimated Average HH Income	\$109,882	\$132,275	\$124,529
2022 Estimated Households	19,133	128,488	290,875



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# WEST LOS ANGELES



West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 205,436. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.



**West Los Angeles Offers Everything:  
Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!**



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