

1080 / 1090 WESTWOOD BLVD
LOS ANGELES, CA 90024

PRIME WESTWOOD VILLAGE BUILDING FOR SALE



JAY LUCHS
JAMES NUGENT
NEWMARK
PACIFIC

Executive Vice Chairman
Associate
JAYLUCHS.COM

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CA RE Lic. #01260345
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jayluchs.com
For Sale
310 407 6585
Jay Luchs
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PROPERTY SUMMARY

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ADDRESS

1080/1090 Westwood Boulevard
Los Angeles, CA 90024

ASKING PRICE

Available upon Request

BUILDING SIZE

±11,276 SF

LAND SIZE

±0.16 AC (±6,970 SF)

ZONING

LAC4

BUILDING FAR

1.82

PARCEL

4363-020-014

FRONTAGE

±87' on Kinross Avenue
±77' on Westwood Boulevard

FLOORS

Two floors

YEAR BUILT

1943

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HIGHLIGHTS

- Located on the busy corner of Westwood Boulevard and Kinross Avenue in the heart of Westwood Village
- Steps away from UCLA, major medical centers, dining, and shopping destinations
- Prominent frontage on Westwood Blvd with excellent signage opportunities and exposure to a vibrant, upscale market
- Close proximity to public transportation, major freeways, and ample parking options nearby
- Serves an affluent local population, university students, and a steady daytime workforce
- Metro corridor benefits: no parking requirements for restaurants, fast track liquor license, quick change of use options

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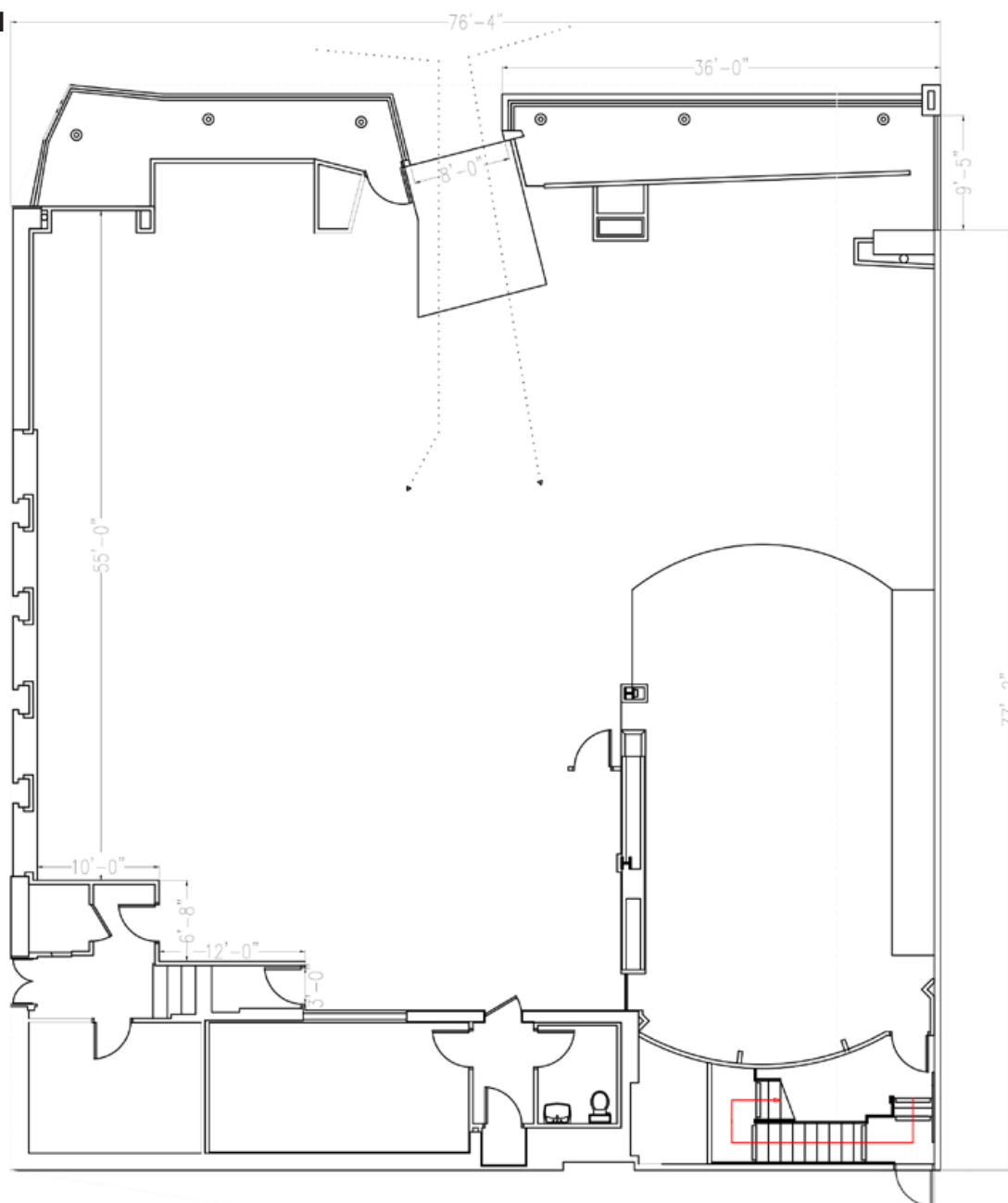
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GROUND FLOOR PLAN



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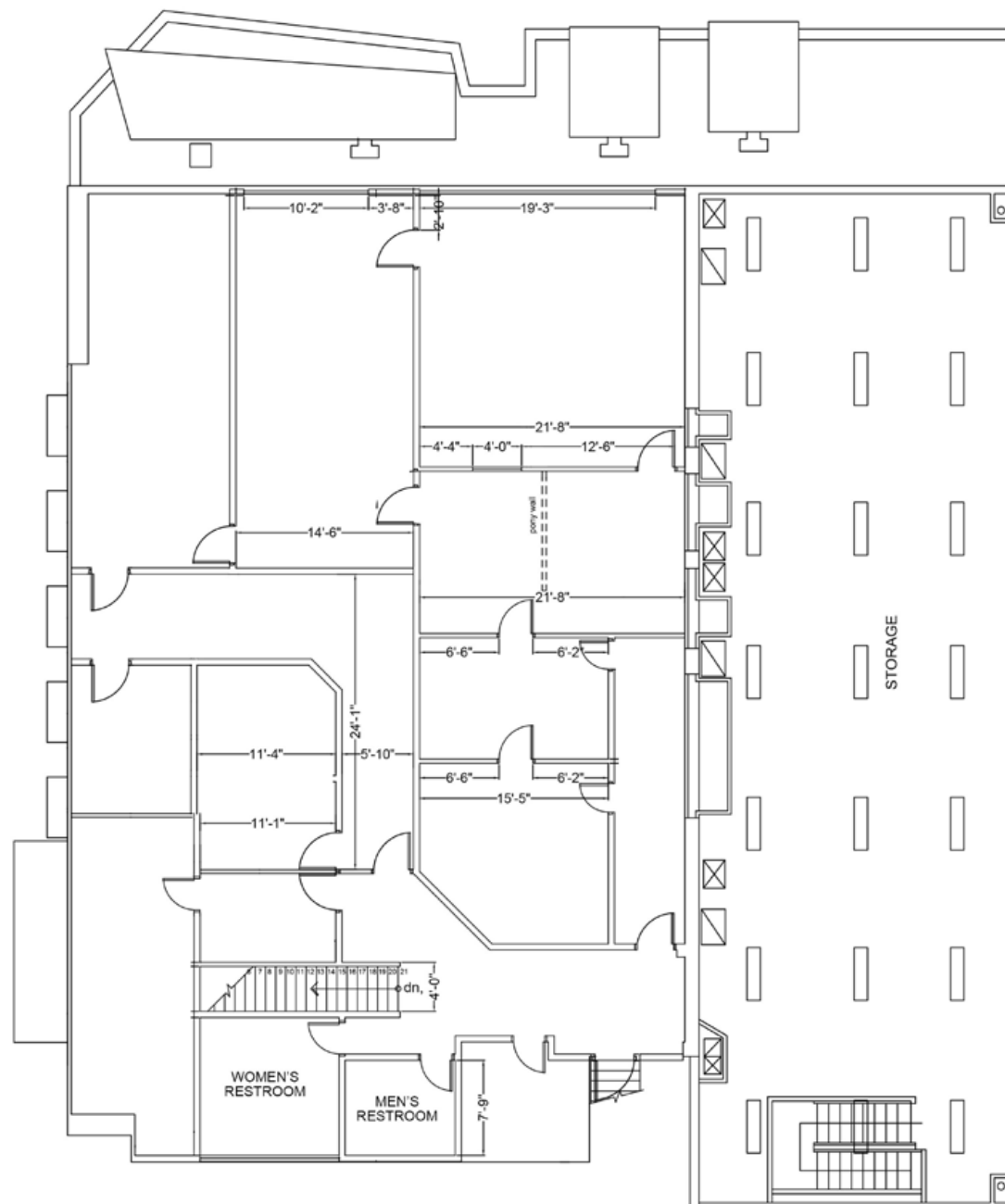
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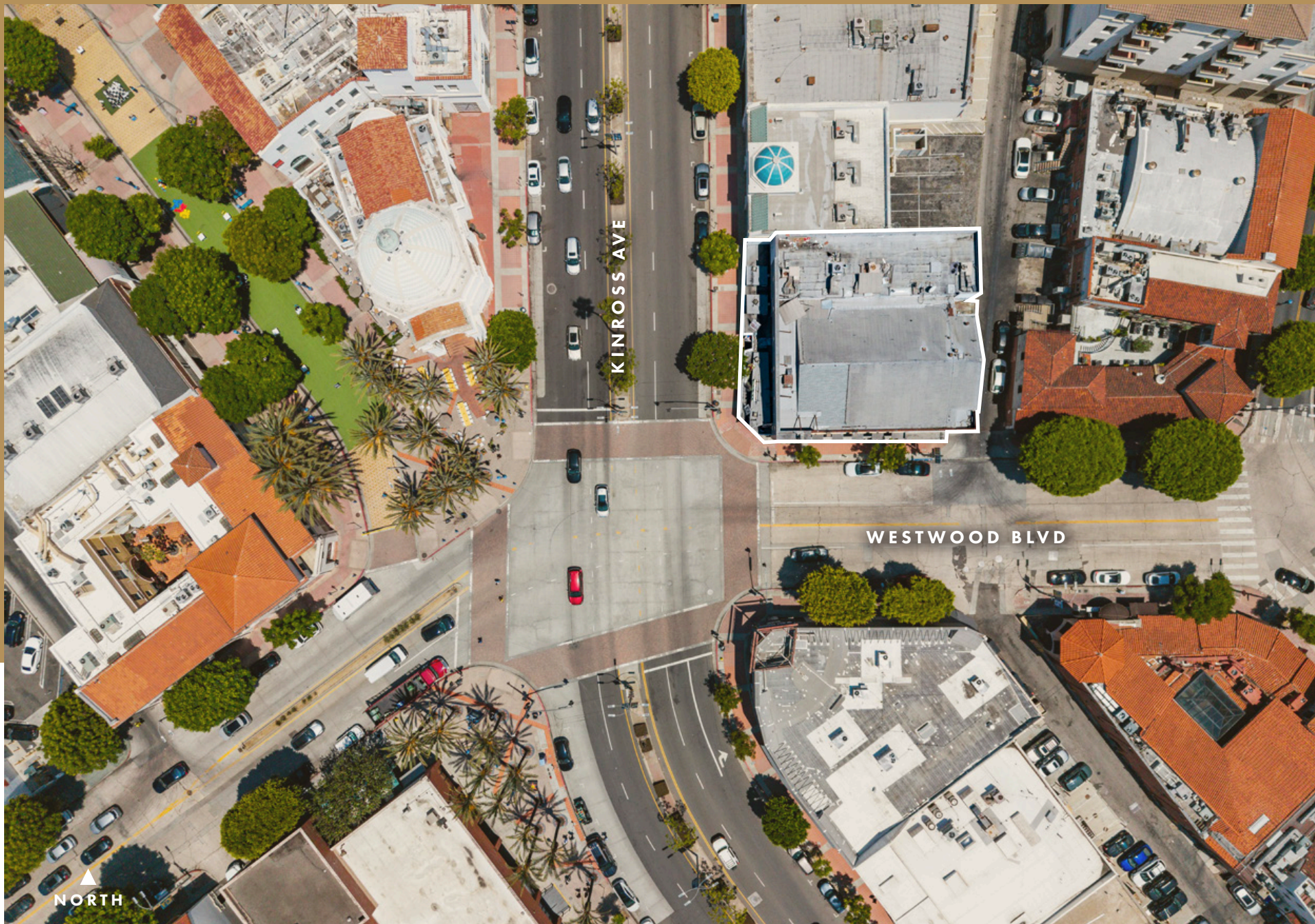
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2ND FLOOR PLAN



BIRD'S EYE VIEW



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AREA OVERVIEW

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Westwood is a lively West Los Angeles neighborhood best known for UCLA and its mix of urban energy and residential appeal. At the heart of the area is Westwood Village, offering dining, shopping, and cultural attractions like the Hammer Museum.

Home to a diverse population—including students and professionals—Westwood features well-kept residential streets, highly rated schools, and easy access to nearby areas such as Beverly Hills. Excellent transit options, green spaces, and a safe, walkable environment make Westwood a highly desirable place to live and invest.

Located in the heart of Westwood Village, 1080/1090 Westwood Blvd offers an exceptional position just steps from UCLA and the medical center. Westwood Village is renowned for its blend of shops, dining, entertainment, and academic energy, attracting over 50,000 students and faculty as well as a thriving residential base and daily commuters. The area boasts excellent public transit, walkability, and proximity to major Los Angeles neighborhoods including Century City, Beverly Hills, and Brentwood. An active, dynamic environment and affluent demographics create a robust customer base, elevating the long-term value and appeal of this exceptional property.

91
WALK
SCORE

75
TRANSIT
SCORE

The Getty Center

UCLA
DORMS/
2028 OLYMPICS
VILLAGE

UCLA
±46,678
STUDENTS

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Student Enrollment: ucla.edu/about/facts-and-figures

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TOTAL
POPULATION

52,945 220,921 555,662 123,594 407,303 842,653

1 Mile 3 Miles 5 Miles 1 Mile 3 Miles 5 Miles



DAYTIME
POPULATION



MEDIAN
AGE

24.4 36.1 38.8

1 Mile 3 Miles 5 Miles



HOUSEHOLDS INCOMES
OVER \$150,000

33.8% 44.3% 42.3%

1 Mile 3 Miles 5 Miles

Demographics: ESRI 2025

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Traffic Count: Costar, TrafficMetrix 2025

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UCLA

±0.2 Miles
🚗 ±2 Mins

2028 OLYMPICS VILLAGE/ UCLA STUDENT HOUSING

±0.2 Miles
🚗 ±2 Mins

405 FREEWAY

±1.4 Miles
🚗 ±6-8 Mins

WESTFIELD CENTURY CITY

±2.4 Miles
🚗 ±12 Mins

CENTURY CITY

±2.8 Miles
🚗 ±14 Mins

BEVERLY HILLS

±3.2 Miles
🚗 ±17 Mins

THE GETTY

±3.3 Miles
🚗 ±12 Mins

BRENTWOOD COUNTRY MART

±3.8 Miles
🚗 ±16 Mins

SANTA MONICA AIRPORT

±4.6 Miles
🚗 ±21 Mins

THIRD STREET PROMENADE

±5.1 Miles
🚗 ±22 Mins

SANTA MONICA PIER

±7.2 Miles
🚗 ±22 Mins

LAX AIRPORT

±12.1 Miles
🚗 ±25-43 Mins

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