

# 1900 WESTWOOD

Marcus & Millichap  
THE NEEMA GROUP



Generational Development Opportunity in Prime Westwood. +/-14,231 SF Lot Zoned C4-1VL-O in a Tier 3 TOC; Preliminary Plans for 60 Apartment Units



# 1900 WESTWOOD BLVD

EXCLUSIVELY LISTED BY

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**Marcus & Millichap**  
**THE NEEMA GROUP**





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1900 WESTWOOD BLVD



# EXECUTIVE SUMMARY

1900 Westwood Blvd

*+/- 14,191 SF Development lot zoned C4-1VL-0  
In a Tier 3 TOC | Opportunity to build up to 60 units*

**The Neema Group of Marcus & Millichap** is pleased to present a rare, generational opportunity to acquire a unique development site on Westwood Blvd in Los Angeles, CA. The lot is located on a signalized hard corner of Westwood Blvd & Missouri Ave. The site consists of +/-14,231 SF of land zoned C4-1VL-O in a Tier 3 TOC centrally located south of Westwood, west of Century City, and east of Santa Monica. This irreplaceable West Los Angeles location is two miles from UCLA, 1.8 miles from the VA Greater Los Angeles, and less than one mile from the Google-anchored office campus development on Pico Blvd. The accessibility to the most desirable destinations in Los Angeles and immediate transportation as well as amenities on Westwood Blvd & Santa Monica Blvd makes this project an ideal apartment development opportunity.

The project presents the opportunity to build up to 60 units utilizing the Tier 3 TOC density bonus program. Preliminary work is available to qualified buyers that includes renderings and plans for a six story multi-family building with 2.75 levels of subterranean parking. The unit mix consists of four studios (445-500 SF), 36 one-bedrooms (540-770 SF) and 20 two-bedrooms (810-1,240 SF) that were efficiently designed to capture the broad array of professionals set to be working in the near vicinity.

Additionally, the current building consists of retail and office tenants with short term leases with income of +\$31,500 per month for a developer to reduce carrying costs while finalizing entitlements.

1900 Westwood Blvd has a walk score of 91, and is also surrounded by multiple big scale development projects currently under construction in West Los Angeles including One Westside (584,000 SF of office), LUMEN West LA (553,475 SF of office), West Edge (255,000 SF of office & 600 residential units), and The Landmark Los Angeles (376 Apartment Units) among others. The West Los Angeles neighborhood continues to be one of the top rental submarkets in the city with rising rents year over year and demand continuing, illustrated by the rapid growth of new developments.

## Major Metrics in Proposed Plans:

- |   |                            |
|---|----------------------------|
| ● Unit Count: 60  | ● Gross Project SF: 53,049 |
| ● Unit Mix:   | ● Residential RSF: 44,663  |
| — Studio: Average of 473 SF, QTY: 4 (1 unit for extremely low income)           | ● Parking count: 78        |
| — One Bedrooms: Average of 621 SF, QTY: 36 (3 units for extremely low income)   | ● Storage count: 30        |
| — Two Bedrooms: Average of 1,022 SF, QTY: 20 (2 units for extremely low income) | ● Bicycle count: 58        |

\*Buyer to conduct own due diligence and verify development information. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the development potential. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.

RETAIL AND  
OFFICE

CURRENT USE

C4-1VL-0  
TIER-3 TOC

ZONING

60

UNITS UTILIZING  
TIER-3 TOC

+/-14,231

LAND SF

## INVESTMENT HIGHLIGHTS

1900 Westwood Blvd

**ASKING PRICE: PLEASE CONTACT**

ADDRESS	1900 WESTWOOD BLVD LOS ANGELES, CA 90025
WEBSITE	THENEEMAGROUP.COM/PROPERTY-LISTING/1900-WESTWOOD-BLVD
ZONING	C4-1VL-0
TOUR	BY APPOINTMENT
LAND SIZE	+/-14,231
BUILDING SIZE	1900 WESTWOOD BLVD: 10,708 RSF 10846- MISSOURI : 1,806 RSF

91

WALK SCORE

*High walk score of 91, walking distance to  
Westwood Village, UCLA and Veterans Hospital*

**VIEWS FROM FLOORS 4-6 OVERLOOKING WESTWOOD,  
CENTURY CITY, DOWNTOWN AND SANTA MONICA**



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1900  
WESTWOOD BLVD

60  
UNITS

UTILIZING  
TIER-3  
TOC

The proposed unit mix consists of four singles, 36 one-bedrooms, and 20 two-bedrooms











ONE WESTSIDE  
10800-10900 W Pico Blvd



## NEARBY DEVELOPMENT

1900 Westwood Blvd

### 1 ONE WESTSIDE - 10800-10900 W PICO BLVD

584,000 SF Google-Anchored Office Campus Currently Under Construction

A 584,000-square-foot Class A creative office campus with 45,000 square feet of expansive exterior terraces and patios with 15-foot wide folding glass walls that create a seamless indoor-outdoor environment and a rooftop amenity space with a garden deck and direct bridge access to the Landmark Theatre, Westside Tavern restaurant and in-line retail shops.

### 2 WEST EDGE - 12101 W OLYMPIC BLVD

200,000 SF of Office and 600 Residential Units Currently Under Construction

West Edge will re-energize the intersection of Olympic & Bundy. Situated within the creative heart of Los Angeles with immediate access to the Metro Stop at Bundy Station, connecting to Downtown, Culver City, and Santa Monica. Easy access to the 10 and 405 freeways.





**LUMEN WEST**  
11355-11377 W Olympic Blvd



- 3 LUMEN WEST LA - 11355-11377 W OLYMPIC BLVD**  
553,475 SF of Office with Ground Floor Retail Currently Under Construction

LUMEN's experiential design inspires productivity, innovation, and the competitive spirit with its connection to 65,000 sq. ft. of unmatched private outdoor amenity space creating a balanced interaction with outdoor work-space and social/entertainment areas.

- 4 3030 NEBRASKA AVE**  
190 Apartment Units Currently Under Construction

A pair of 46-tower towers - featuring a combined 300 condominiums. The twin buildings were designed in the shape of Reuleaux triangles by architecture firm Pei Cobb Freed & Partners, a nod to the iconic Century Plaza office towers across the street.

- 5 THE LANDMARK LOS ANGELES – 11750 WILSHIRE BLVD**  
376 Apartment Units Currently Under Construction

As the tallest and most dazzling luxury apartments in West LA, LMLA soars 34 stories in the sky, bestowing truly impressive ocean, city or mountain views and the sophisticated and unparalleled resort-inspired living experience

- 6 CENTURY PLAZA – 2025 AVENUE OF THE STARS**  
*804,000 Mixed-Use Project with a Hotel, Condominiums and Retail Currently Under Construction*

Century Plaza, an unrivaled collection of world-class culinary, entertainment, and leisure - flanked by the famed Fairmont Hotel.

**CENURY PLAZA**  
2025 Avenue of the Stars





**7 SOUTHWEST CAMPUS - 900 WEYBURN PL**  
*2,280-Bed Student Housing Project Currently Under Construction*

A UCLA housing project that will provide housing for 2,279 upper-division undergraduate students and graduate students in a mix of two-, three-, and four-bedroom dwellings.

**8 LECONTE APARTMENTS - 10995 LE CONTE AVE**  
*300-Room Student Housing Project Currently Under Construction*

The concrete Type I structure replaces the existing 95,000 SF UNEX building constructed in 1971. The project accommodates 1,167 upper-division undergraduate beds in apartment units ranging from 1- to 4-bedrooms. Student support space will include common study, meeting, mailroom, fitness and laundry facilities.

**9 1855 WESTWOOD BLVD**  
*60-Unit Apartment Project Currently Under Construction*

The project, which comes from local real estate firm Zackary Brothers, would replace a parking lot and auto repair facility with a five-story building featuring 60, one, two and three-bedroom apartments above 3,000 square feet of ground-floor retail space.

**10 2336 WESTWOOD BLVD**  
*23-Unit Apartment Project Currently Under Construction*

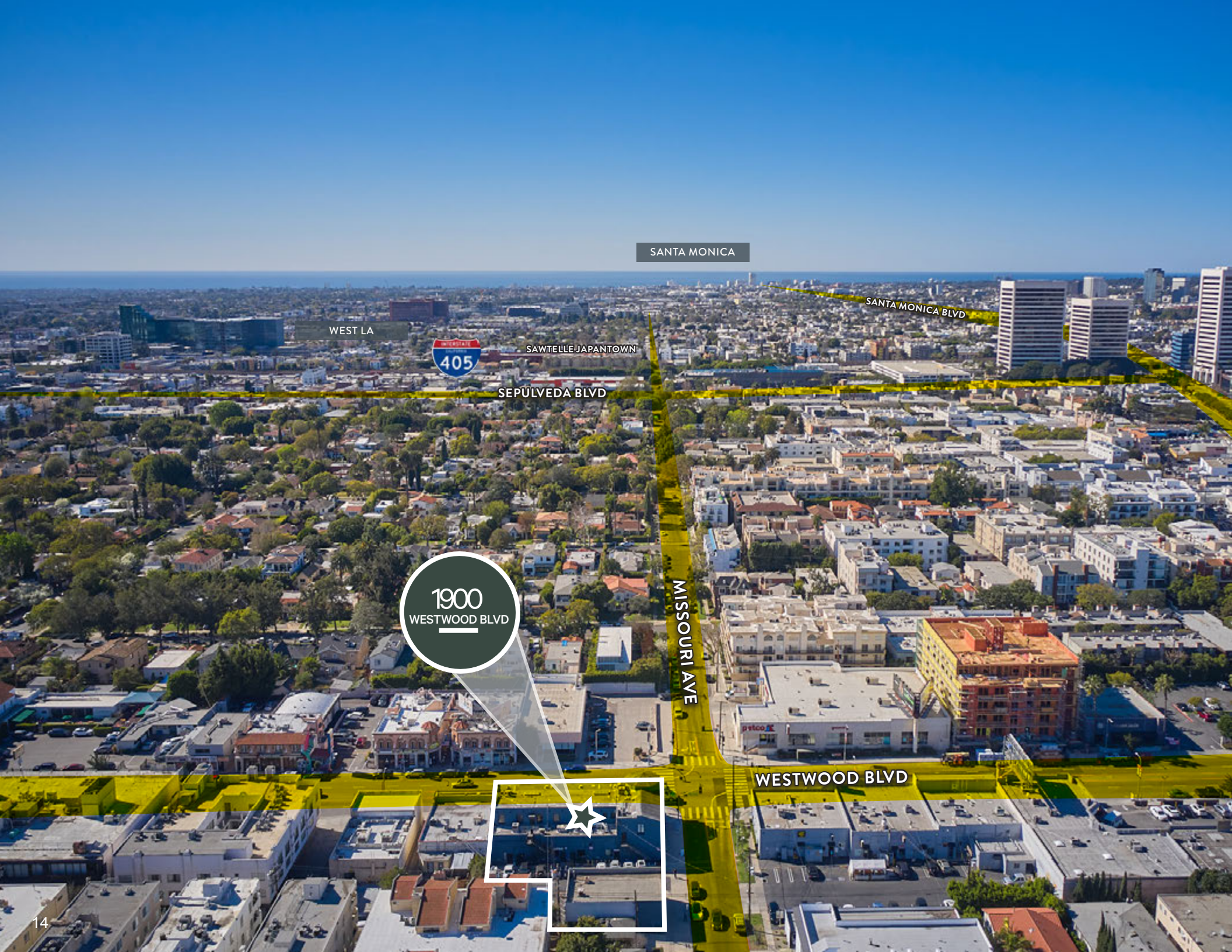
The project site, an approximately 13,000-square-foot site located at 2336 S. Westwood Boulevard, is slated for the construction of a three-story edifice containing 23 apartments above street-fronting commercial space











SANTA MONICA

WEST LA



SAWTELLE JAPANTOWN

SANTA MONICA BLVD

SEPULVEDA BLVD

1900  
WESTWOOD BLVD

MISSOURI AVE

WESTWOOD BLVD





# PROPERTY SUMMARY

## PROPERTY DETAILS

ADDRESS	1900 Westwood Blvd Los Angeles, CA 90025
ASKING PRICE	Please Contact The Neema Group
APN	4321-011-027
ZONING	C4-1VL-O
BUILDING SF	13,320
LOT SIZE SF	+/-14,231
TYPE OF OWNERSHIP	FEE SIMPLE
YEAR BUILT	1959
CURRENT USE	Retail & Office

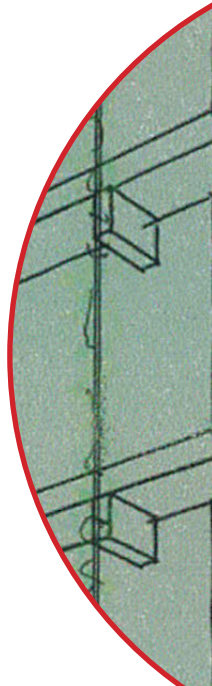
## PROPOSED DEVELOPMENT INFORMATION

Total Lot Size:	+/-14,231
Gross Project SF	53,049
Residential RSF	44,663
Parking Count	78
Storage Count:	30
Bicycle Count:	53



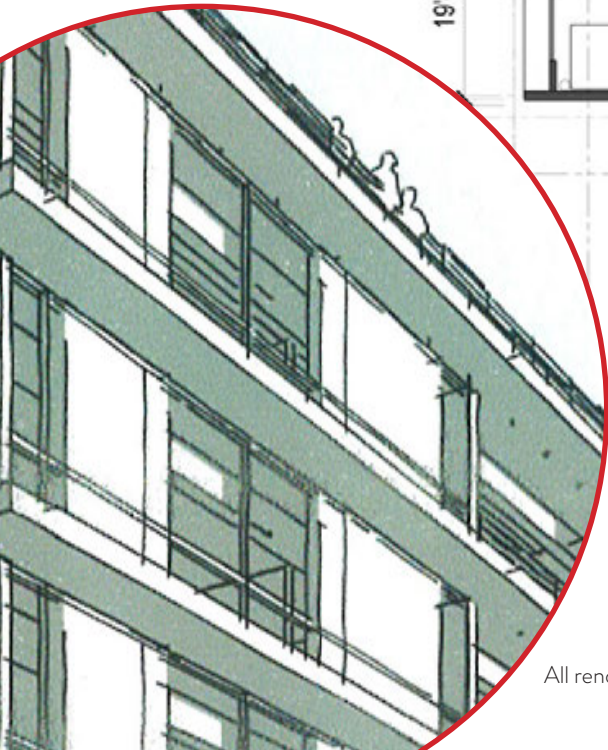


1900 WESTWOOD BLVD





1900 WESTWOOD BLVD



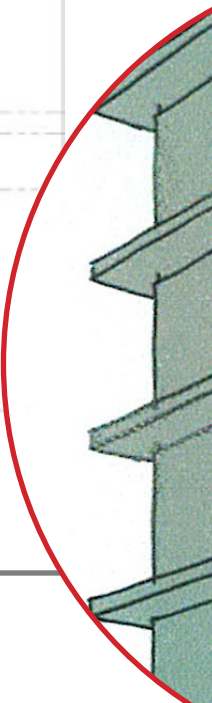
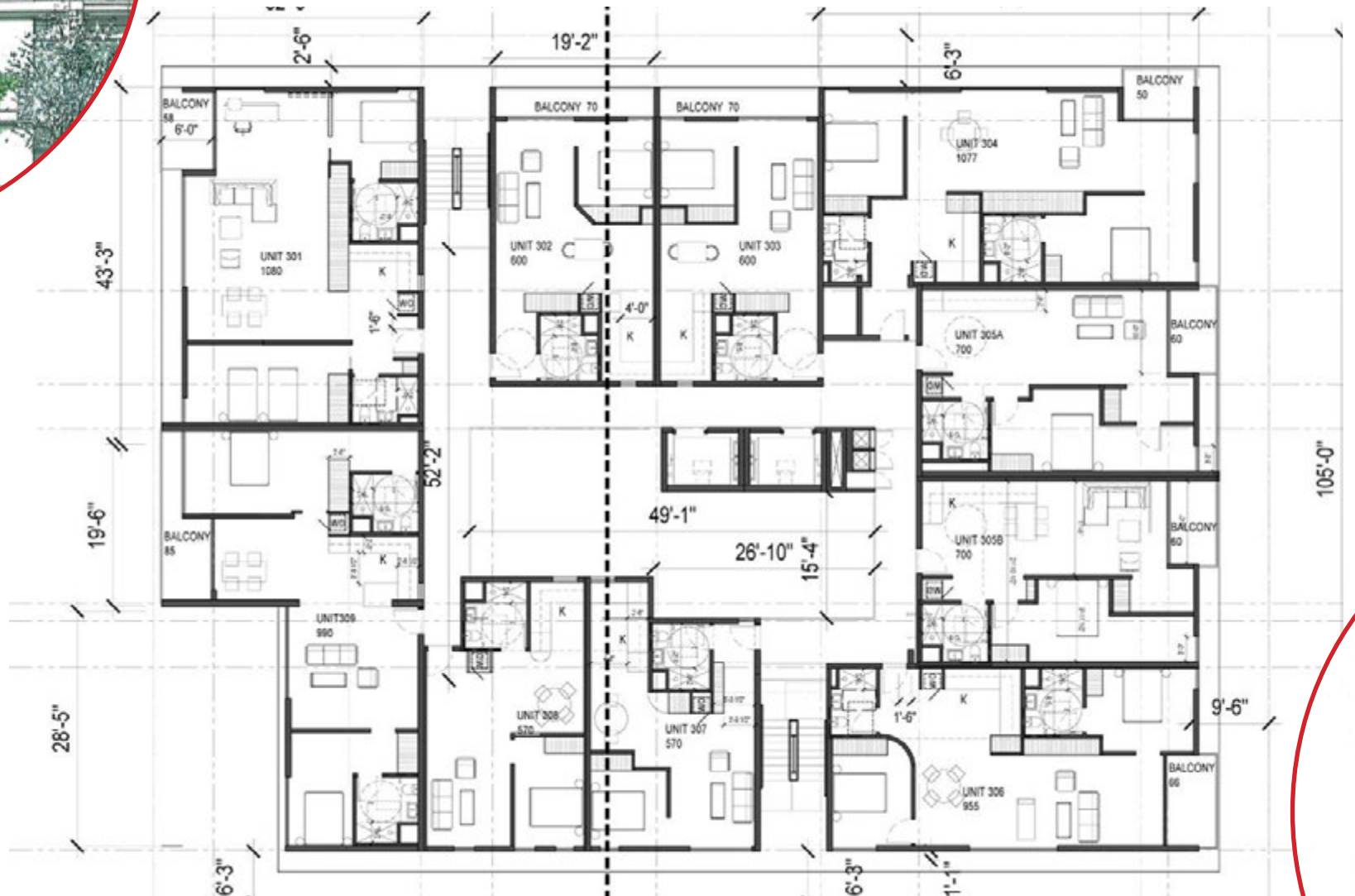
All renderings are the artist concept only





# THIRD FLOOR PLAN

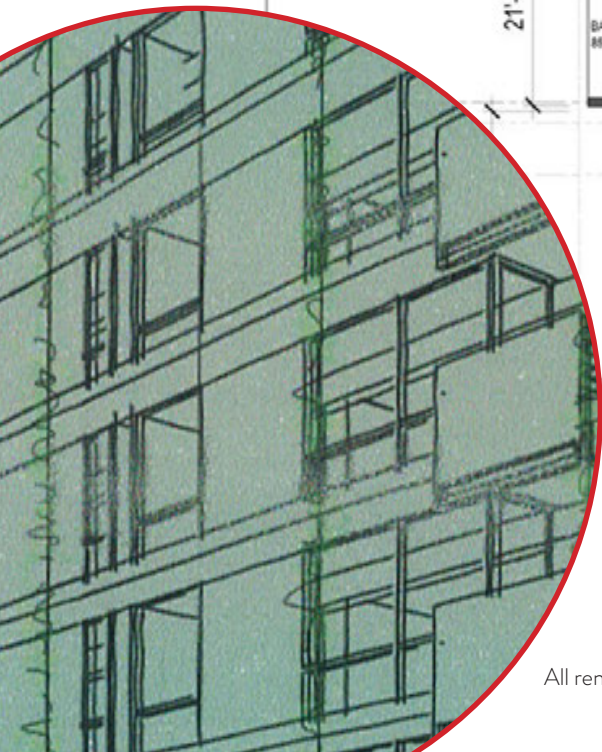
1900 WESTWOOD BLVD



All renderings are the artist concept only

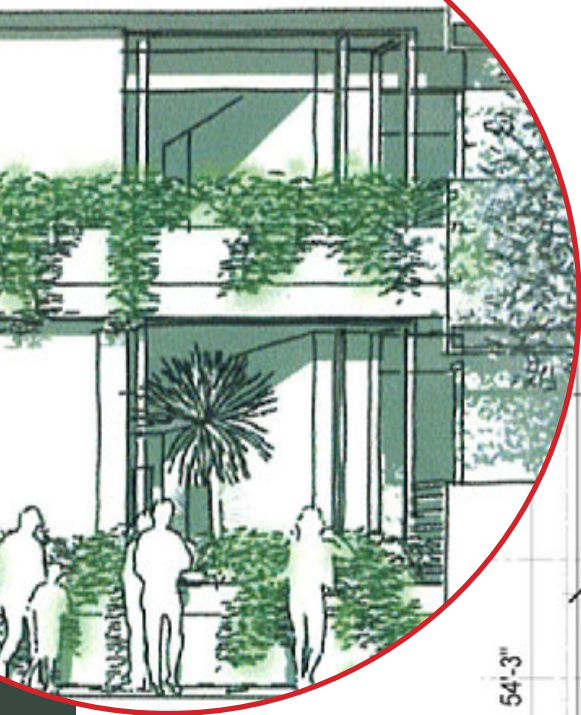


1900 WESTWOOD BLVD



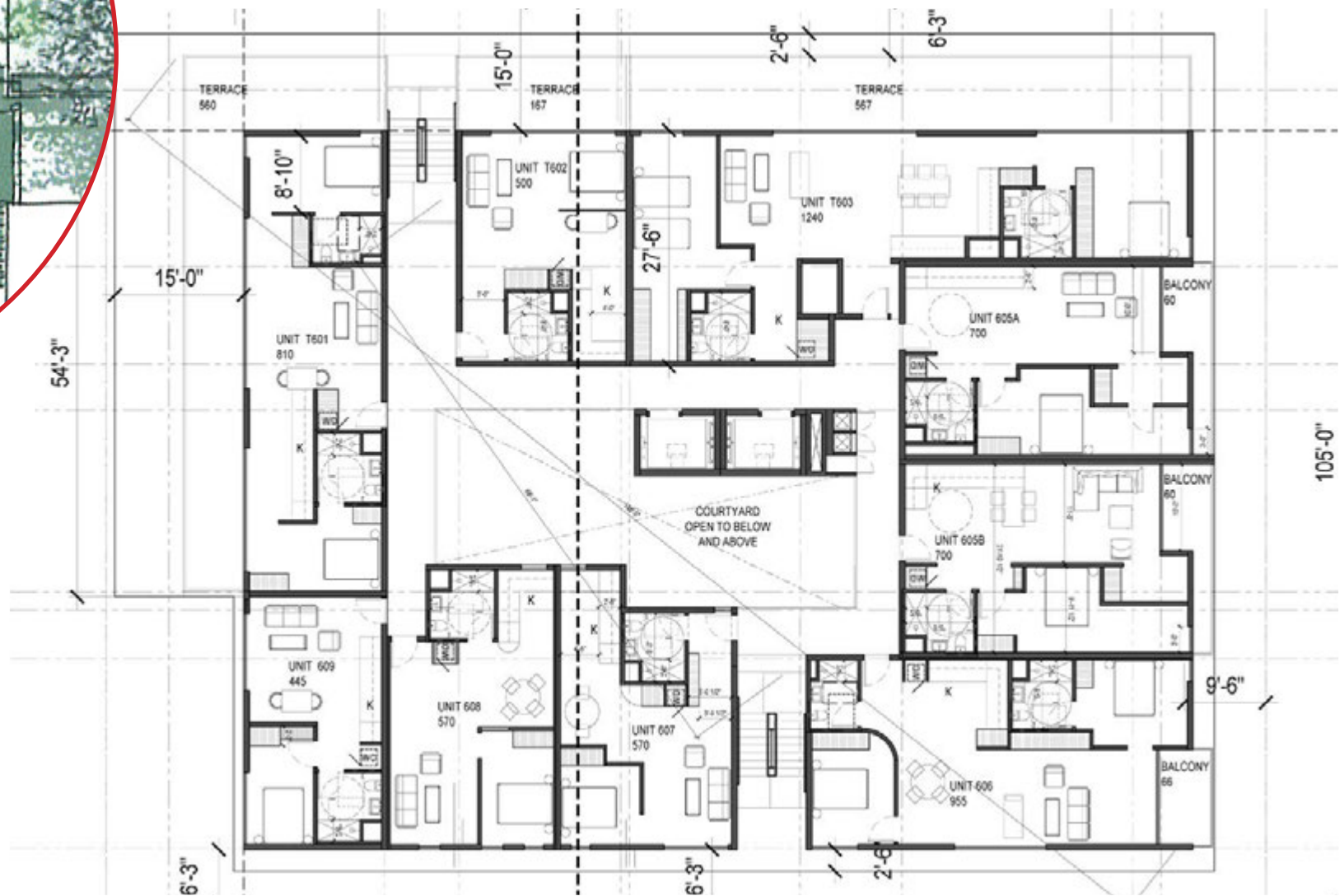
All renderings are the artist concept only





# SIXTH FLOOR PLAN

1900 WESTWOOD BLVD

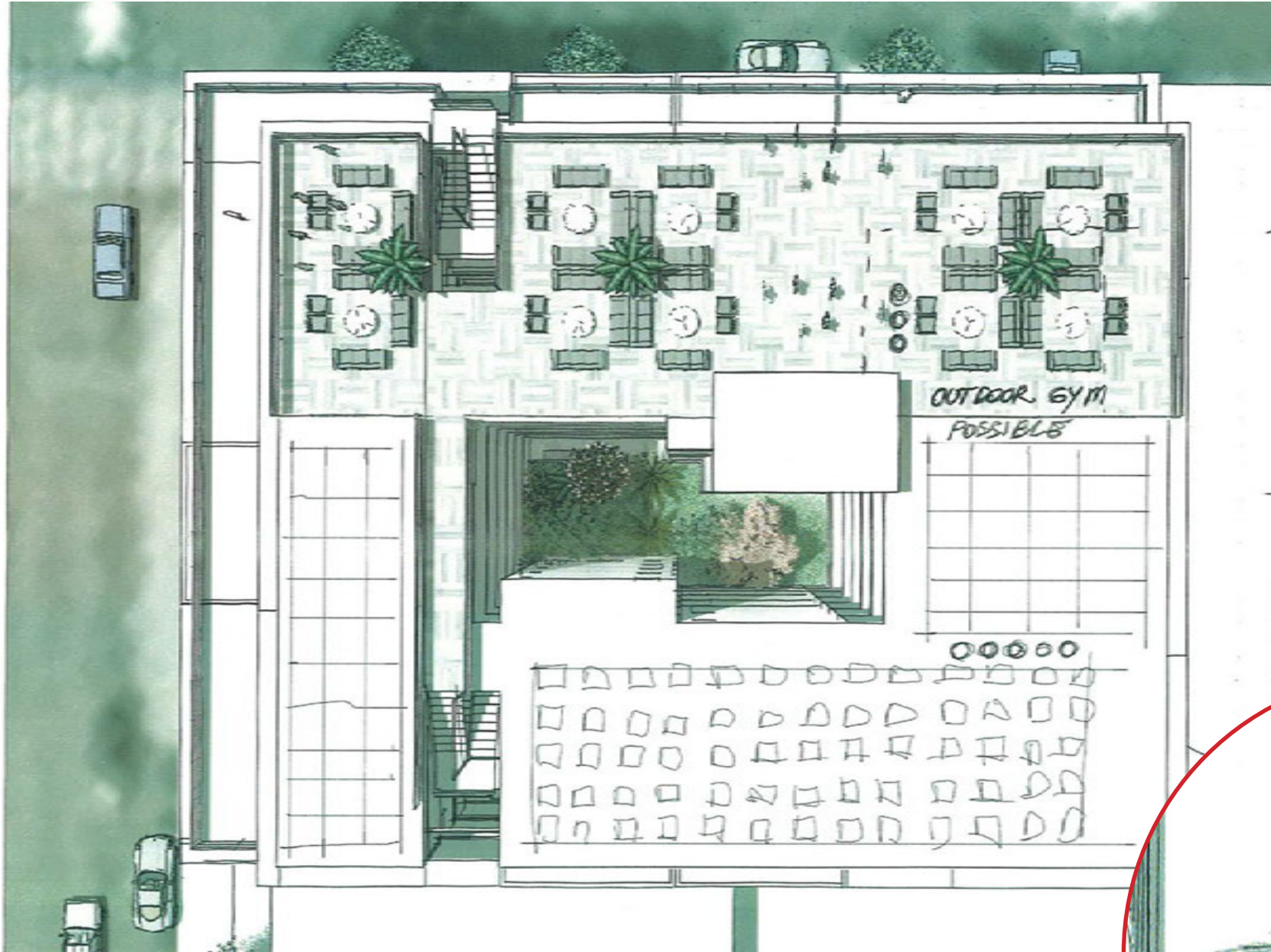


All renderings are the artist concept only



# ROOF TOP VIEW

1900 WESTWOOD BLVD



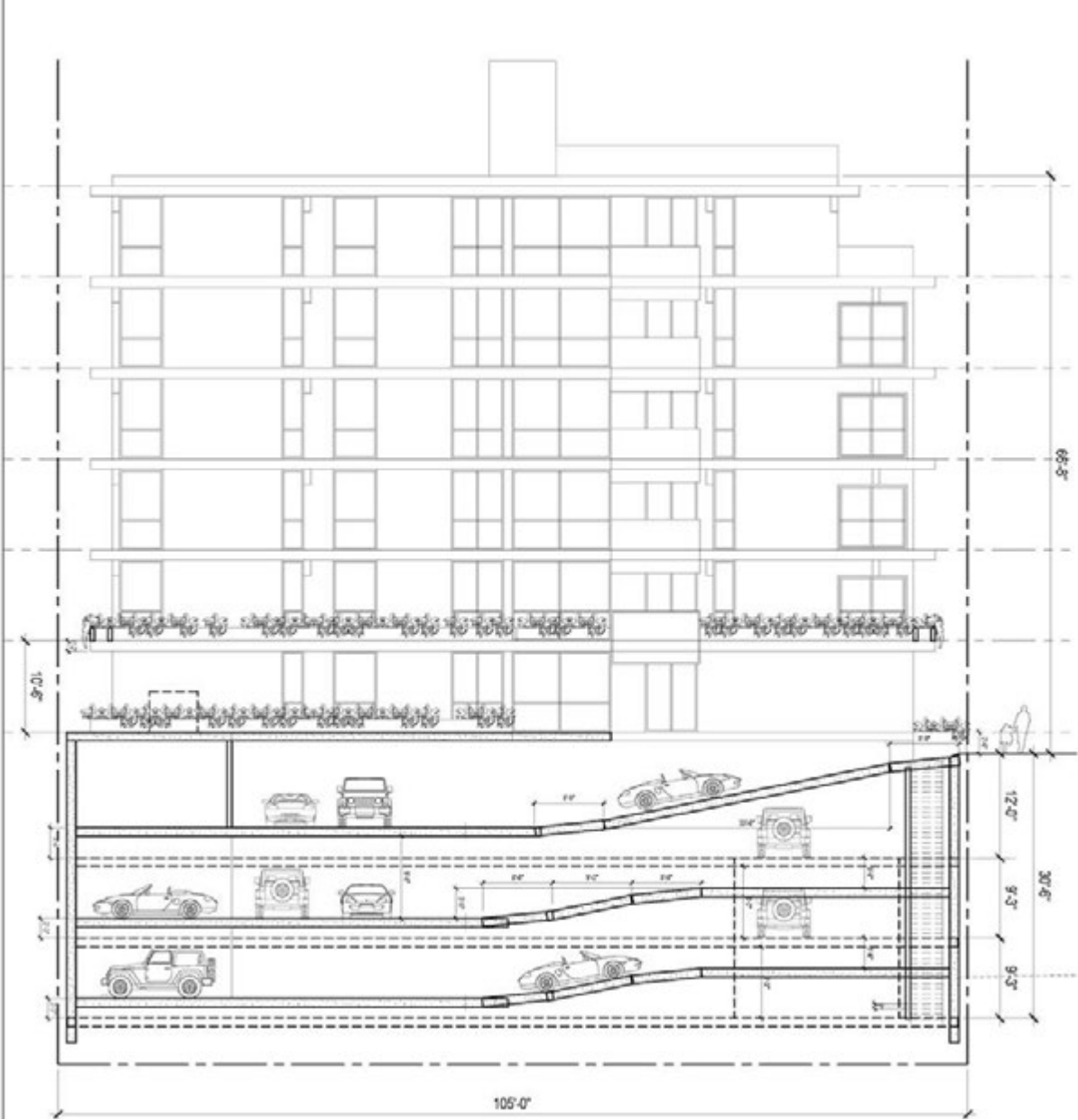
All renderings are the artist concept only





# SUBTERRANEAN PARKING

1900 WESTWOOD BLVD



All renderings are the artist concept only



# PROPOSED VIEWS FLOORS 4-6

VIEWS OVERLOOKING WESTWOOD, CENTURY CITY, DOWNTOWN AND SANTA MONICA





**ELEVATIONS**  
1900 WESTWOOD BLVD

FRONT





SIDE



BACK



SIDE





# LEASE ABSTRACT

1900 WESTWOOD BOULEVARD & 10846-48 MISSOURI AVE

Suite #	Occupied SF	Lease Expiration	Current Rent per Month	Approx Monthly Rent/SF
10846 & 10848	1806		\$5,000	\$2.77
1900	1325	7/31/23	\$4,250	\$3.21
1902-201	1024			
1902-202	246		\$770	\$3.13
1902-203	226	8/31/22	\$735	\$3.25
1902-205	698	1/31/23	\$2,060	\$2.95
1902-206	253		\$800	\$3.16
1902-207	249		\$790	\$3.17
1902-208	255		\$800	\$3.14
1902-209	262		\$820	\$3.13
1902-210	166		\$520	\$3.13
1902-212	264	1/31/23	\$730	\$2.77
1902-213	255			
1902-214	271	5/31/22	\$832	\$3.07
1902-215	269	3/31/22	\$672.50	\$2.50
1902-220	264		\$815	\$3.09
1904	942	7/31/23	\$2,701	\$2.87
1906	946	1/31/23	\$3,011	\$3.18
1908	936	7/31/23	\$2,990	\$3.19
1910	944	3/6/22	\$2,975	\$3.15
1912	913			

TOTAL SCHEDULED RENT \$31,271.50

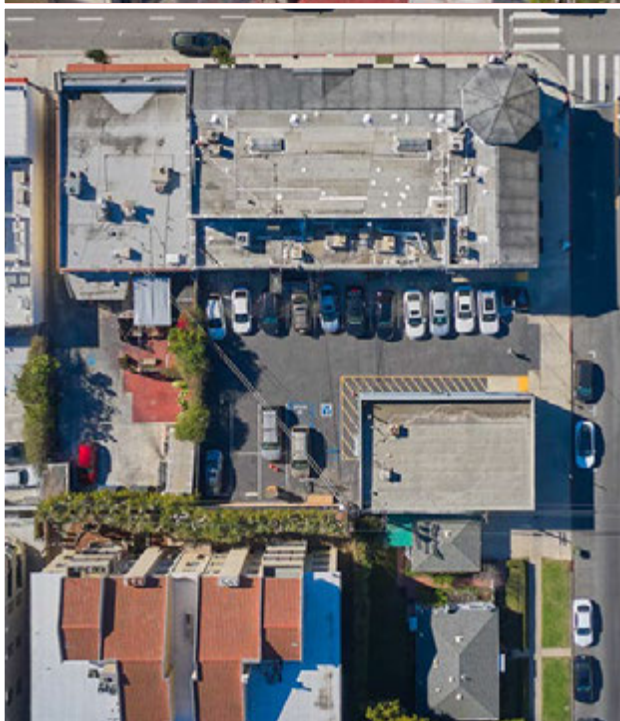
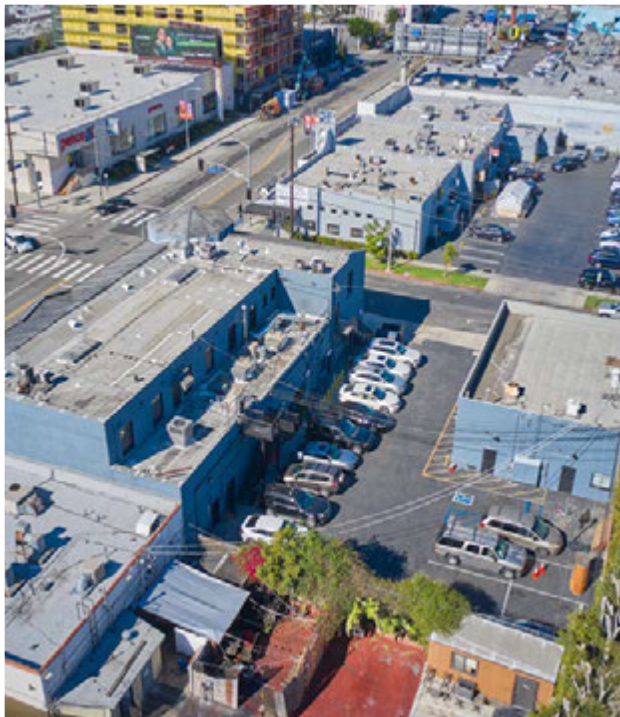
Monthly Scheduled Gross Income \$31,271.50

Annual Scheduled Gross Income \$375,258.00











# RENTAL COMPARABLES

1900 WESTWOOD BLVD

## SUBJECT PROPERTY

## PROPOSED UNIT TYPES

## SQ. FT.

1900 Westwood Blvd, Los Angeles, CA 90025

Singles

445-500

1+1

570-770

2+2

810-1240

## ADDRESS

## UNIT TYPE

## SQ. FT.

## RENT

## \$/SF

1 1944 Westwood Blvd, Los Angeles, CA 90025

Single

550

\$2,750

\$5.00

2 1947 Sawtelle Blvd, Los Angeles, CA 90025

Single

325

\$2,352

\$7.24

3 10923 Ayres Ave, Los Angeles, CA 90064

Single

480

\$3,300

\$6.88

4 2431 S Sepulveda Blvd, Los Angeles, CA 90064

Single

515

\$3,016

\$5.86

5 11750 Wilshire Blvd, Los Angeles, CA 90025

Single

520

\$4,000

\$7.69

6 1122 Gayley Ave, Los Angeles, CA 90024

Single

635

\$3,195

\$5.03

7 1944 Westwood Blvd, Los Angeles, CA 90025

1+1

600

\$3,100

\$5.17

8 1539 Purdue Ave, Los Angeles, CA 90025

1+1

694

\$3,195

\$4.60

9 10983-10983 Wellworth Ave,  
Los Angeles, CA 90024

1+1

750

\$3,253

\$4.34

10 11740 Wilshire Blvd, Los Angeles, CA 90025

1+1

679

\$2,995

\$4.41

11 10959 Rochester Ave, Los Angeles, CA 90024

1+1

700

\$3,370

\$4.81

12 1944 Westwood Blvd, Los Angeles, CA 90025

2+2

850

\$3,699

\$4.35

13 1539 Purdue Ave, Los Angeles, CA 90025

2+2

955

\$4,095

\$4.29

14 11567-11571 Santa Monica Blvd,  
Los Angeles, CA 90025

2+2

1085

\$3,695

\$3.41

15 1650 Sawtelle Blvd, Los Angeles, CA 90025

2+2

1100

\$3,590

\$3.26

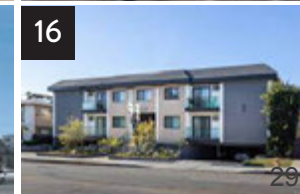
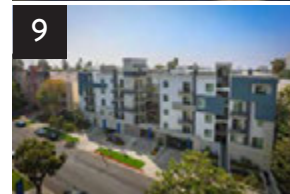
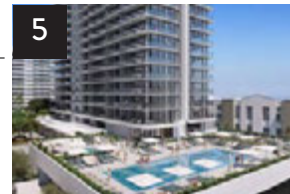
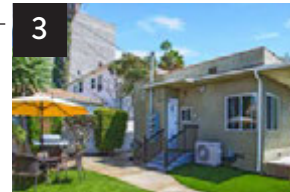
16 12035 Wilshire Blvd, Los Angeles, CA 90025

2+2

895

\$4,090

\$4.57





## AREA OVERVIEW

1900 WESTWOOD BLVD

### WESTWOOD VILLAGE

---

Located on the Westside of Los Angeles, Westwood is a commercial and residential neighborhood that's bordered by Beverly Hills to the east and Century City on the southeast. Westwood Village centers on a 1920s Mediterranean-style shopping precinct, now home to chain boutiques, coffee shops, and casual eateries. The acclaimed Geffen Playhouse presents new plays and classics, while movie theaters include the 1931 Regency Village, with its distinctive Spanish-inspired tower. Exhibitions at the nearby Hammer Museum range from old masters to contemporary art.

Westwood was initially developed in 1919 by Arthur Letts, the founder of the Broadway and Bullock's department stores. Developed in 1929 by Janss Investment Company. The campus of the University of California, Los Angeles (UCLA) is just north of Westwood Village.

### SAWTELLE JAPANTOWN

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The neighborhood of Sawtelle Japantown (formerly known as Little Osaka) is a true gem of West Los Angeles. The historic area is home to a sizable Japanese American population and is known for the trendy shops and restaurants centered on Sawtelle Boulevard. Today, Sawtelle Japantown is represented not only by its Japanese American postwar settlers and their descendants, but by a diverse set of Asians and other ethnicities and backgrounds. Take a stroll through the neighborhood and shop kitschy boutiques, nosh on delicious multicultural fare and more.

## WALKSCORE



91

1900 Westwood Blvd has a Walk Score of 91 out of 100.

This location is very walkable so most errands can be accomplished on foot.

This location is on Westwood Blvd, one block south of Santa Monica Blvd and near the 405 FWY, close proximity to UCLA, Westwood Village, Veterans Hospital and neighboring Century City and Brentwood

### BRENTWOOD

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Brentwood includes high-style boutiques and trendy restaurants balanced by large secluded houses in the foothills of the Santa Monica mountains. A tranquil refuge for residents, while maintaining a distinct presence in greater Los Angeles culture. One of the neighborhood's defining features is the Getty, which delivers world-class art from its mountainside perch.

Specialty food and clothing shops, like those in Farmshop, power this community's sharp appearance and organic diet. The Brentwood Farmers Market, one of the best in LA, draws people from all over the city.

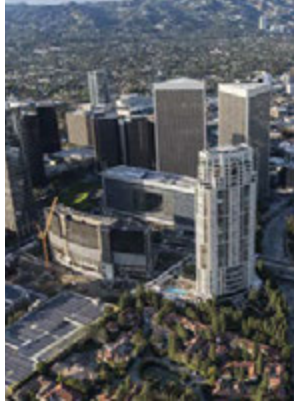


1 MILE



UCLA

2 MILES

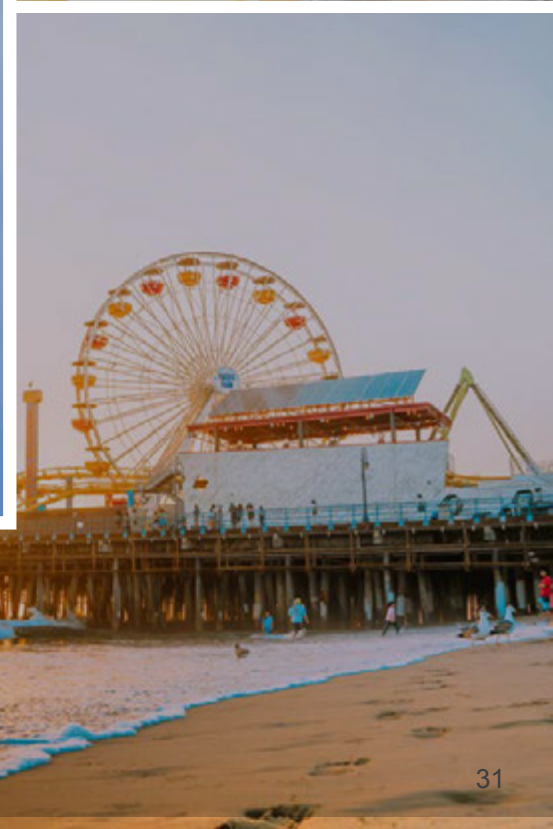


CENTURY CITY

7 MILES



SANTA MONICA







“ Google’s selection of One Westside demonstrates the strength of the Los Angeles tech and media industries, and exemplifies the type of creative office space that is in demand from large tech and media tenants. ”

*Victor Coleman, chairman and CEO  
of Hudson Pacific Properties*

FUTURE GOOGLE CAMPUS





# AREA OVERVIEW

1900 WESTWOOD BLVD

## SANTA MONICA

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues. Santa Monica features three miles of Pacific beaches and the Santa Monica Pier.

## CENTURY CITY

This “city within a city” is home to a cluster of high-rises that command a visible stretch of L.A.’s skyline. Century City is located on the west side of Los Angeles, sandwiched between Beverly Hills, West Hollywood, and Cheviot Hills. It’s known for having distinct skyscrapers and civic buildings, which form a trademark skyline that is visible from several canyons throughout Los Angeles. Century City is also home to several businesses, talent agencies, emergency centers, and entertainment studios.

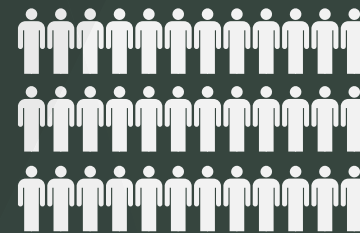
The culture here is dominated by the Westfield Century City shopping mall. The upscale center has nearly 50 shops and restaurants, as well as a grocery store. The Annenberg Space for Photography is also within the neighborhood’s boundaries and hosts free exhibits throughout the year.

# DEMOGRAPHICS

Within 3 miles of the property is a population of just over 289,000 and an average household income of \$129,489, as of 2018. Within 5 miles is a population of nearly 663,000. Major nearby employers include the UCLA Medical Center and Fox Studios.

Furthermore, Google, an American multinational technology company, is also becoming a major employer in the area which would push up in rents in just a few short years.

## POPULATION 5 MILE RADIUS



663,000

## AVERAGE HOUSEHOLD INCOME



\$129,489







Ucla

UCLA  
Medical Center

Westwood Village

Trader Joes  
CVS  
Target  
Urban Outfitters  
Wholefoods  
Regency Village Theatre  
Chick-fil-A  
In-N-Out Burger  
Diddy Riese

1

WILSHIRE BLVD

1900  
WESTWOOD BLVD

SANTA MONICA BLVD

Google

2

M

expo/sepulveda station

The Los Angeles  
Country Club

Spadena House

Waldorf Astoria Beverly Hills

The Peninsula Beverly Hills

Rodeo Drive

Versace  
Jimmy Choo  
Lanvin  
Tiffany & Co  
Chanel  
Hermes  
Louis Vuitton  
Cartier  
Gucci

5

Saks Fifth Avenue

Beverly Hills  
High School

Westfield Century City

Nordstrom  
Bloomingdale's  
Macy's  
Gelson's  
AMC Theaters  
Eataly

4

OLYMPIC BLVD

Inter Continental Hotel

Courtyard Marriott

Ralphs

3

Hillcrest Country Club

Museum of Tolerance

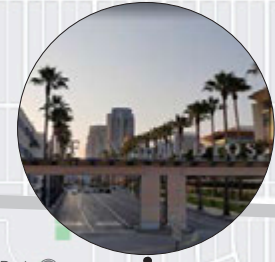
PICO BLVD

Rancho Park  
Golf Course  
Driving Range

Cheviot Hills  
Recreation Center

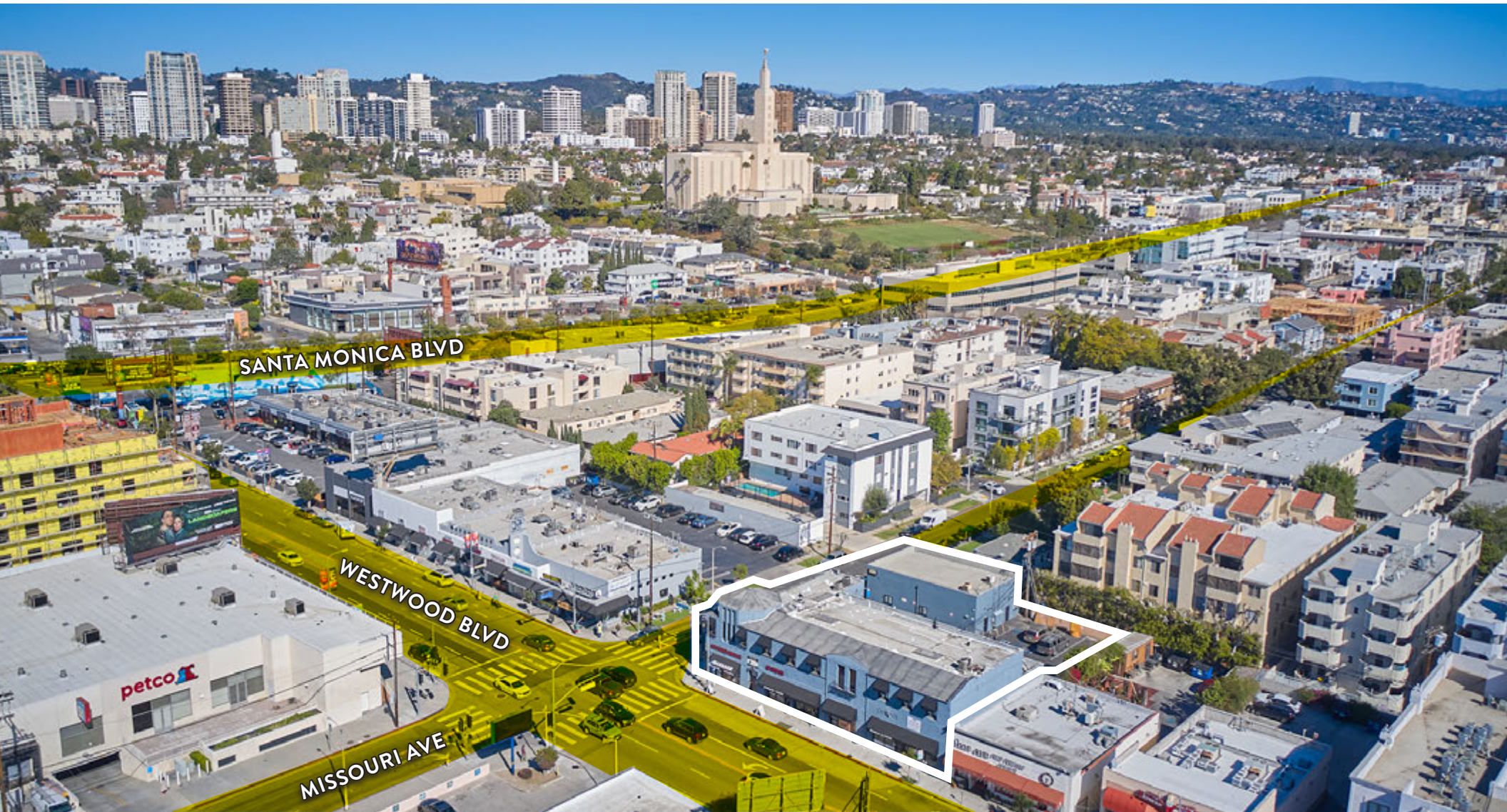
Cheviot Hills  
Tennis Center

1900 WESTWOOD BLVD





# 1900 WESTWOOD



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