

WESTWOOD VILLAGE RETAIL OPPORTUNITY

AVAILABLE FOR LEASE



1001 GAYLEY AVE

LOS ANGELES, CA 90024 | LEASING BROCHURE

MATTHEWS™



1001 GAYLEY AVE

SPACE DETAILS

- ±2,549 SF
- \$3.75 PSF + NNN
- Vacant & Available Now

PROPERTY HIGHLIGHTS

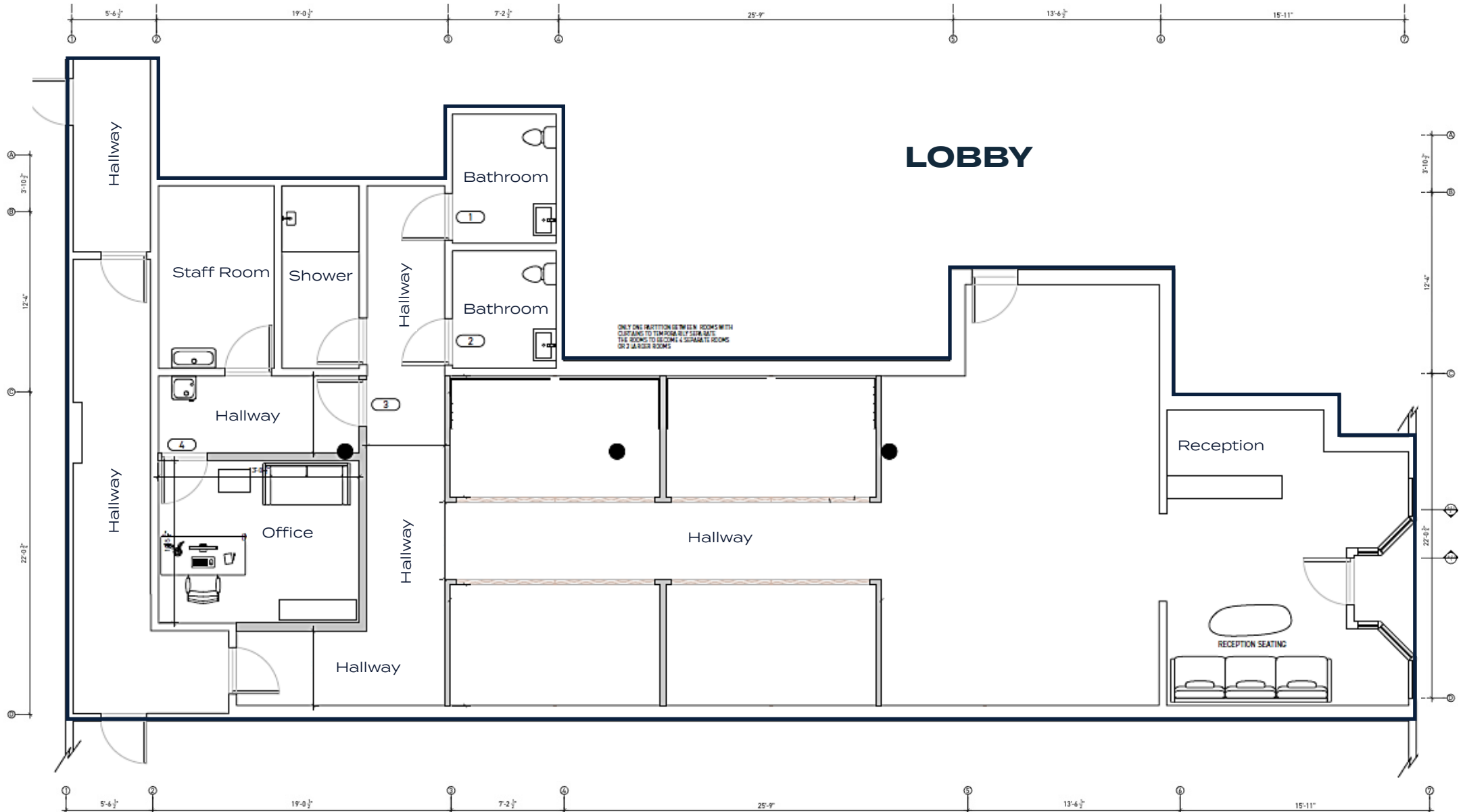
Positioned directly adjacent to University of California, Los Angeles (UCLA), one of the nation's top universities with a built-in population of students, faculty, medical professionals, and daily visitors.

Exceptional branding and signage opportunity with prominent frontage along one of Westwood's primary commercial corridors.

Located within a dense, walkable trade area featuring a 94 Walk Score and strong pedestrian activity driven by UCLA, nearby office towers, residential density, and entertainment uses.

Surrounded by approximately 2.9 million square feet of Wilshire Boulevard office space, creating a strong daytime population and affluent consumer base.

FLOOR PLAN





FUNCTIONAL SPACE



READY FOR IMMEDIATE OCCUPANCY

GAYLEY AVE. WESTWOOD MOST EXCITING RESTAURANT STREET



BoBA House



Subject Property



Elysee Bakery & Cafe
Bakery



Gayley Ave E-333674 VPD

WESTWOOD OVERVIEW



University of California, Los Angeles
±48,651 Students

Subject
Property



Elysee Bakery & Cafe
Bakery



San Diego Fwy
± 310,000 VPD

Google Earth

WESTWOOD VILLAGE

Gayley Avenue is offered for lease in one of Los Angeles' most vibrant and walkable commercial districts, Westwood Village, directly adjacent to the University of California, Los Angeles (UCLA) campus and surrounded by a dense mix of retail, dining, cultural venues, and services that draw students, residents, and visitors alike. Westwood Village is a historic Mediterranean-styled shopping and entertainment neighborhood with strong foot traffic, a lively street-level retail environment anchored by theaters, cafés, restaurants, and local favorites, and active community programming through the Westwood Village Improvement Association that supports a clean, safe, and appealing commercial district. The area's walkability and proximity to UCLA contribute to sustained consumer activity, while ongoing neighborhood enhancements—such as expanded pedestrian spaces and events—continue to support retail demand, making it an attractive location for leasing storefront space.

230,229

2025 POPULATION

97,923

2025 HOUSEHOLDS

\$139,377

HOUSEHOLD INCOME

49.1M

ANNUAL VISITORS

\$40.4B

VISITOR SPENDING

\$3.6B

CONSUMER SPENDING



RETAIL LEASING BROCHURE

1001 GAYLEY AVE

LOS ANGELES, CA 90024 | FOR LEASE

EXCLUSIVELY LISTED BY

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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