



**969 HILGARD AVE #1106, WESTWOOD VILLAGE**

**1 bd | 1 ba | 778 sq ft | \$3,350 per month | Hilgard1106.com**

Exceptional 11th-floor, east-facing condo available for lease at Park Westwood Towers, a premier high-rise in the heart of Westwood Village, just one block from UCLA. Wall-to-wall windows frame sweeping city views and fill this spacious 1 bedroom, 1 bath condominium with natural light. The updated kitchen features stone countertops, stainless steel appliances, and an open connection to the generous living and dining area. High ceilings, hardwood floors, and fresh paint enhance the clean, airy feel, while custom closet built-ins and a walk-in closet provide excellent storage. Central heating and air conditioning and a well-designed floor plan add everyday comfort and convenience. Rent includes water, sewer, trash, cable, internet, free community laundry, and one gated, covered parking space. Park Westwood Towers offers a 24-hour doorman, valet guest parking, an elegant lobby, onsite management, and a heated pool and spa. Trader Joe's, the W Hotel, UCLA, restaurants, shops, and entertainment are all just outside your door, offering high-rise living in one of Westwood's most convenient locations. Min 1 year lease term. Tenant responsible to pay building move-in/move-out fee.



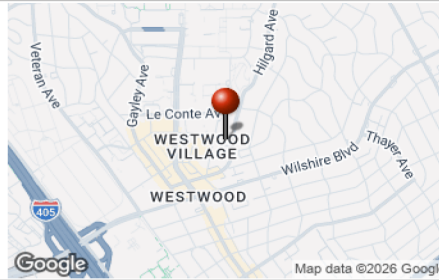
**969 Hilgard Ave #1106**  
Los Angeles, CA 90024

**1  
Beds**

**Baths 1.00  
(1F 0T 0H 0Q)**

**778 Sqft  
Other**

Lease  
**LP \$3,350**



|                                |                           |
|--------------------------------|---------------------------|
| <b>Area</b>                    | 5 Westwood - Century City |
| <b>Subdivision</b>             |                           |
| <b>List Price Per Sqft</b>     | \$4.31                    |
| <b>Lot Size</b>                | 39,105/Assessor           |
| <b>SFR or Condo/Apt or ADU</b> | CA                        |
| <b>Furnished</b>               | Unfurnished               |
| <b>MLS#</b>                    | 26867797                  |
| <b>APN</b>                     | 4360-001-135              |

**Directions:** Located in Westwood Village. North of Wilshire Blvd - South of Le Conte Ave - East of Westwood Blvd.

**Remarks:** Exceptional 11th-floor, east-facing condo available for lease at Park Westwood Towers, a premier high-rise in the heart of Westwood Village, just one block from UCLA. Wall-to-wall windows frame sweeping city views and fill this spacious 1 bedroom, 1 bath condominium with natural light. The updated kitchen features stone countertops, stainless steel appliances, and an open connection to the generous living and dining area. High ceilings, hardwood floors, and fresh paint enhance the clean, airy feel, while custom closet built-ins and a walk-in closet provide excellent storage. Central heating and air conditioning and a well-designed floor plan add everyday comfort and convenience. Rent includes water, sewer, trash, cable, internet, free community laundry, and one gated, covered parking space. Park Westwood Towers offers a 24-hour doorman, valet guest parking, an elegant lobby, onsite management, and a heated pool and spa. Trader Joe's, the W Hotel, UCLA, restaurants, shops, and entertainment are all just outside your door, offering high-rise living in one of Westwood's most convenient locations. Min 1 year lease term. Tenant responsible to pay building move-in/move-out fee.

| Lease Terms                 |                                                | Structure Info           |                                  | Contract Info              |                        |
|-----------------------------|------------------------------------------------|--------------------------|----------------------------------|----------------------------|------------------------|
| <b>Security Deposit</b>     | \$3,350                                        | <b>Year Built/Source</b> | 1961/Assessor                    | <b>List Date</b>           | 08-03-2026             |
| <b>Available Date</b>       |                                                | <b>Stories</b>           | 13                               | <b>List Price</b>          | \$3,350                |
| <b>Credit Report Amount</b> |                                                | <b>Attached/Detached</b> | Condominium, Attached, High Rise | <b>Orig List Price</b>     | \$3,350                |
| <b>Credit Report Req.</b>   | Yes                                            | <b>Building Type</b>     | Condominium, Attached, High Rise | <b>Status Date</b>         | 08-03-2026             |
| <b>Lease Terms</b>          | 1+Year                                         | <b>Unit Floor #</b>      | 11                               | <b>Change Date/Type</b>    | 08-03-2026/New Listing |
| <b>Lease Length</b>         |                                                | <b>Style</b>             | Contemporary                     | <b>Seller Concessions?</b> | Yes                    |
| <b>Month to Month</b>       | No                                             | <b>View</b>              | City, City Lights                | <b>For Sale</b>            | No                     |
| <b>Deposit Garage</b>       |                                                | <b># In Complex</b>      | 135                              | <b>Lease Option</b>        | No                     |
| <b>Deposit Key</b>          |                                                | <b>Unit Location</b>     | Middle                           |                            |                        |
| <b>Deposit Other</b>        |                                                | <b>Exposure</b>          | East                             |                            |                        |
| <b>Deposit Pet</b>          |                                                | <b>Guest House</b>       | None                             |                            |                        |
| <b>Tenant Pays</b>          | Move Out Fee, Move In Fee, Electric, Insurance | <b>Levels</b>            | One Level                        |                            |                        |

| Community/Development     |                                                                                                                                                                  | Parking Details         |                                              |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------|
| <b>Pets Allowed/Rules</b> | Call/Assoc Pet Rules, Weight Limit                                                                                                                               | <b>Parking Type</b>     | Assigned, Gated Underground, Covered Parking |
| <b>Assoc Amenities</b>    | Elevator, Pool, Spa, Guest Parking, Assoc Pet Rules, Assoc Maintains Landscape, Gated Parking, Gated Community, Controlled Access, Dock, Sun Deck, Valet Parking | <b>Total Spaces</b>     | 1                                            |
| <b>Community Features</b> | Community Mailbox, Community Dock                                                                                                                                | <b>Covered Spaces</b>   | 1                                            |
| <b>Highrise Amenities</b> | Entrance Lobby, Passenger Elevator, Sun Deck, Mens and Womens Changing Rooms, Controlled Access, Reception Desk                                                  | <b>Uncovered Spaces</b> | 0                                            |
|                           |                                                                                                                                                                  | <b>Garage Spaces</b>    | 1                                            |
|                           |                                                                                                                                                                  | <b>Carport Spaces</b>   | 0                                            |

| Interior Features           |                                                                              | Exterior Features    |                              |
|-----------------------------|------------------------------------------------------------------------------|----------------------|------------------------------|
| <b># Fireplaces/Details</b> | None                                                                         | <b>Pool</b>          | In Ground, Heated, Community |
| <b>AC/Cooling</b>           | Air Conditioning, Central                                                    | <b>Spa</b>           | Community, In Ground, Heated |
| <b>Heating</b>              | Forced Air                                                                   | <b>Tennis/Courts</b> | None                         |
| <b>Equip/Appl</b>           | Dishwasher, Range/Oven, Refrigerator, Garbage Disposal, Built-Ins, Microwave | <b>Patio</b>         | None                         |
| <b>Laundry</b>              | Community                                                                    |                      |                              |
| <b>Flooring</b>             | Engineered Hardwood                                                          |                      |                              |

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144

scan for more info



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