

For Lease - 2nd Gen Restaurant
Historic Bruin Theatre, Steps from UCLA

Westwood Village



940 Broxton Avenue

Los Angeles, CA 90024

Steven Berman

Vice President

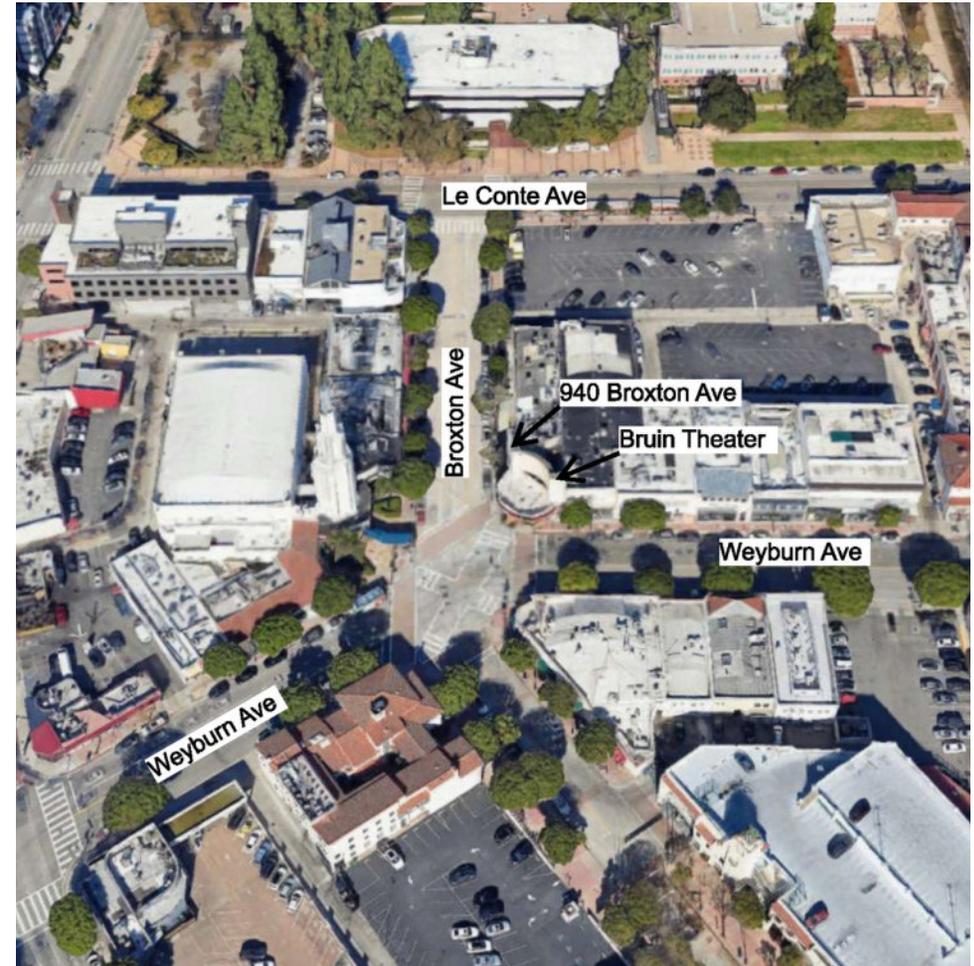
818.815.2412

sberman@naicapital.com

CA DRE #00967188

Property Type	Property information
Building Size	+/- 2,222 SF
Lease Rate	\$4.23 PSF NNN
Year Built	1937

940 Broxton Avenue is a high-profile retail location in the heart of Westwood Village, forming part of the street-level retail component of the historic Bruin Theatre, one of the area's most recognizable landmarks. Steps from UCLA, the property benefits from heavy walk-by traffic driven by students, faculty, staff, nearby residents, and visitors drawn to the village's dense mix of dining, retail, and entertainment. The location serves a highly educated, affluent demographic and is further enhanced by proximity to the future UCLA/Westwood Purple (D) Line Metro Station, reinforcing long-term accessibility, foot traffic, and value in a supply-constrained Westside retail corridor.



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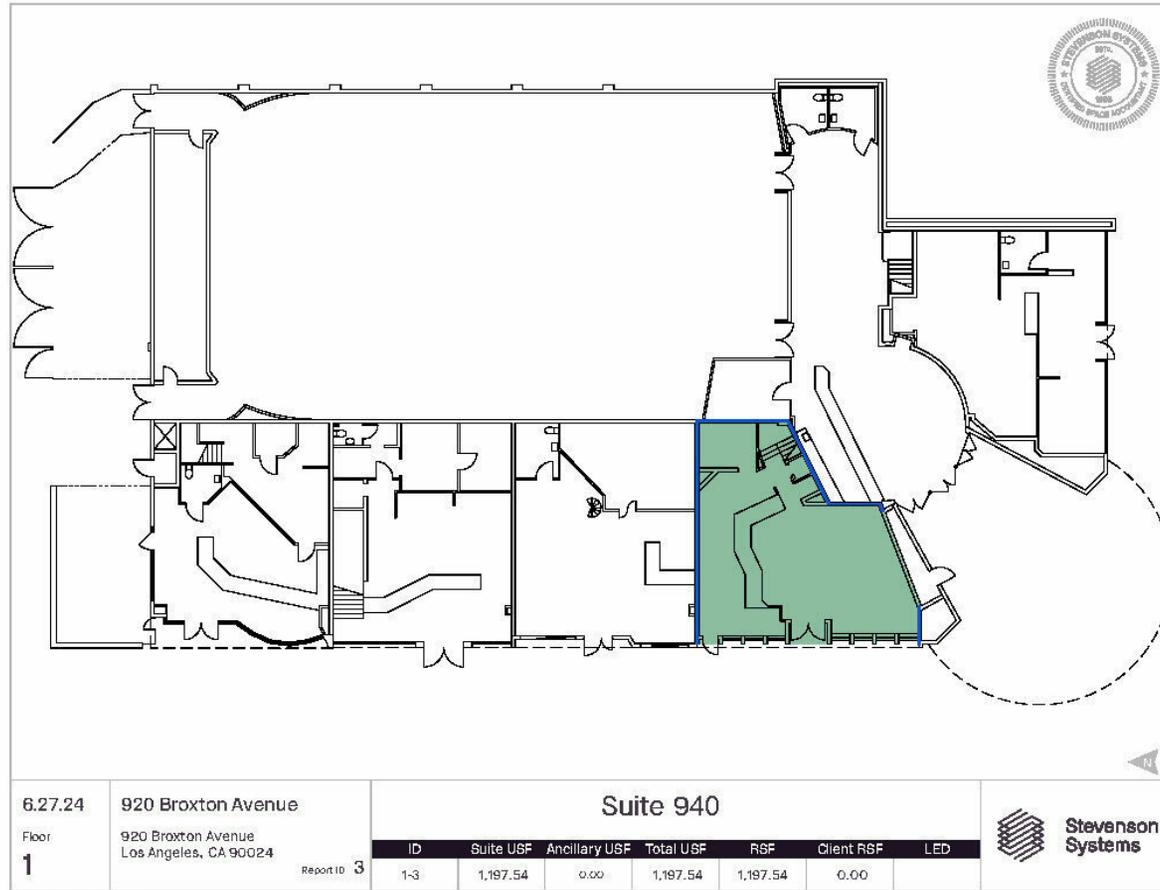
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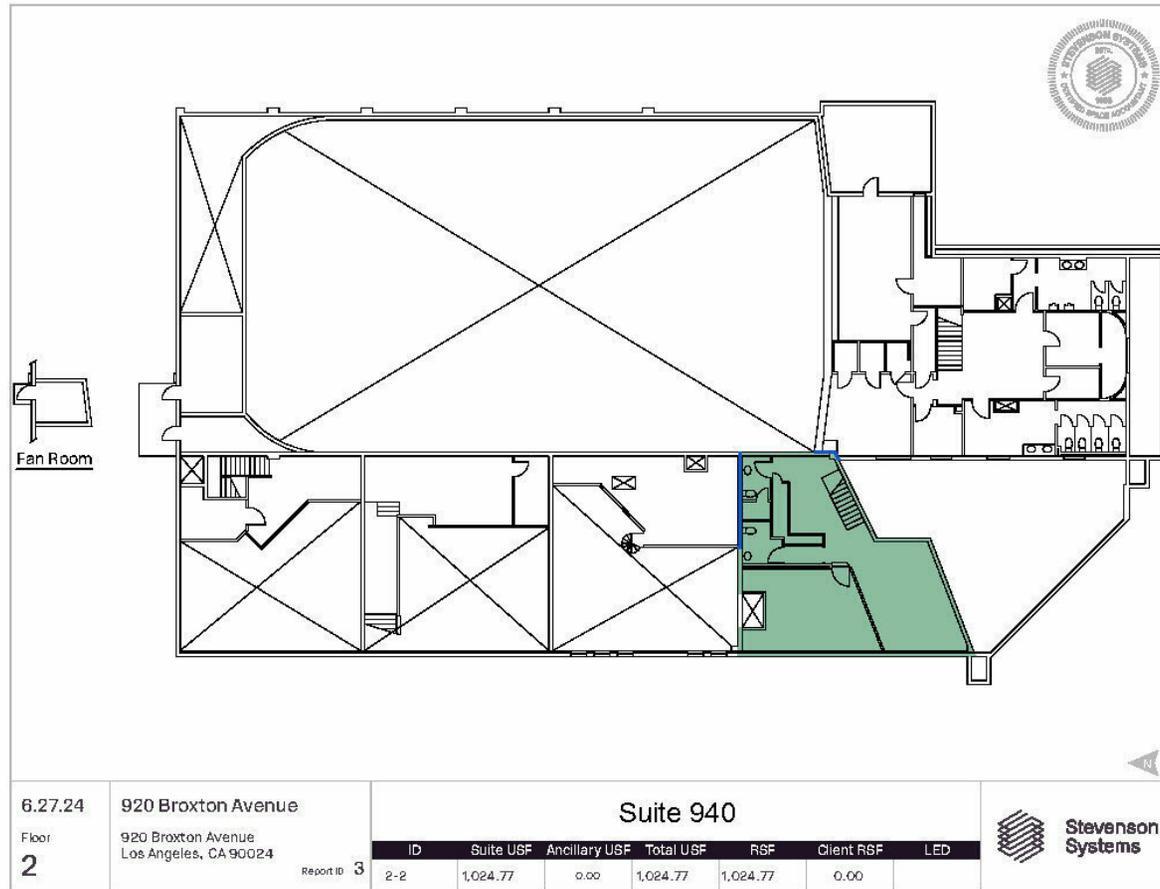
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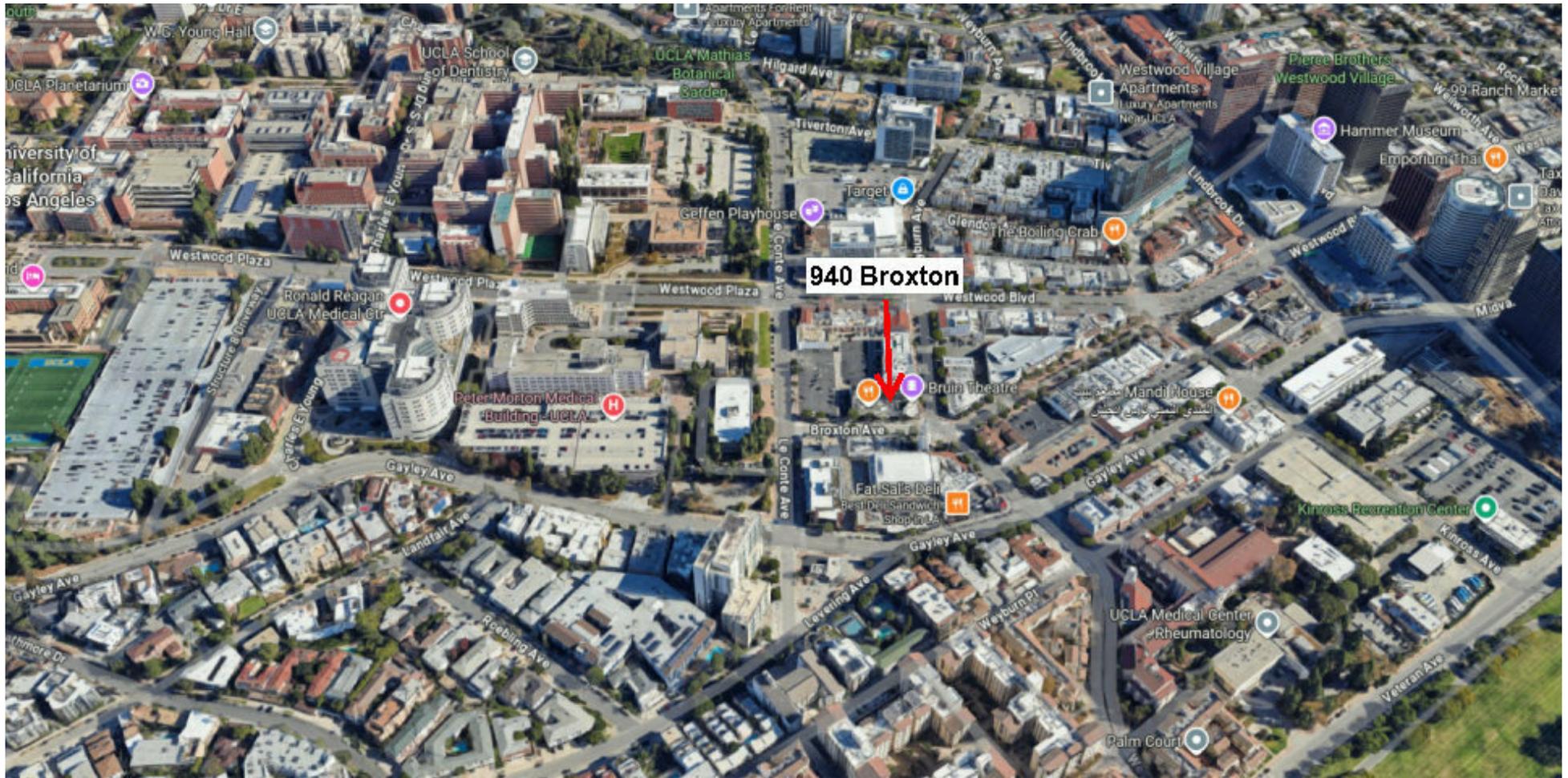
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