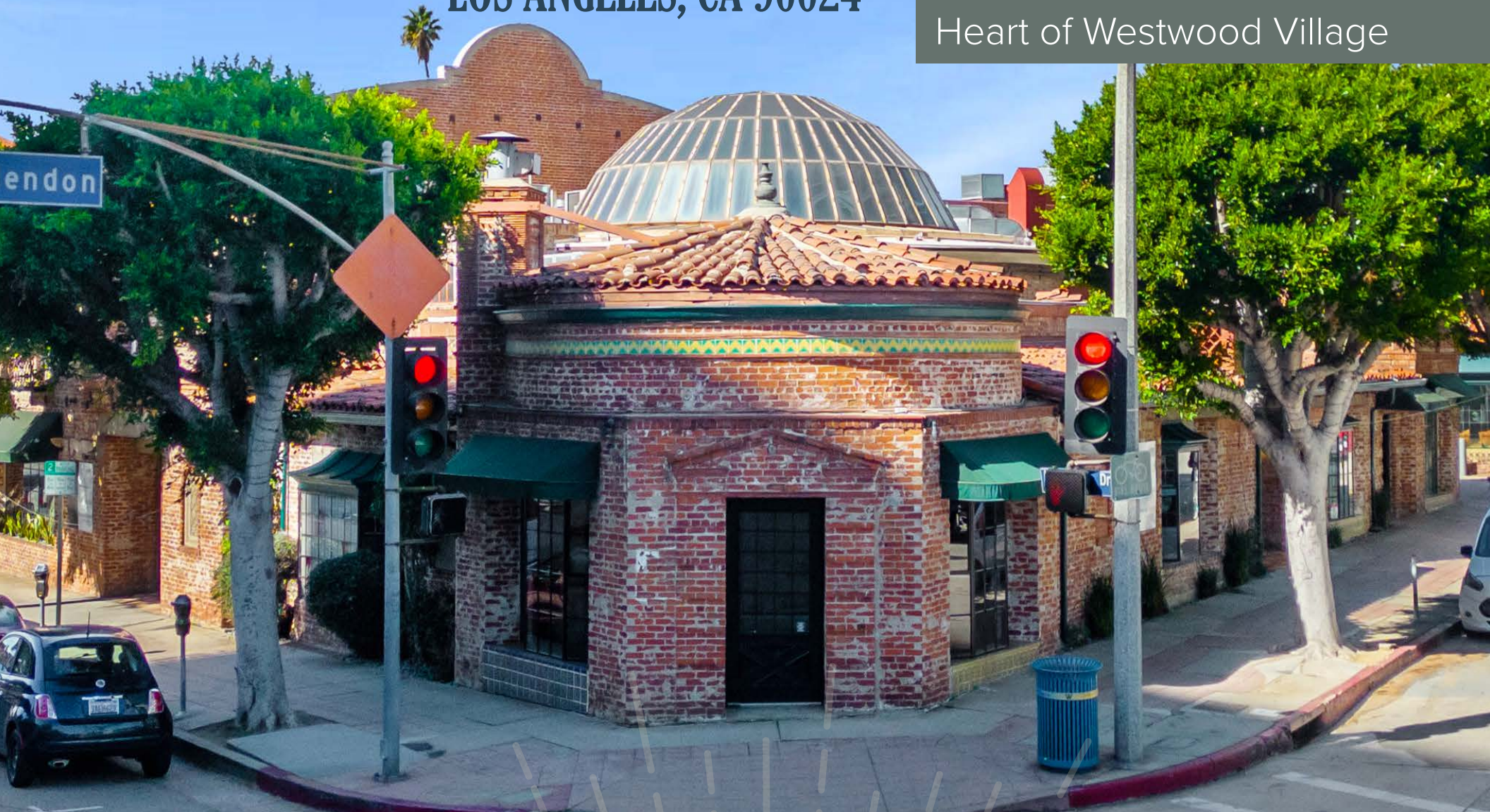


# 1139 GLENDON AVENUE

LOS ANGELES, CA 90024

Flagship 2nd  
Generation Restaurant  
Heart of Westwood Village



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**CBRE**

# 2ND GENERATION RESTAURANT

**1139 Glendon Avenue**

**Total SF: ±7,232 SF**

**Bonus Mezzanine: ±3,099 SF**

**Bonus Basement: ±687 SF**

**Rate: \$4.25PSF/Mo. (on ±7,232 SF only)**

**NNN: Upon Request**



# FLAGSHIP 2ND GENERATION RESTAURANT WITH ONE-OF-A- KIND SKYLIGHT!

In the heart of Westwood Village, this unique second generation restaurant and retail space offers a chance to be among amazing co-tenants like The Boiling Club, Tender Greens, Trader Joe's, Pressed Juice, Tacos 1986, Corepower Yoga and more! This generational opportunity has multiple kitchens and a unique skylight in the middle of the property.



# EXTERIOR



# INTERIOR (BAR & KITCHENS)



# THE SKYLIGHT



# HIGHLIGHTS



Adjacent to Anchors such as  
Trader Joe's, Target, & UCLA



Multiple Kitchens (Ground Floor and  
2nd Floor) in working condition



Tremendous Daytime & Nighttime  
Traffic



High Ceilings and Bright Space



±80 Dedicated off-site parking spaces  
with valet. Plentiful street-metered  
parking & public parking structures



Wrap around frontage visible from  
Glendon Ave. & Lindbrook Dr.



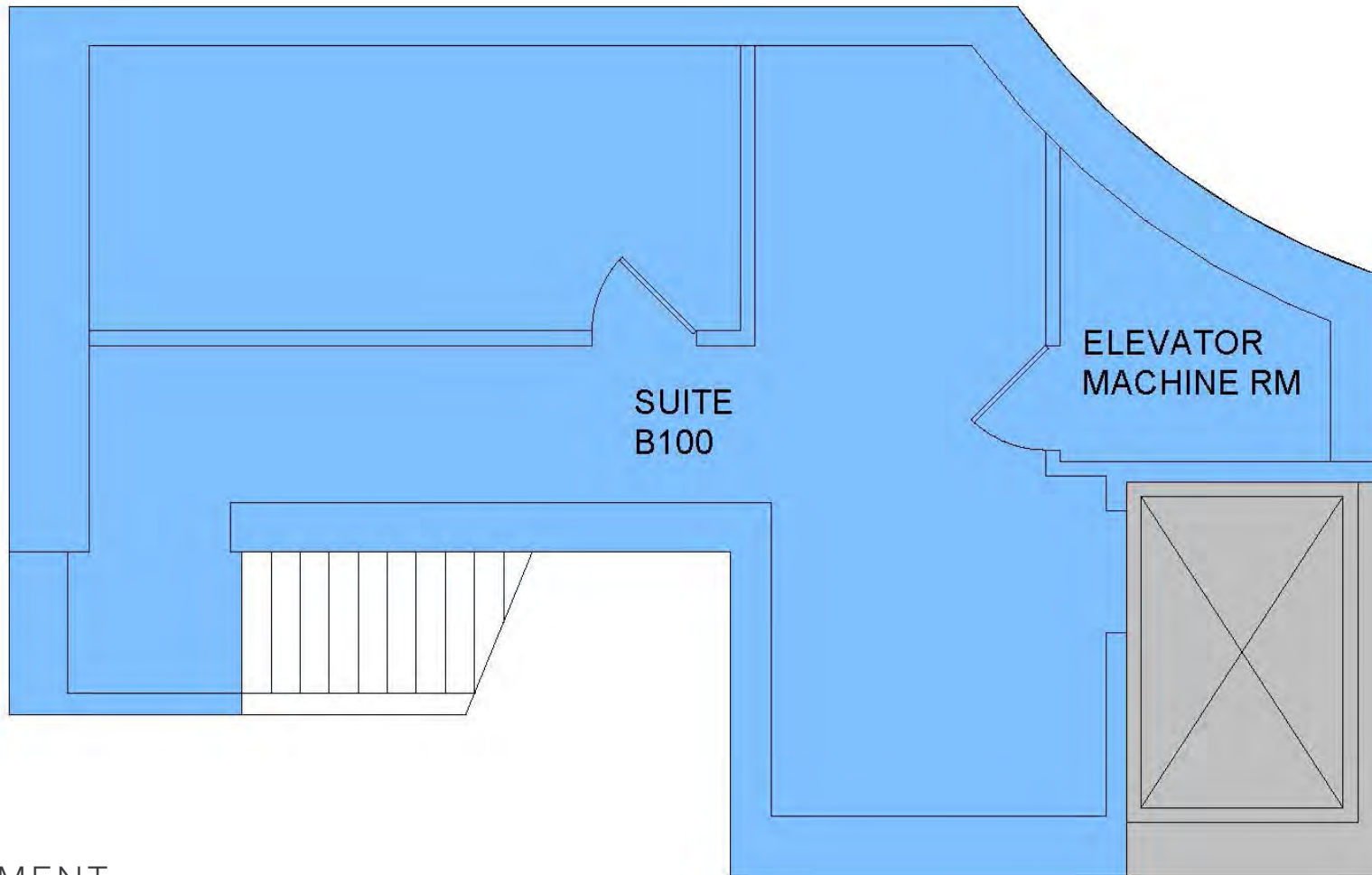
# WESTWOOD PUBLIC PARKING MAP



- 1  
924 Westwood Blvd
- 2  
947 Tiverton Ave
- 3  
1151 Westwood Blvd
- 4  
1125 Gayley Ave
- 5  
10920 Weyburn Ave
- 6  
1100 Glendon Ave
- 7  
1070 Veteran Ave
- 8  
1060 Glendon Ave
- 9  
1015 Hilgard Ave
- 10  
1225 Veteran Ave
- 11  
11020 Kinross Ave
- 12  
10940 Wilshire Blvd
- 13  
10866 Wilshire Blvd
- 14  
701 Gayley Ave

# FLOOR PLAN

\*\* No Base Rent on Basement\*\*

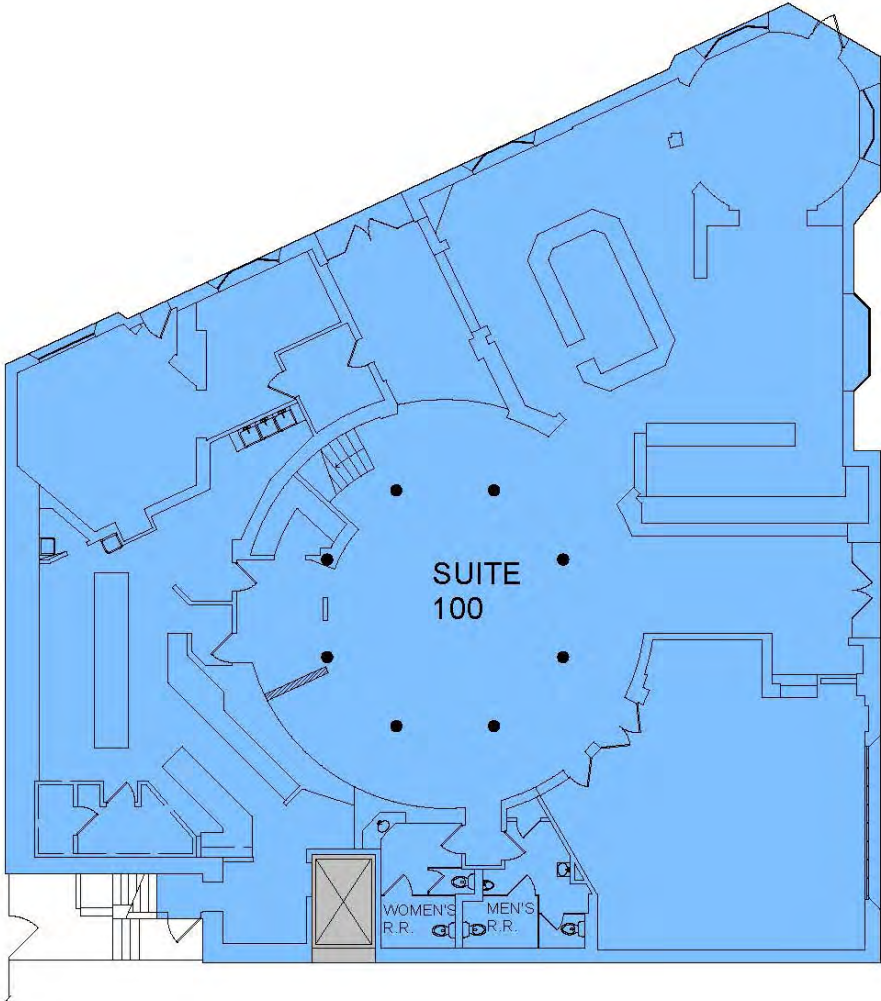


BASEMENT

Size ±769 SF

# FLOOR PLAN

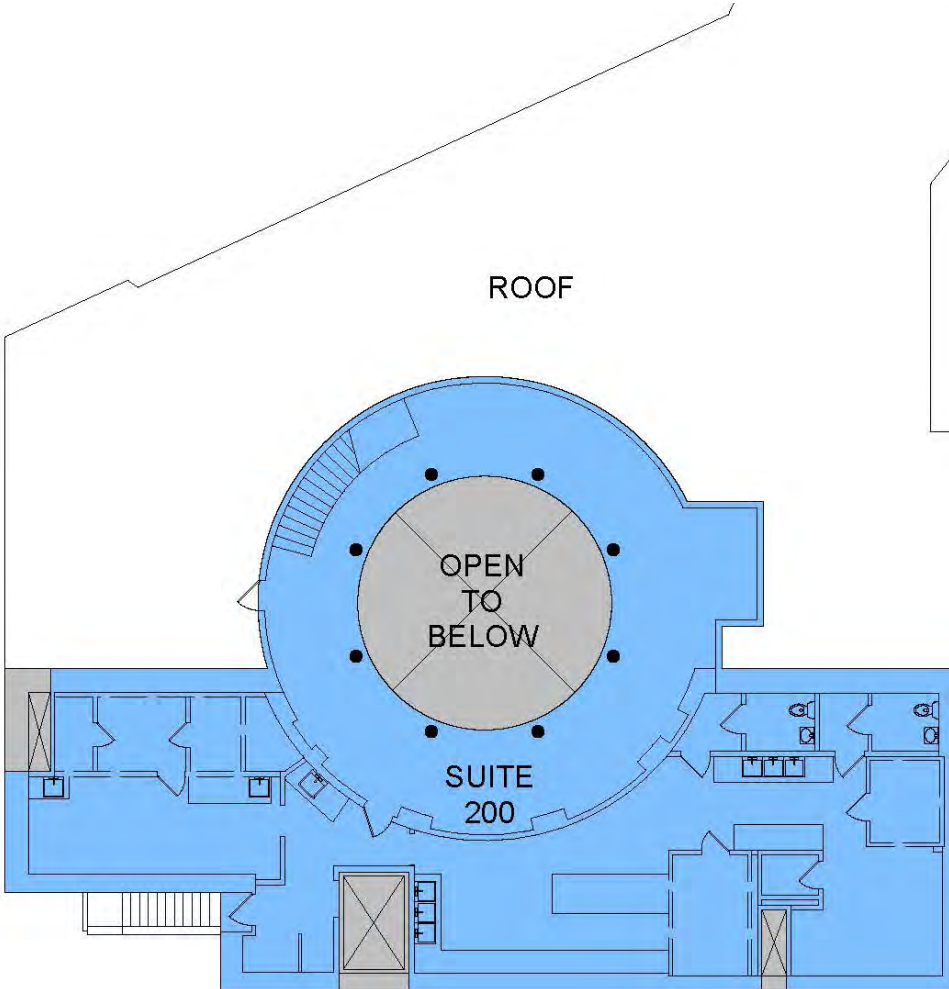
\*\* No Base Rent on 2nd Floor\*\*



FIRST FLOOR

Size ±7,232 SF

# FLOOR PLAN



SECOND FLOOR

Size ±3,700 SF



**Holmby Hills**

**UCLA**

**UCLA Hospital**

**Brentwood**

**Bel Air**

**Landmark Westwood**

**In-N-Out Burger**

**Public Parking Lot**

**Public Parking Lot**

**Sweetgreen**

**The Broxton**

**Tocaya**

**Pressed / Tacos 1986**

**1039 Glendon Ave**

**BROXTON AVE**

**WESTWOOD BLVD**

**GLENDON AVE**



**Beverly Hills**

**Century City**

**West LA**

**Little Holmby**

**Wilshire Corridor**

**Trader Joe's**

**1039  
Glendon Ave**

**Alfred  
Kreation  
Sweetfin Poke  
Sender One**

**The Broxton**

**Sweetgreen**

**Oppenheimer Tower**

**GLENDON AVE**

**WESTWOOD BLVD**

**KINROSS AVE**

# LOS ANGELES

**\$743 BN**

In Economic Output

**\$257 BN**

In Salary + Wages

**\$318 BN**

In Consumer Expenditures

**4th**

Among International Cities in  
Total Billionaires

**Top 10**

International City for  
Luxury Home Sales

**\$4.6 MM**

Median Luxury Home Value

**\$1 BN+**

Home Furnishing Sales

# DEMOGRAPHICS

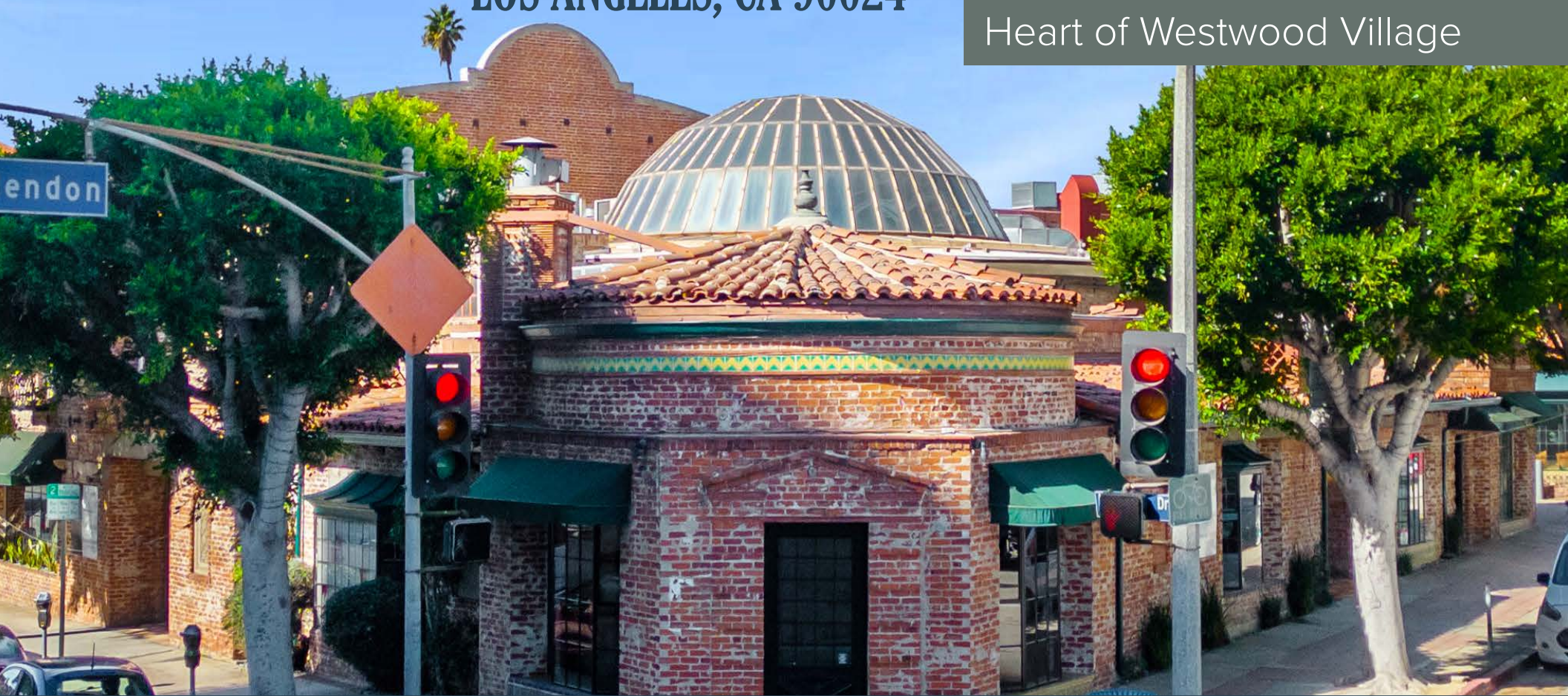
	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2023 Population - Current Year Estimate	53,760	223,704	572,769
2028 Population - Five Year Projection	53,507	225,737	578,934
2020 Population - Census	54,198	223,999	572,373
2010 Population - Census	48,736	209,233	551,303
2020-2023 Annual Population Growth Rate	-0.25%	-0.04%	0.02%
2023-2028 Annual Population Growth Rate	-0.09%	0.18%	0.21
<b>Households</b>			
2023 Households - Current Year Estimate	17,046	95,781	262,715
2028 Households - Five Year Projection	17,043	97,383	267,537
2010 Households - Census	18,377	93,622	256,975
2020 Households - Census	17,132	94,909	261,230
2020-2023 Compound Annual Household Growth Rate	-0.15%	0.28%	0.17%
2023-2028 Annual Household Growth Rate	0.00%	0.33%	0.36%
2023 Average Household Size 1.79	2.09	2.10	2.07
<b>Housing Income</b>			
2023 Average Household Income	\$141,586	\$176,746	\$171,198
2028 Average Household Income	\$164,927	\$202,136	\$196,415
2023 Median Household Income	\$80,375	\$111,176	\$108,992
2028 Median Household Income	\$100,345	\$129,402	\$126,713
2023 Per Capita Income	\$47,995	\$76,947	\$78,974
2028 Per Capita Income	\$55,675	\$88,599	\$91,240

	1 MILE	3 MILES	5 MILES
<b>Housing Unites</b>			
2023 Housing Units	19,921	106,911	290,162
2023 Vacant Housing Units	2,875 14.4%	11,130 10.4%	27,447 9.5%
2023 Occupied Households	17,046 85.6%	95,781 89.6%	262,715 90.5%
2023 Owner Occupied Housing Units	5,291 26.6%	38,075 35.6%	96,121 33.1%
2023 Renter Occupied Housing Units	11,755 59.0%	57,706 54.0%	166,594 57.4%
<b>Education</b>			
2023 Population 25 & Over	23,477	153,006	421,953
HS and Associates Degrees	5,515 23.5%	34,999 22.9%	109,340 25.9%
Bachelor's Degree or Higher	17,224 73.4%	112,246 73.4%	291,999 69.2%
<b>Place of Work</b>			
2023 Businesses	4,262	28,277	61,779
2023 Employees	139,375	336,074	598,523

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**CBRE**

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