

FOR LEASE

1080 BROXTON AVENUE

*Planned Renovation!
Amazing Retail/Restaurant
Opportunity in Westwood Village*

LOS ANGELES, CA 90024

km Kidder
Mathews



Property Highlights

Approx. 4,180 SF Ground Floor plus
±990 SF Mezzanine

Asking rent: \$3.50 PSF NNN (\$1.50)

Landmark building with exquisite
architecture

Very well maintained

High arched ceilings with dramatic
molding throughout

Tremendous visibility in the heart
of Westwood Village

Westwood Blvd secure access

Easy access on Broxton Ave

Good signage possibilities

Adjacent to city parking structure on
Broxton

Join the renowned "The Broxton
Brewery"

Located off of the "Broxton Plaza"

Coming soon! Complete Renovation!

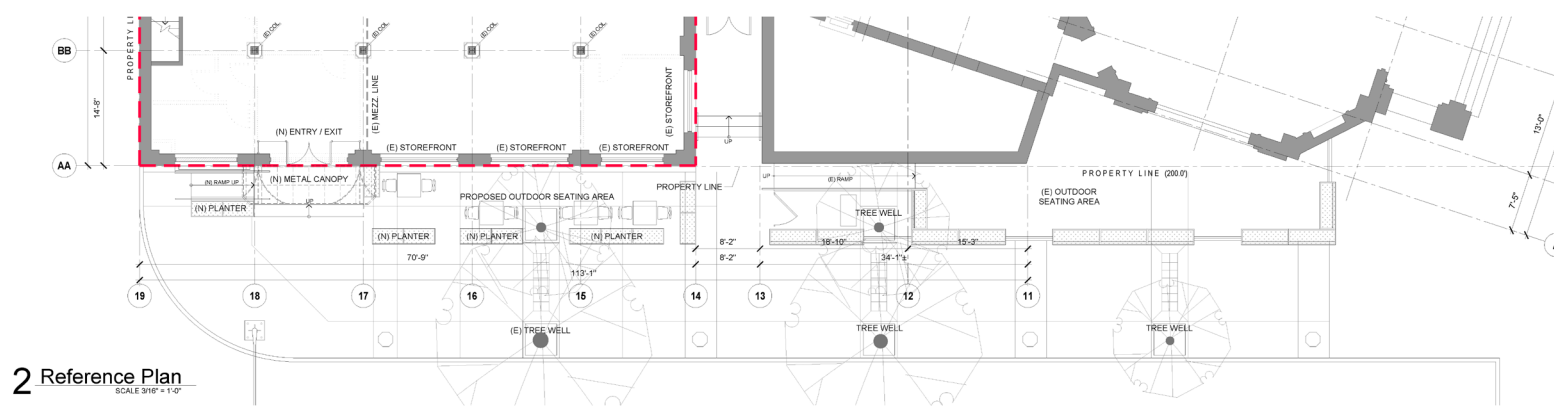
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WESTWOOD DOME - RENDERING

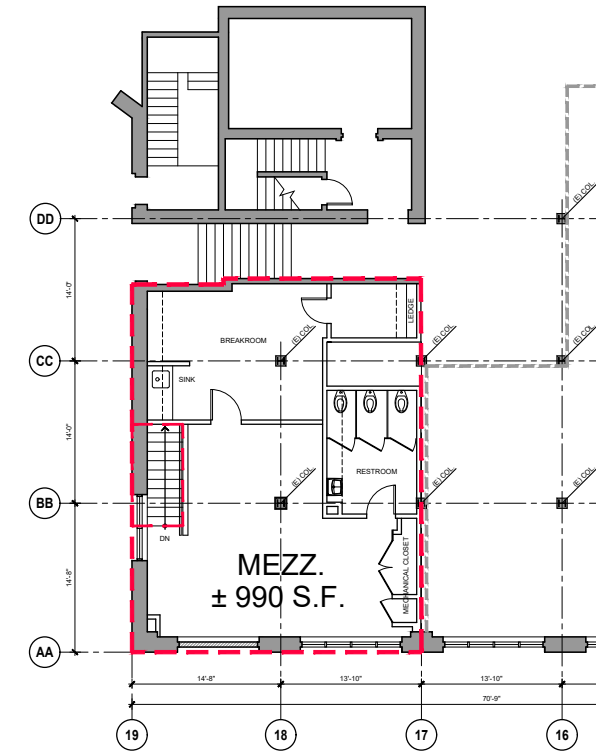
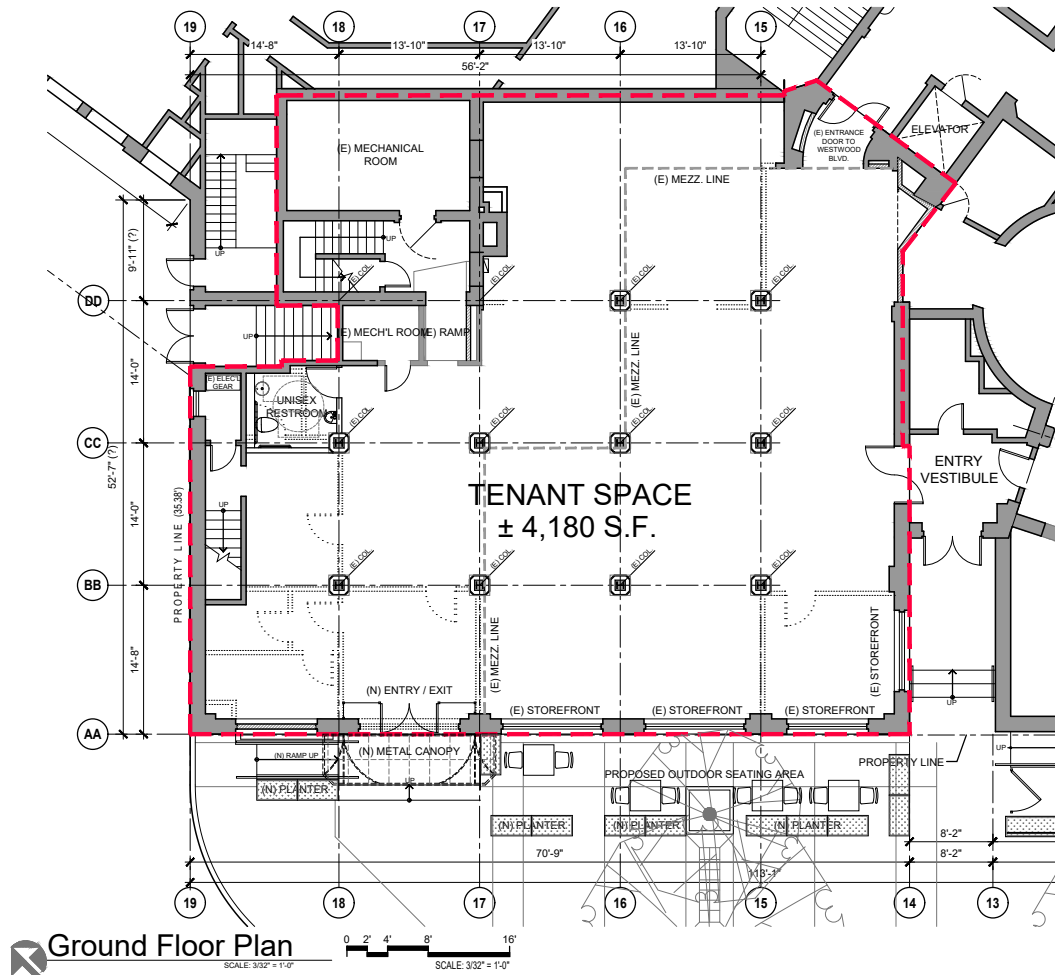


1 Front Elevation
SCALE 3/16" = 1'-0"



2 Reference Plan
SCALE 3/16" = 1'-0"

WESTWOOD DOME - GROUND FLOOR PLAN



AREA CALCULATIONS:

Ground Floor	± 4,180 SF
Mezzanine Floor	± 990 SF
Total Floor Area	± 5,170 SF

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE.

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FOR LEASE

WESTWOOD DEMOGRAPHICS

232K

2024 POPULATION

98.4

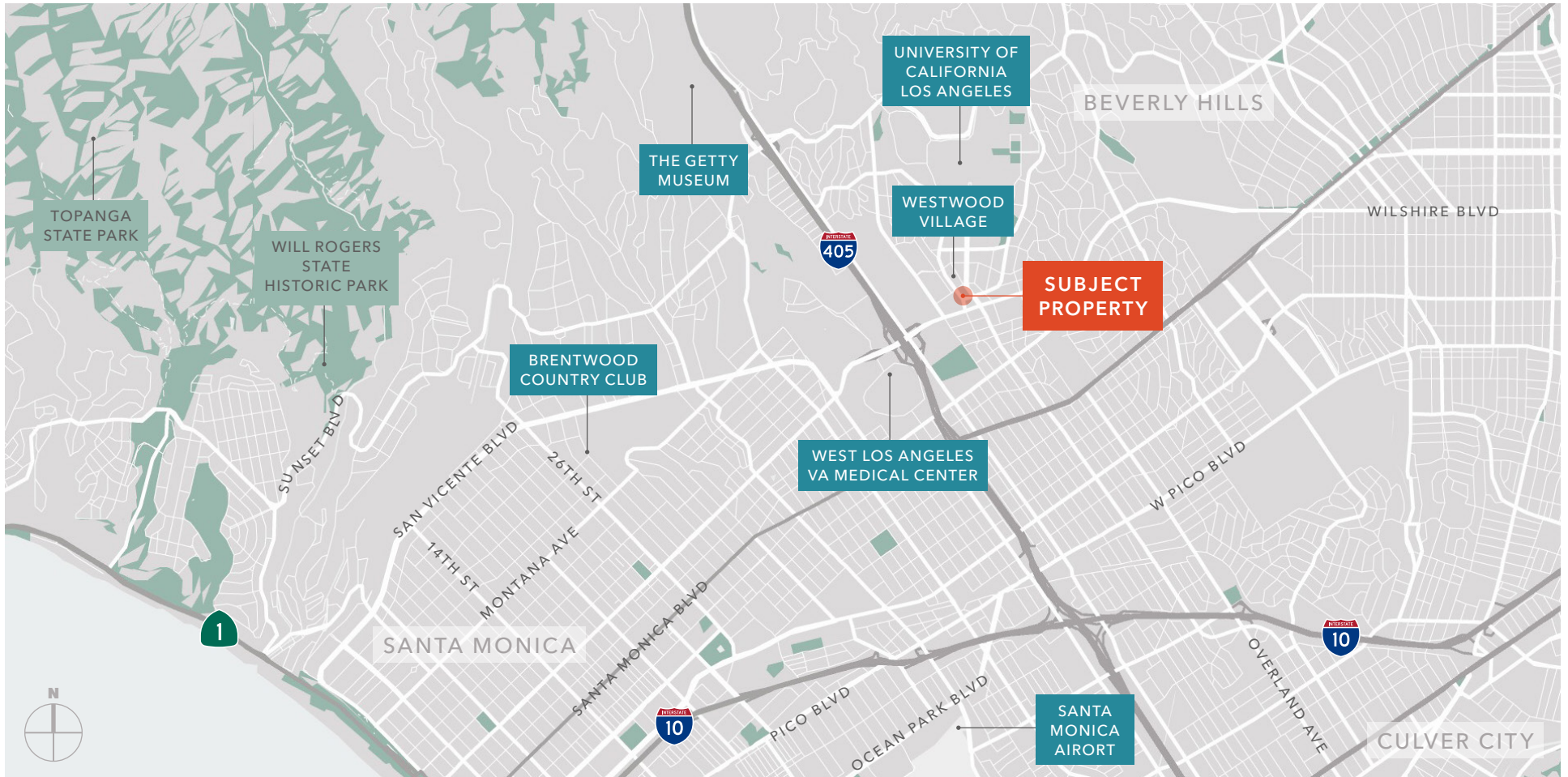
HOUSEHOLDS

\$139.4K

AVG HH INCOME

36.4

MEDIAN AGE

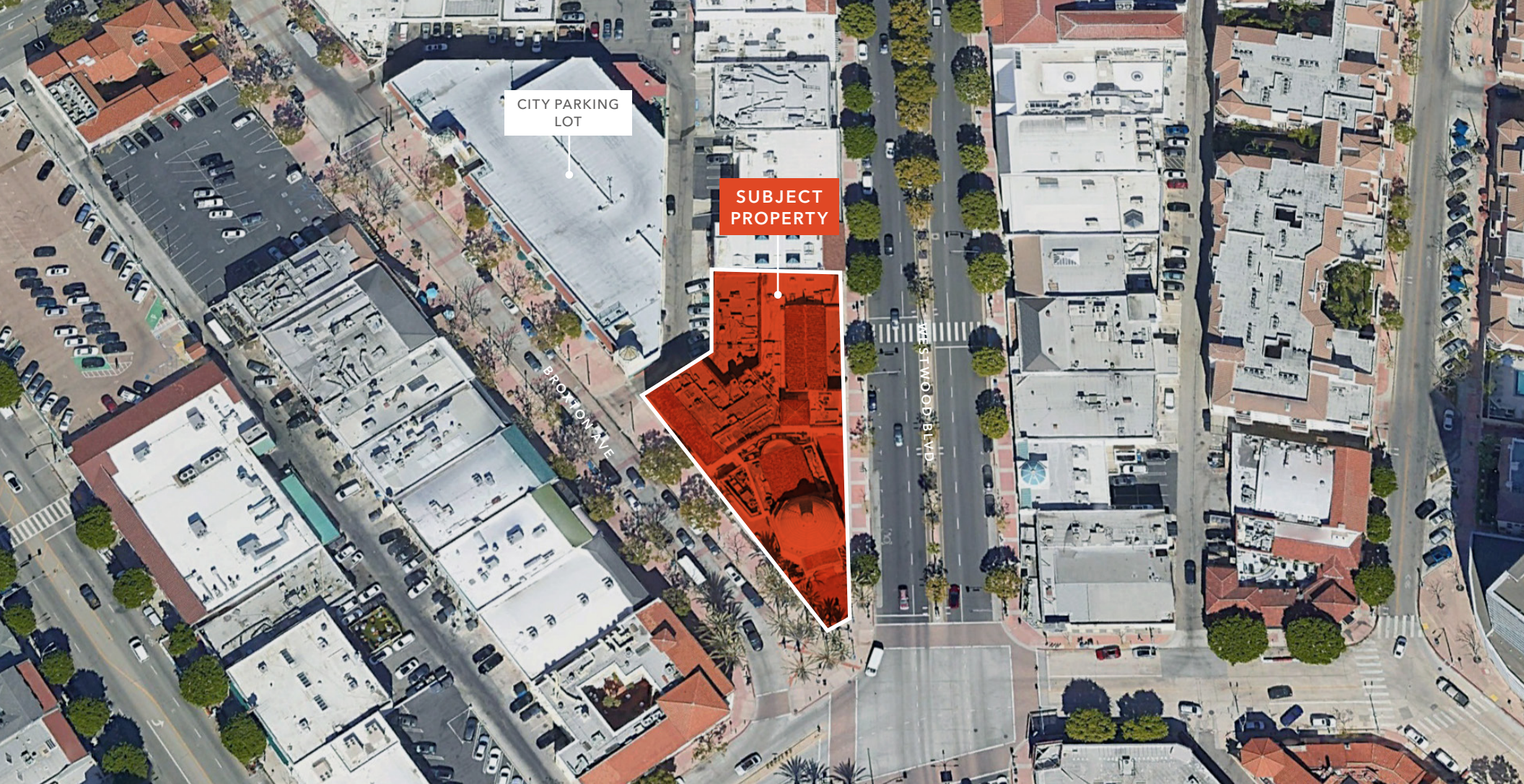


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