

FOR LEASE

10923 WEYBURN AVE WESTWOOD, CA

Amazing new restaurant
lease opportunity in
the heart of Westwood
Village on the “best”
street in the Village!





+3,221

GROUND FLOOR SF

\$7.00

LEASE RATE (PSF/MO)

\$0.80

NNN (PSF/MO)

WITHIN THE FUTURE HOME OF
THE *2028 OLYMPIC VILLAGE*

FEATURES

Location

Directly adjacent to the UCLA campus with over 60,000 students and the Ronald Reagan UCLA hospital - ranked as the best in California and the West, with over a million square feet of space

Visibility

Major frontage on Weyburn Avenue

Features

Located near the new Metro station Westwood/UCLA Purple Line Station - opening forecast 2027

Includes ALL FF&E-walk-in cooler & freezer plus much more

Parking

One free space in rear and ample parking available in adjacent lots



*PLANS AVAILABLE UPON REQUEST

AMPLE NATURAL LIGHT WITH OPEN,
HIGH CEILINGS & MASSIVE SKYLIGHT



MAJOR FRONTAGE ON WEYBURN AVE



FOX VILLAGE THEATER
UNDERGOING REVITALIZATION
& PLANNED ENTERTAINMENT
COMPLEX



target



ELEVEN



CORNER
BAKERY.



CHIPOTLE
MEXICAN GRILL

10923 WEYBURN AVE



COMING 2025



california
PIZZA KITCHEN



DIDDY RIESE
COOKIES



TACO
BELL

BROXTON AVE

WEYBURN AVE



94

WALK SCORE
"WALKER'S PARADISE"



73

TRANSIT SCORE
"EXCELLENT TRANSIT"



140K

2024 POPULATION
1-MI RADIUS



\$132K

AVG HH INCOME
1-MI RADIUS



58K

2024 HOUSEHOLDS
1-MI RADIUS



10923 WEYBURN AVE

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