

1099 WESTWOOD BLVD

# FOR LEASE

## *Amazing Restaurant Space in the Westwood Dome Building*

### Features

Landmark building with exquisite architecture

Very well-maintained

Ample natural light with high open ceilings & dramatic molding throughout

Restaurant-use ready with an outdoor patio, hood, & more

### Location

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

Situated adjacent to the UCLA campus with ±60,000 students & Ronald Reagan Hospital with excellent demographics, with ±220,000 people in a 3-mile radius, & over \$135,000 in avg. household income

Future home of the 2028 Olympic Village & fully-renovated Fox Theater project

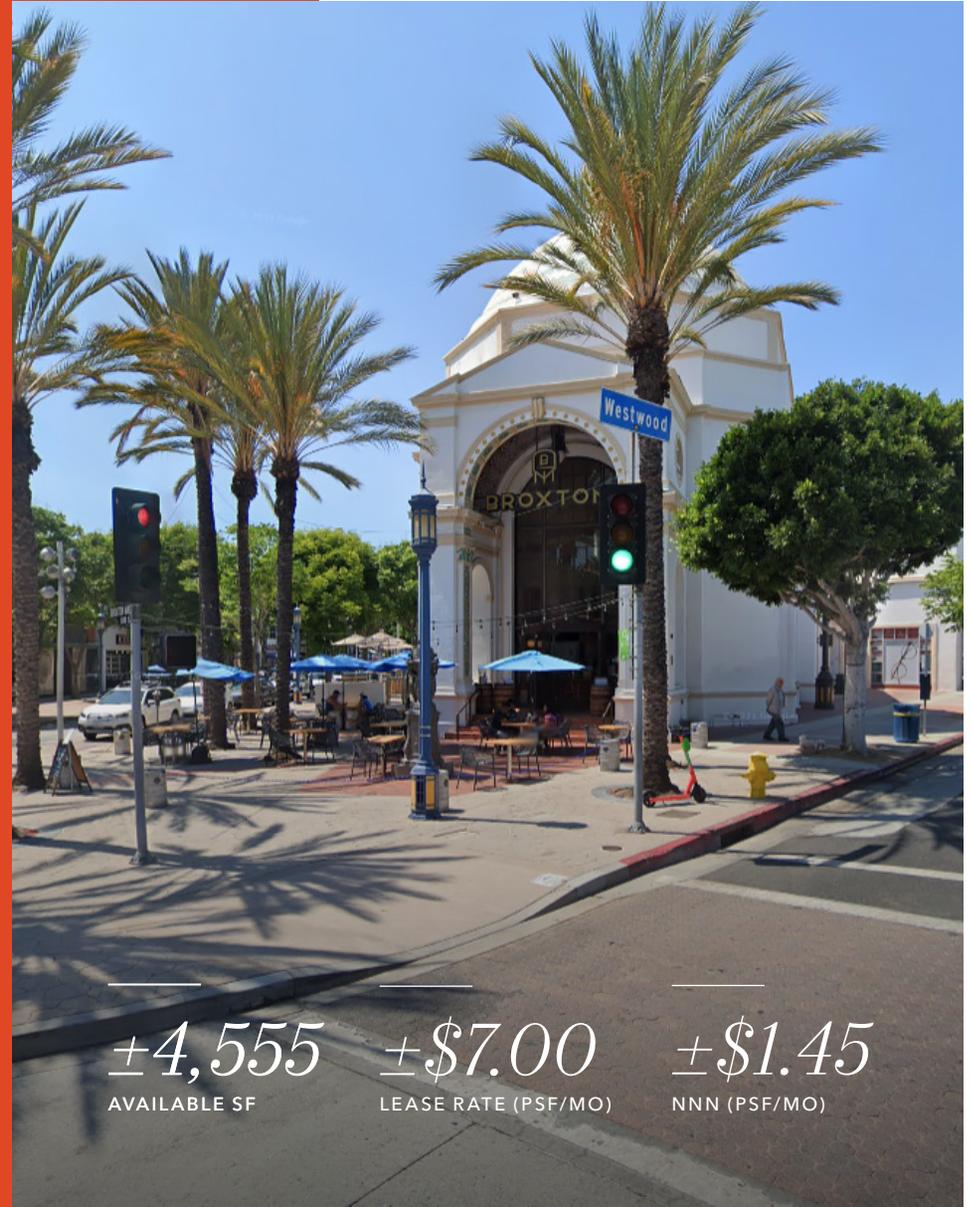
### Visibility

Major frontage on heavily traveled Westwood Blvd

Signalized location on the corner of Broxton Ave & Westwood Blvd with tremendous signage opportunity

### Parking

Ample parking in adjacent multi-level city parking lots



±4,555

AVAILABLE SF

±\$7.00

LEASE RATE (PSF/MO)

±\$1.45

NNN (PSF/MO)

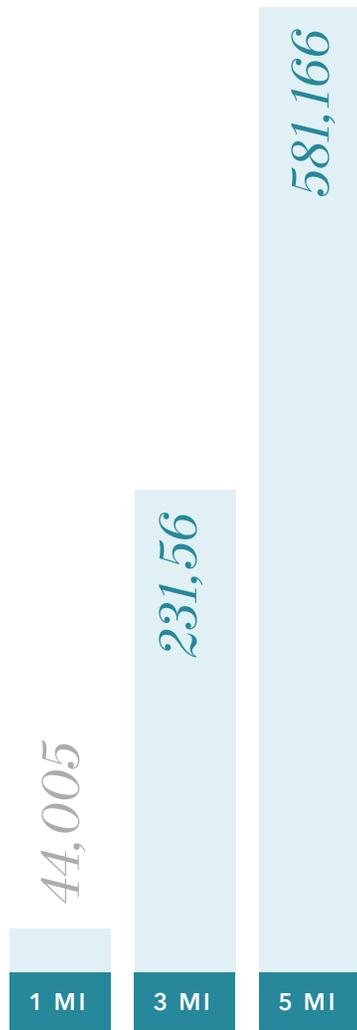
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# MAJOR FRONTAGE ON WESTWOOD BLVD

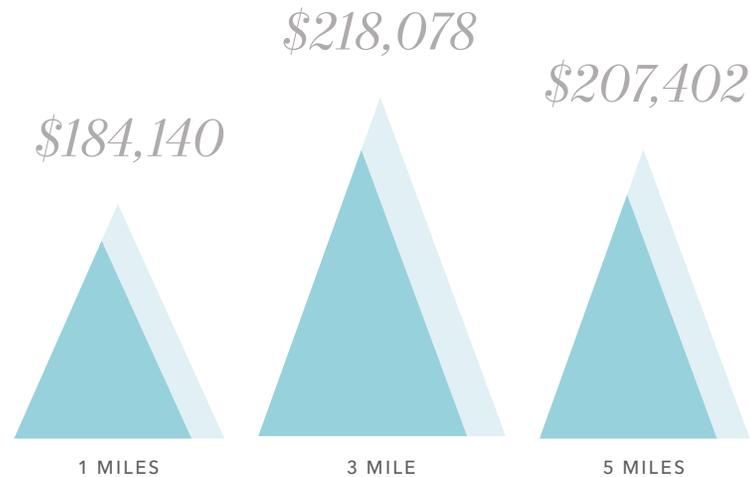


# DEMOGRAPHICS

## ESTIMATED POPULATION



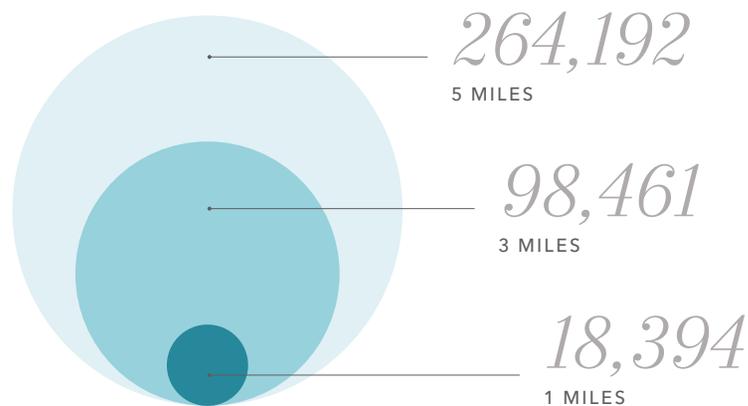
## AVERAGE HOUSEHOLD INCOME



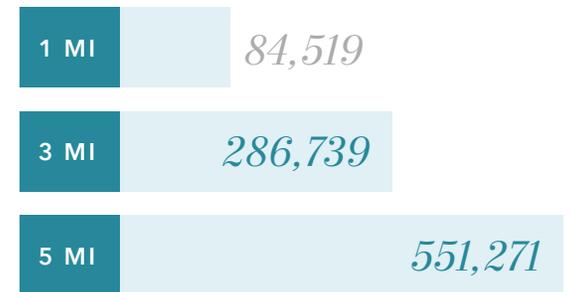
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2024, CoStar

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*Iconic Restaurant Space For Lease in the Westwood Village!*

For more information regarding this property, please contact:

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