

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
- \*600 amps 3 phase power

### 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

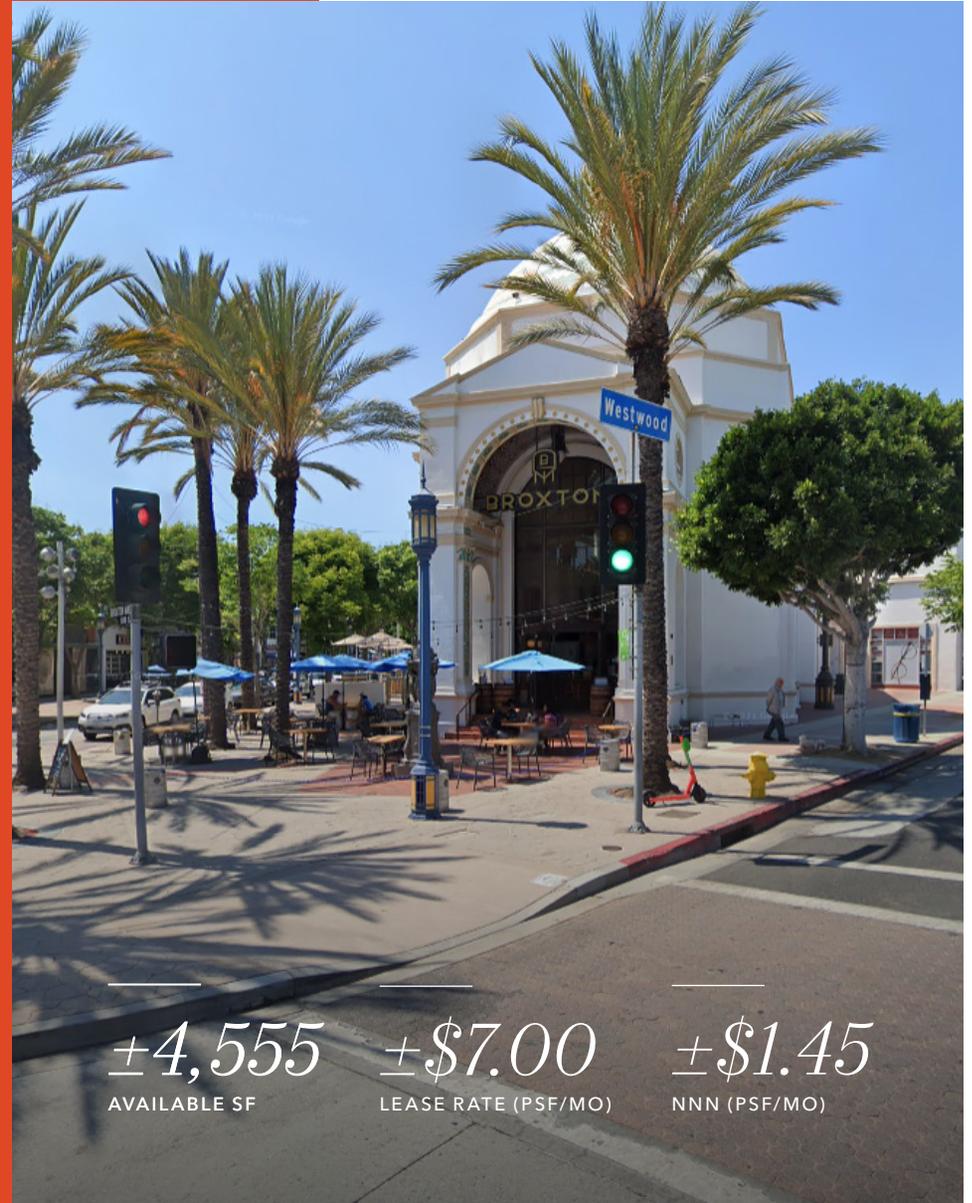
### Visibility

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

\*Tenant to verify



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# MAJOR FRONTAGE ON WESTWOOD BLVD

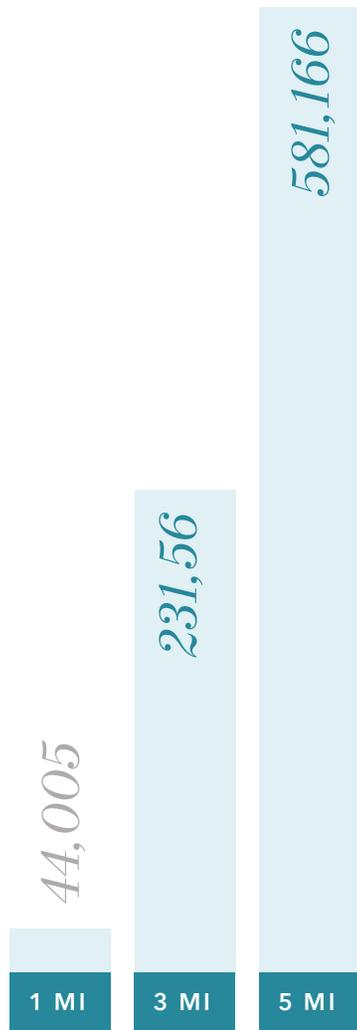


WESTWOOD DOME BUILDING | LOS ANGELES, CA

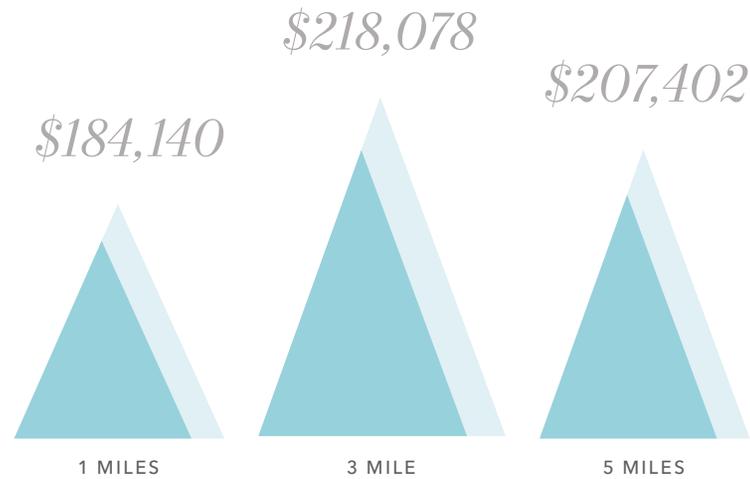


# DEMOGRAPHICS

## ESTIMATED POPULATION



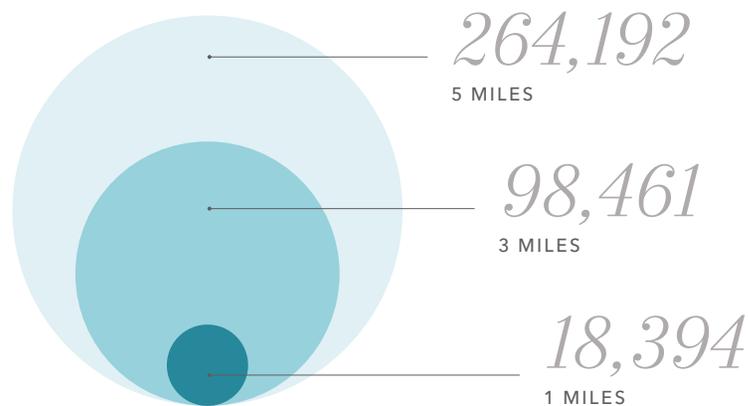
## AVERAGE HOUSEHOLD INCOME



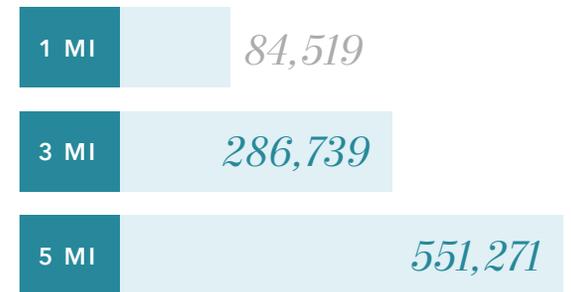
## MEDIAN AGE



## 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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