

THE *Weyburn* WESTWOOD VILLAGE

± 3,800 SF Divisible Ground Floor & ± 3,800 SF Lower Level | ± 7,600 SF Total
PROMINENT WEYBURN AVENUE FRONTAGE IN THE HEART OF WESTWOOD VILLAGE

WINE BAR • BAKERY • FLAGSHIP RETAIL



*MODIFIED IMAGE

10935 WEYBURN AVENUE | LOS ANGELES, CA 90024

THE *Weyburn*



WESTWOOD VILLAGE

IN THE HEART OF

Westwood Village

UNBEATABLE LOCATION
WITH PRIME FRONTAGE
ALONG WEYBURN AVENUE

Pegasus is pleased to present a premier leasing opportunity at the undisputed best corner in the heart of Westwood Village, one of Los Angeles' most dynamic and pedestrian-oriented retail districts. 10935 Weyburn Avenue offers \pm 3,800 to 7,600 square feet of highly versatile space across a ground floor and basement, allowing for a wide range of configurations to suit restaurant, bakery, or flagship retail users. The site benefits from exceptional foot traffic driven by its walkable proximity to UCLA and Ronald Reagan UCLA Medical Center, as well as the dense surrounding residential (neighboring Bel Air features average household incomes exceeding \$350,000/year) and significant office population (2M+ square feet of office within walking distance).

Directly across the street from the iconic Fox and Bruin Theatres, both legendary historic landmarks, the property enjoys unparalleled visibility and branding potential. The location is further enhanced by desirable surrounding neighborhood tenancy, including Whole Foods, STK, Trader Joe's, Violet, Van Leeuwen, KazuNori, and more, along with strong on-site co-tenancy. With excellent street frontage along Weyburn Avenue, flexible square footage, and access to some of the strongest demographics in Los Angeles, 10935 Weyburn Avenue represents a rare opportunity to establish a compelling presence in a premier West Los Angeles commercial corridor.

Space Highlights

Irreplaceable real estate, positioned at the best corner in Westwood Village

Perfect timing for a brand to plant its flag on the block:

Recent removal of specific plan overlay | [view project](#)

Forthcoming reimagination of the Fox Theatre | [view project](#)

Ideal partnership with sophisticated, savvy, creative and proven ownership group

± 40' of full window frontage with a beautiful and clean facade and street stance



THE
Weyburn
WESTWOOD VILLAGE

INCREDIBLE LOCATION
AT THE BEST INTERSECTION IN WESTWOOD



UCLA Health
WESTWOOD PLAZA
143,000 SF Office



TRADER JOE'S

CENTURY CITY

WILSHIRE OFFICE CORRIDOR
2M+ SF



PUBLIC PARKING
366 Parking Stalls

WESTWOOD VILLAGE FARMER'S MARKET

BRUIN THEATRE

WEYBURN AVE

BROXTON AVE

FOX THEATRE



THE Weyburn

WESTWOOD VILLAGE

BRENTWOOD

WEYBURN COMMONS
Graduate Student Housing
9 Buildings | ±1,340 Units



BEL AIR

UCLA Health
RONALD REAGAN
UCLA MEDICAL CENTER

FOX
THEATRE

GAYLEY HEIGHTS
Undergraduate Housing
±1,167 Units



BRUIN
THEATRE

WESTWOOD VILLAGE
FARMER'S MARKET

PUBLIC PARKING
366 Parking Stalls



WEYBURN AVE

WESTWOOD BLVD

UCLA Health
WESTWOOD PLAZA
143,000 SF Office



*MODIFIED IMAGE



*Imagined
Design*

RESTAURANT + WINE BAR





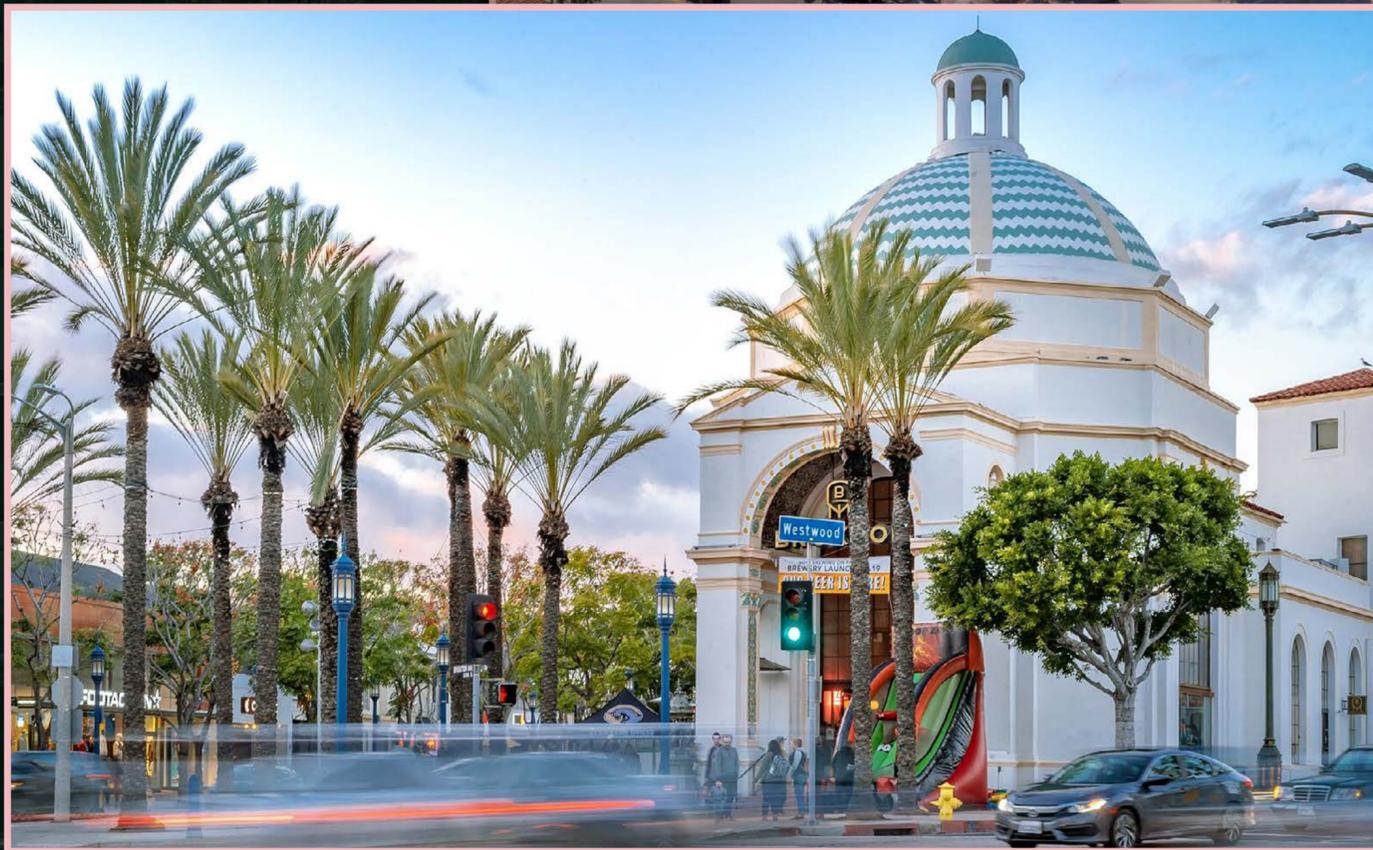
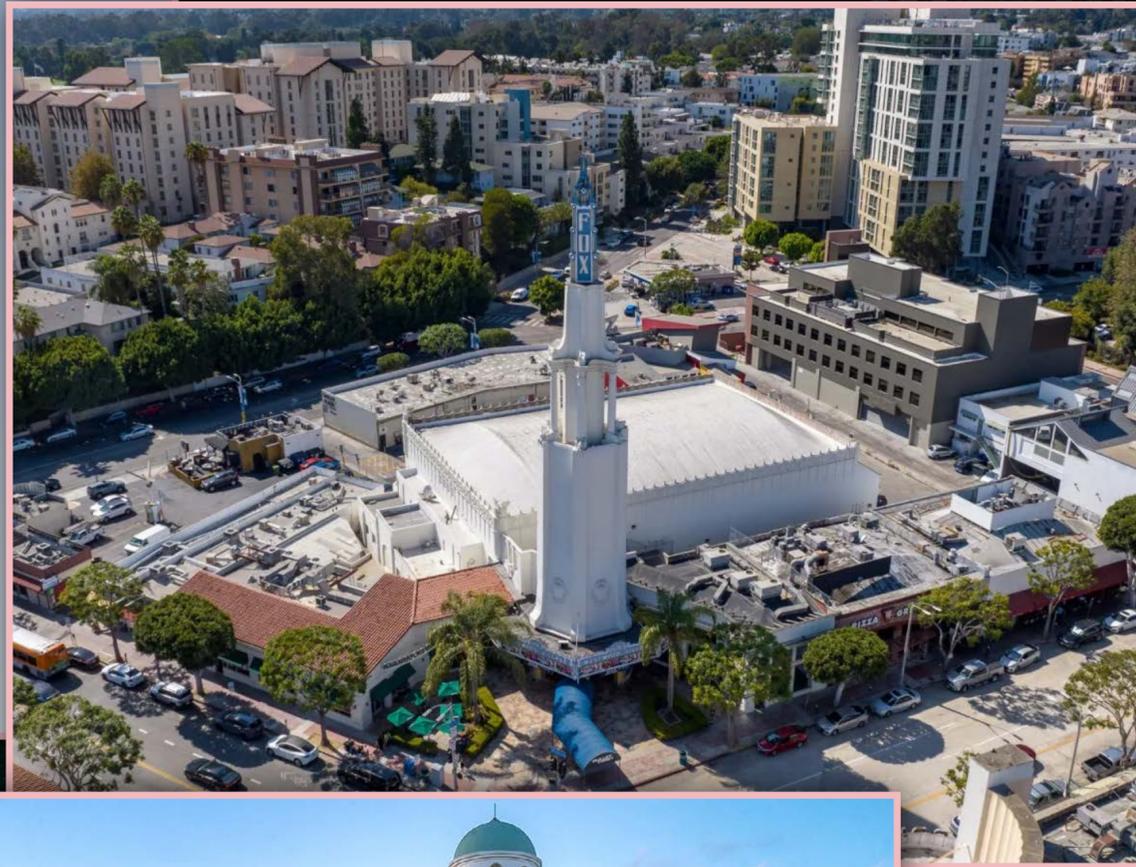
*Imagined
Design*

BAKERY



*Imagined
Design*

HIGH-END RETAIL



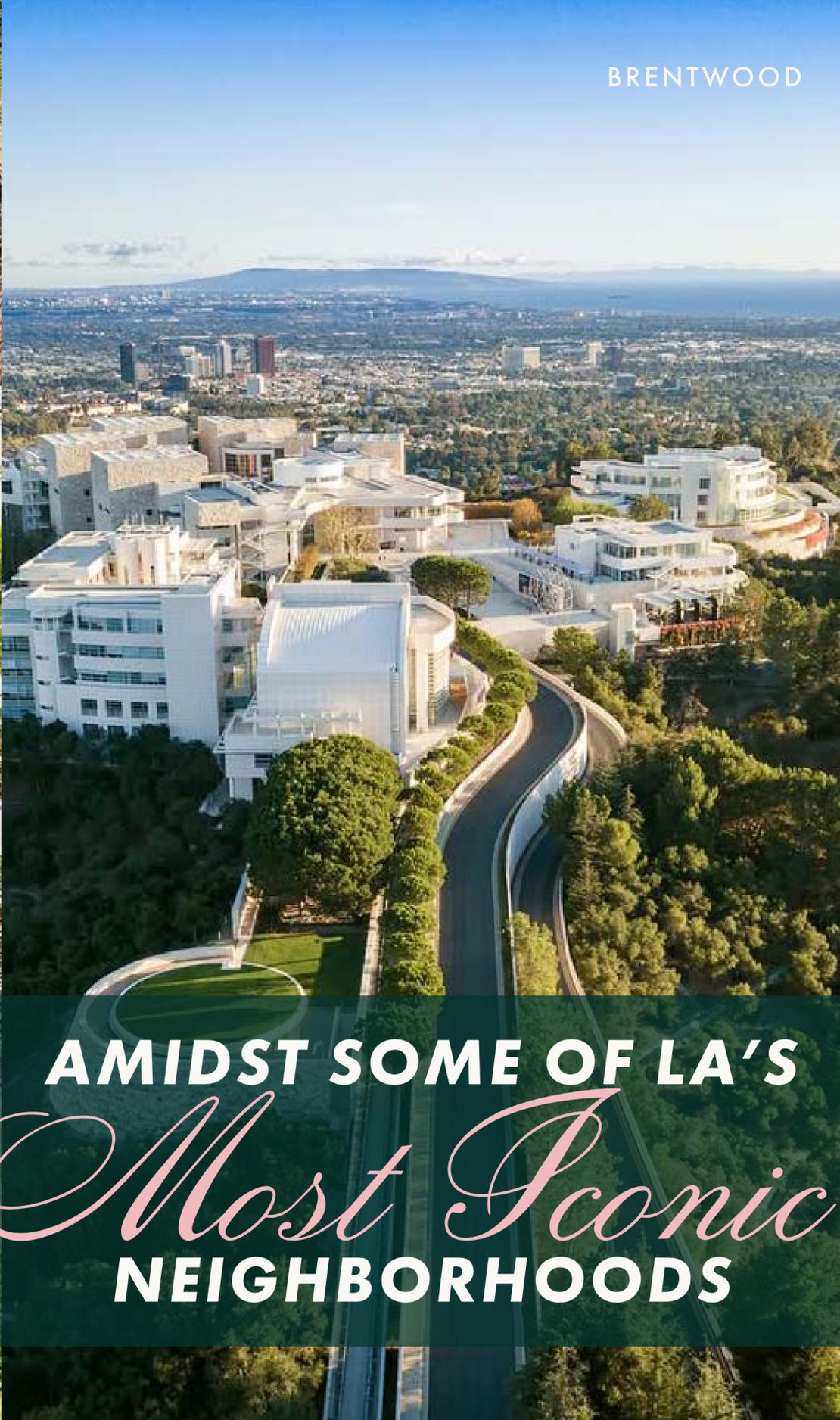
Westwood Village

"Neighborhood charm, city style. The Westwood Village is a neighborhood that welcomes everyone, right in the middle of everything. Westwood Village is a vibrant, unique community centrally located in Los Angeles & serving neighborhoods of Westwood, Holmby Hills, Wilshire Corridor, Bel Air, Brentwood, Beverly Hills, West Hollywood, & Santa Monica. Westwood Village is easily accessible & provides a retreat for Angelenos from their busy, big-city lives. Westwood Village is a historical landmark, built in 1928 by the Janss family as a retail village. The architecture represents the historical relevance of this community & allows for a charming environment for visitors, residents, UCLA students, & people who work in the area."

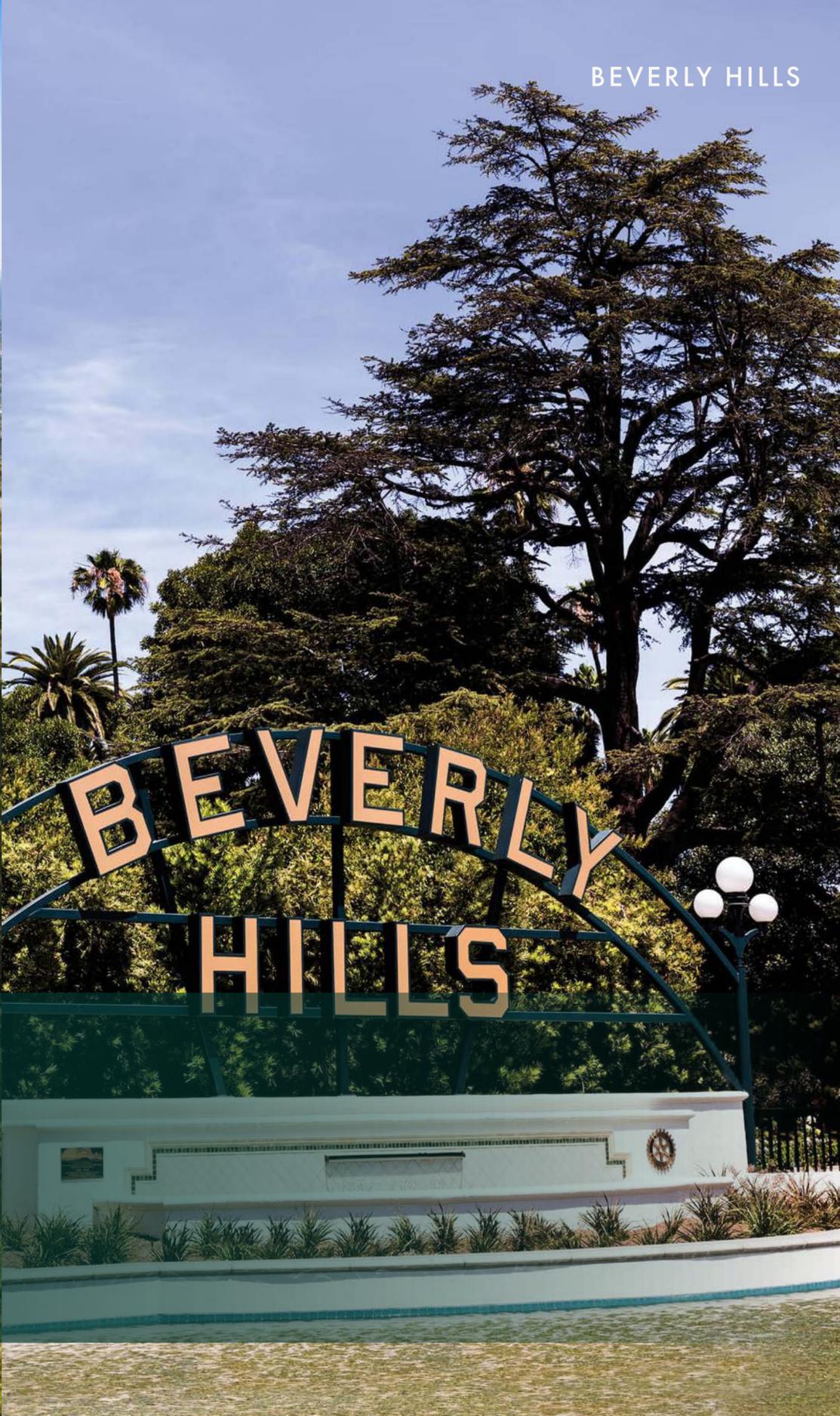
- The Westwood Village Improvement Association



BEL AIR



BRENTWOOD



BEVERLY HILLS

AMIDST SOME OF LA'S
Most Iconic
NEIGHBORHOODS

THE *Weyburn* WESTWOOD VILLAGE



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