

Westwood Village

937-939

RESTAURANT LEASE OFFERING

BROXTON AVENUE



2,475 TOTAL SQUARE FEET AVAILABLE



PREFERRED
BUSINESS
PROPERTIES

REAL ESTATE SERVICES

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PROPERTY SUMMARY

937-939
BROXTON AVENUE

PROPERTY SUMMARY

LEASE RATE ▪ \$5.75/SF/MONTH

PROPERTY TYPE ▪ Restaurant/Retail Space

RENTABLE SF ▪ 2,475 Restaurant

YEAR BUILT ▪ 1939

LOT SF ▪ 3,360



94

WALK SCORE



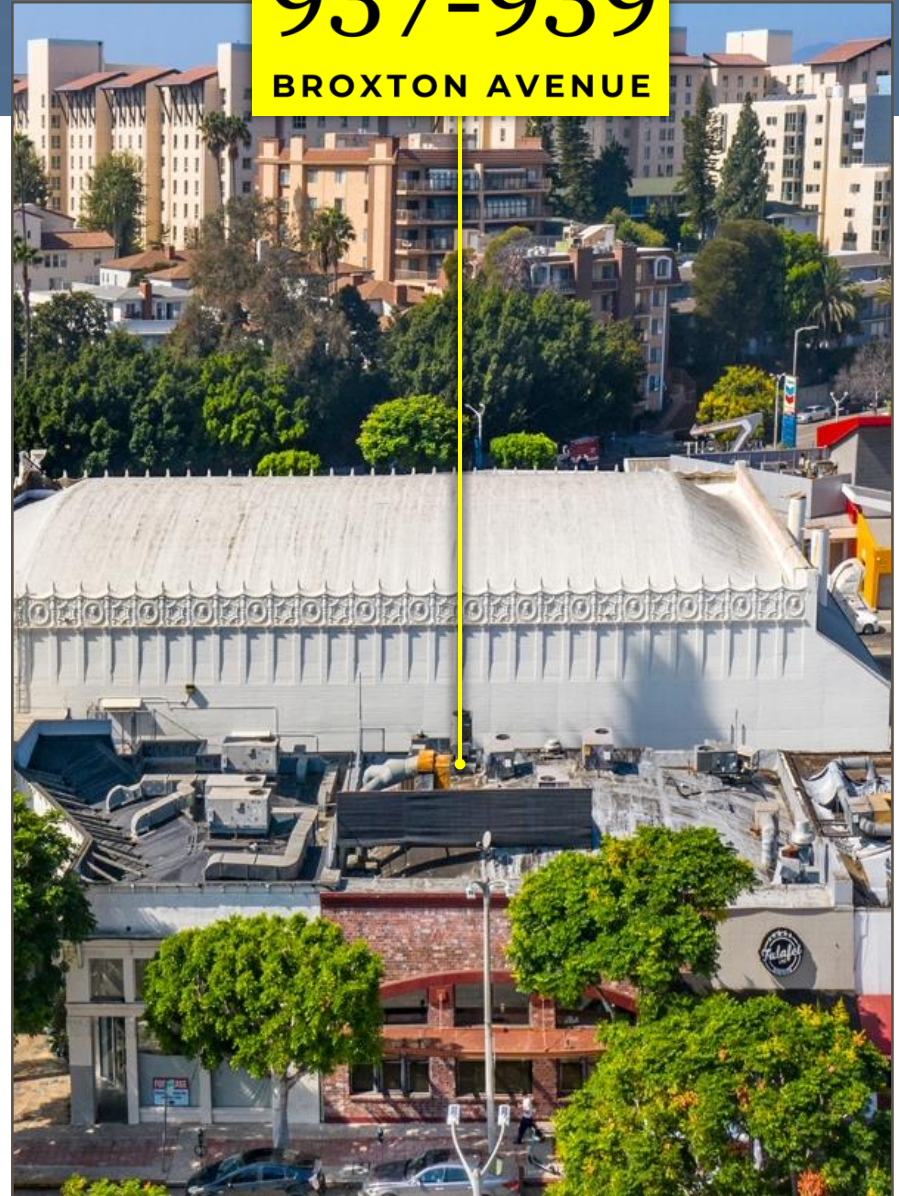
72

TRANSIT SCORE



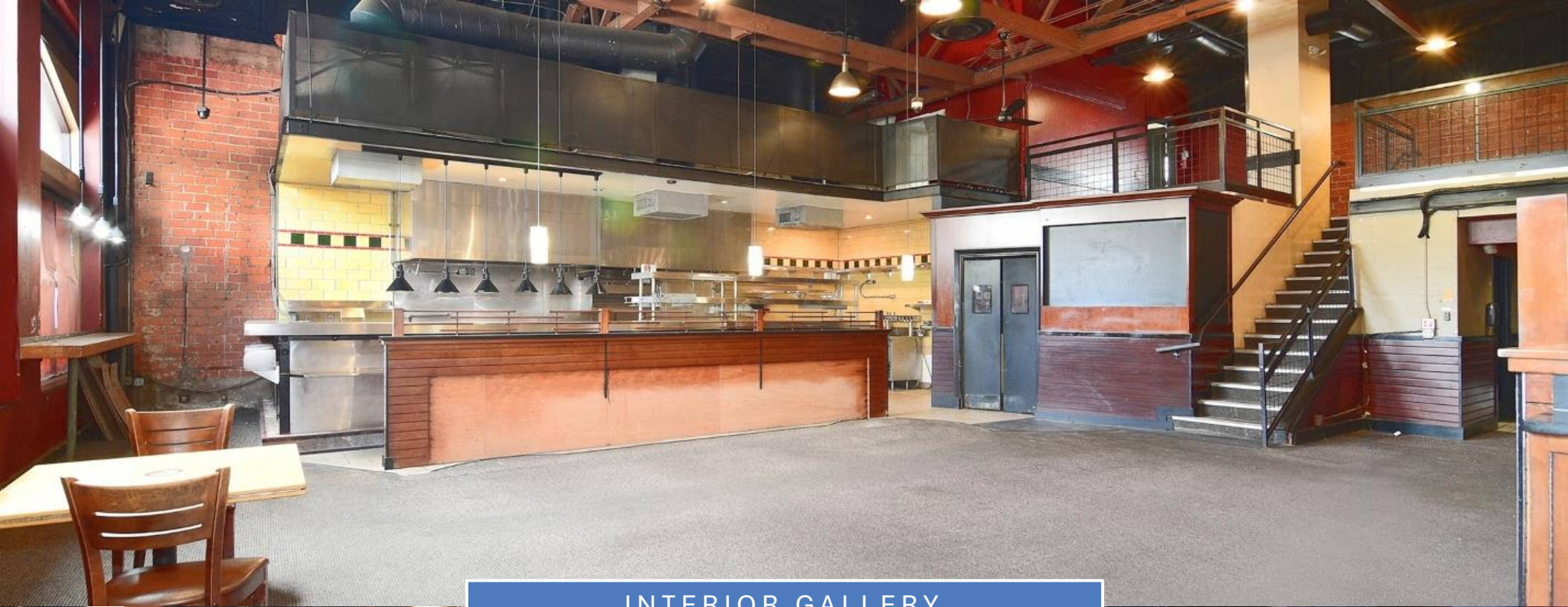
83

BIKE SCORE



VICINITY MAP





INTERIOR GALLERY





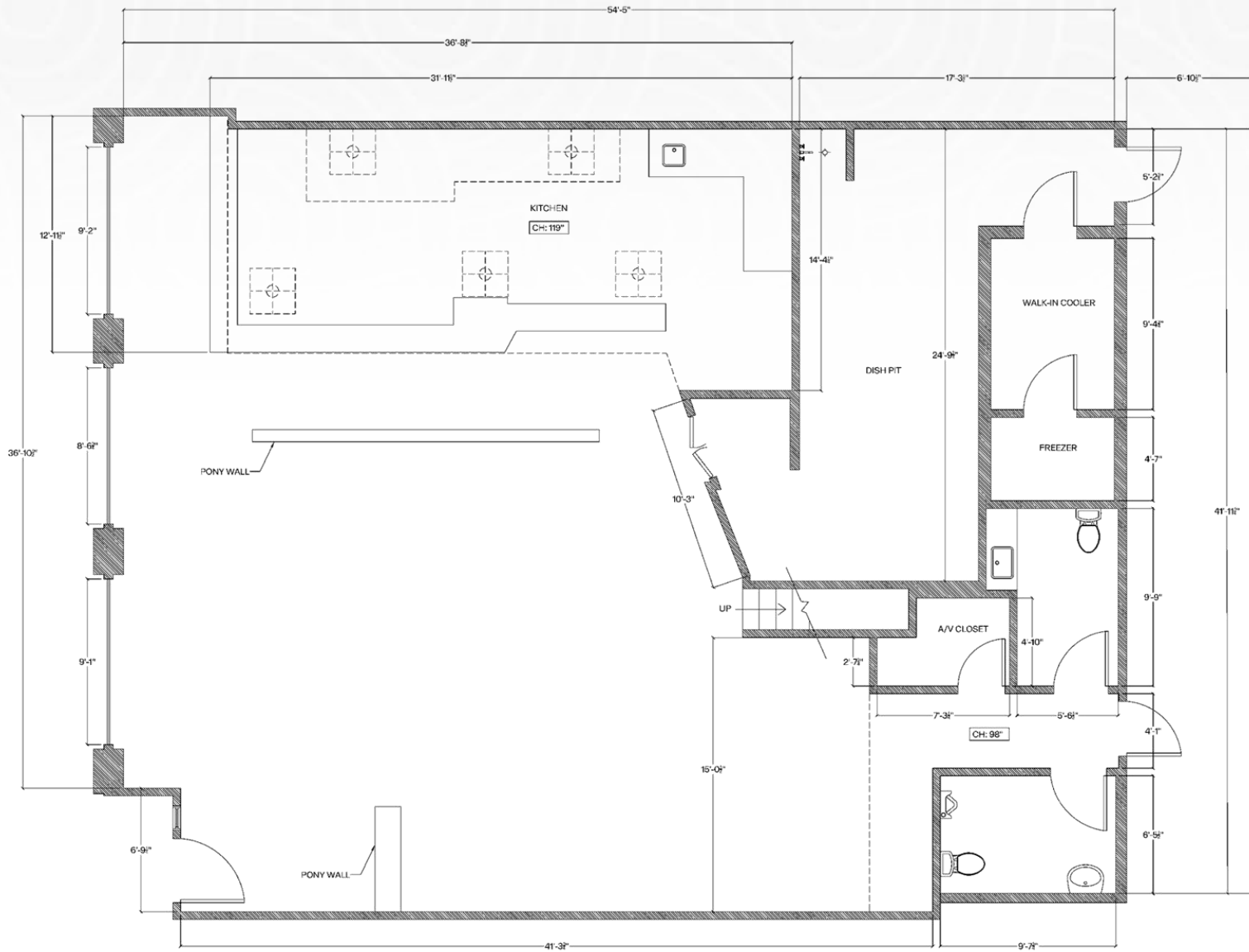
Rarely available 2nd generation restaurant space
No key money
Prime location in Westwood Village





FLOORPLANS

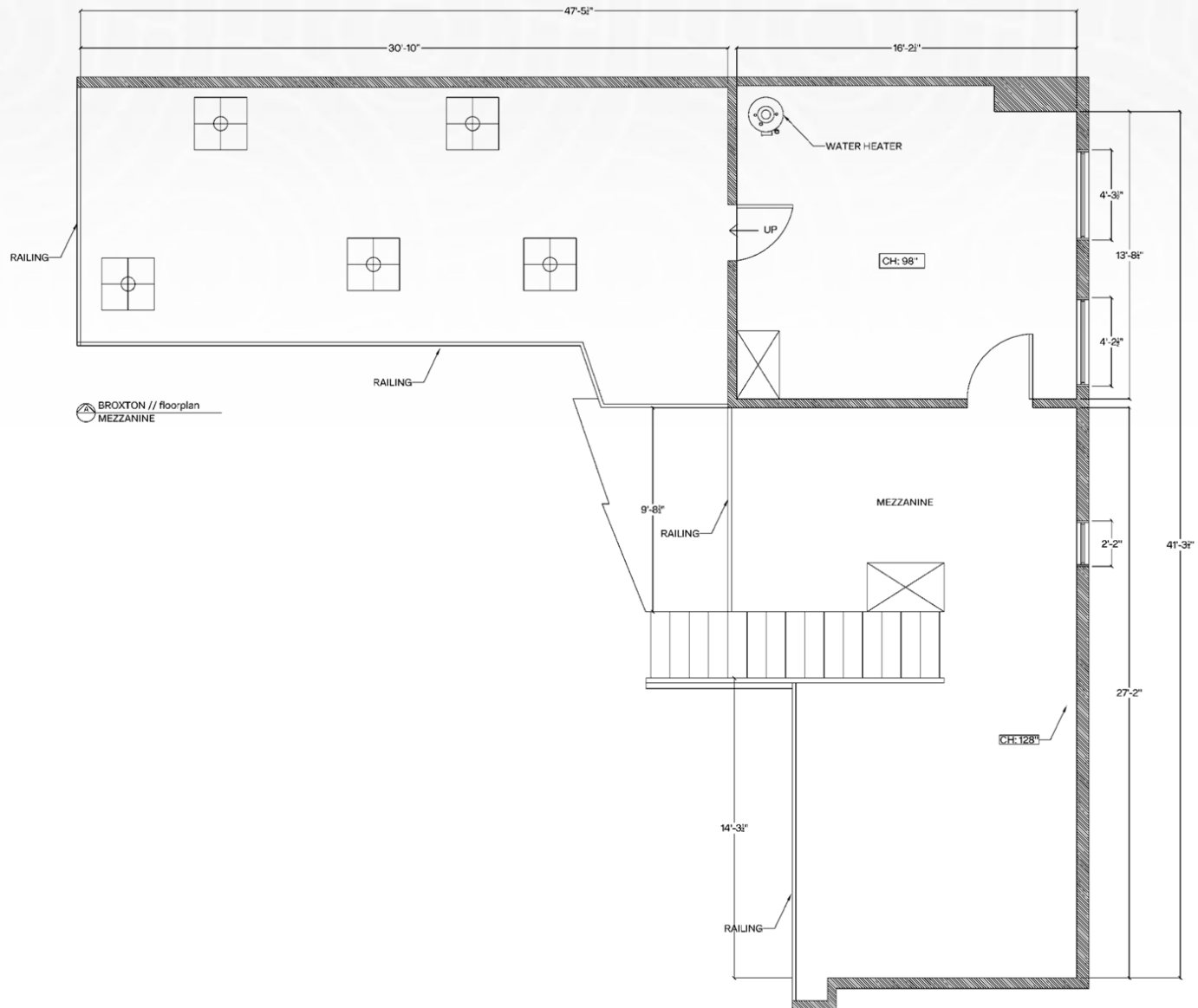
FIRST FLOOR



BROXTON // floorplan
1ST FLOOR

FLOORPLANS

MEZZANINE



Westwood, Ca

PRIME WEST L.A. LOCATION

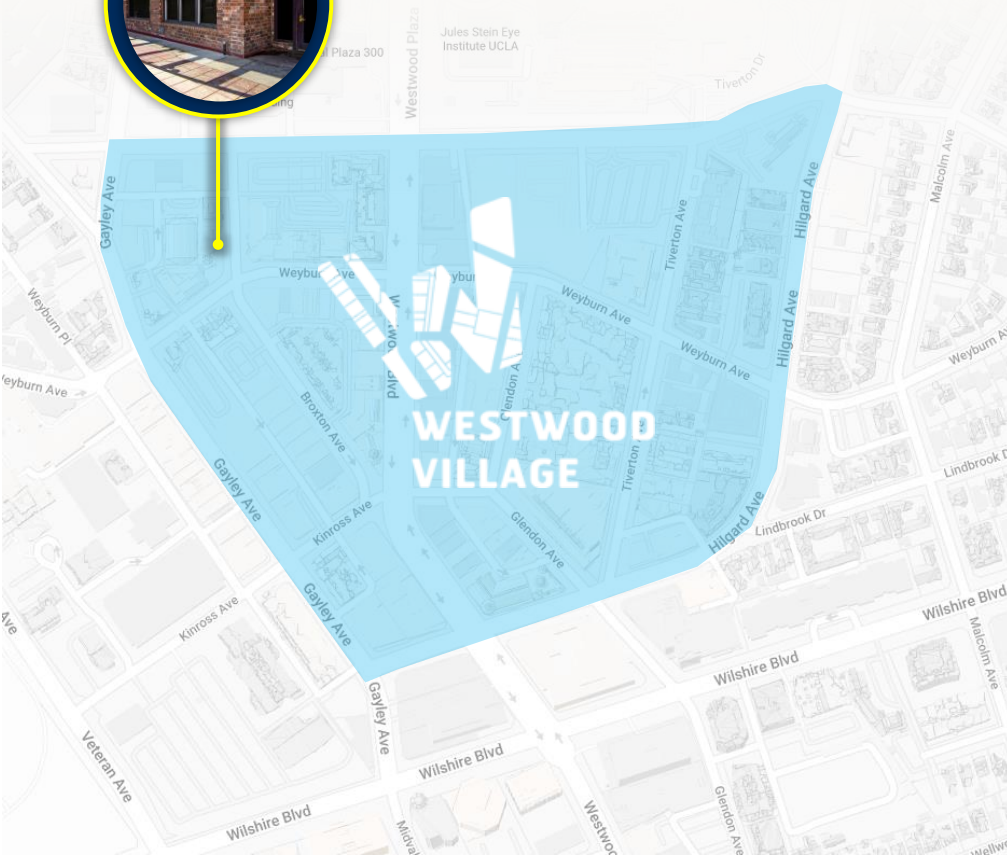
Westwood is a commercial and residential neighborhood in the northern central portion of the Westside region of Los Angeles, California. It is home to the University of California, Los Angeles (UCLA). The neighborhood is comprised of a large and generally young community due to the proximity to UCLA. Housing one of the most well recognized universities, the city offers a large variety of retailers and businesses for shopping, dining, and nightlife for the surrounding community to enjoy. Although housed with many students in the direct surroundings of UCLA, the adjacent neighborhoods of Westwood are considered some of the wealthiest residential areas in Los Angeles.

WESTWOOD VILLAGE

Westwood Village offers the daytime population a wide array of lunch options, whether it be full service, fast food or even the farmer's market. The Village is serviced by multiple bus lines and will soon have a subway station at Westwood Blvd. & Wilshire Blvd., allowing commuters from downtown to get to the Village in 25 minutes. Additionally, the 405 and 10 freeways provide unprecedented regional access to the greater Los Angeles area.

937-939

BROXTON AVENUE



Location Amenities



HOTEL
Angeleno

Bel-Air Country Club



UCLA Health



LA Country Club

The Beverly Hills Hotel
and Bungalows



Beverly Hills

CLARK STREET



Heroes Golf Course



BEVERLY HILLS GOLDEN TRIANGLE

PRADA MILANO

LACOSTE

Dior



BALENCIAGA

GIORGIO ARMANI

Brioni

SAINT LAURENT PARIS

GUCCI

BRENTWOOD HEIGHTS

DIVINO

CASA DE CAMPO

Coral Tree Café

TOSCANA

BARRY'S

PIZZANA

burgerlounge

Veterans Park

Federal Building

Westwood Park

Bristol Farms
Your Extraordinary Food Store

Veterans Hospital

CENTURY CITY

WATT COMPANIES

HYATT



CAA CreativeArtsAgency

CENTURY CITY MEDICAL PLAZA

IRVINE COMPANY

Westfield

AMC THEATRES

blomingdales NORDSTROM

THE STALKING HORSE
BREWERY & FREEHOUSE

THE APPLE PAN

UCLA Research Park

Gyu-Kaku Japanese BBQ



HILLCREST COUNTRY CLUB

MONTE MAR VISTA
CHEVIOT HILLS

Westwood Village

PREMIER WEST LOS ANGELES LOCATION

WESTWOOD VILLAGE RETAILERS

- Trader Joe's
- City Target
- Whole Foods Market
- Ralph's
- CVS
- Urban Outfitter
- Brandy Melville
- Sur La Table
- Chase Bank
- Bank of America
- Rite Aid
- Francesca's
- Footaction
- Michael K. Jewelers

- Sports Rush
- T-Mobile
- UCLA Campus Store
- ULTA Beauty
- Westwood Flower Garden
- Paper Source
- Barney's Beanery
- BJ's Restaurant & Brewhouse
- California Pizza Kitchen
- Chipotle

WESTWOOD VILLAGE RESTAURANTS

- Fat Sal's Deli
- Frida Mexican Cuisine
- In-N-Out
- Boiling Crab
- Krispy Rice
- Pressed Juicery
- STK Los Angeles
- BIBIBOP Asian Grill
- Baja California Tacos
- CAVA



West Los Angeles Location

WEST LOS ANGELES

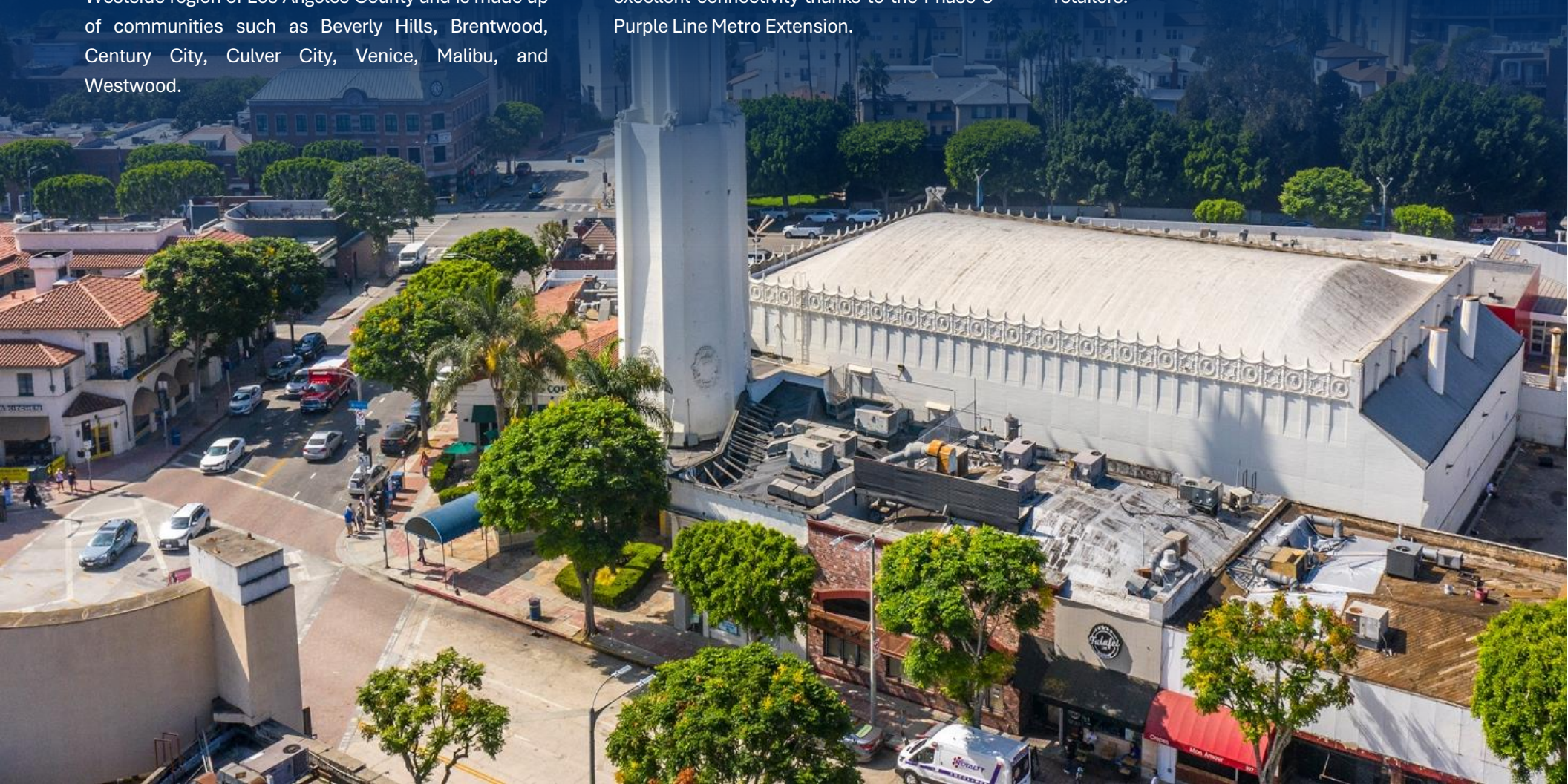
Retail, Leisure, Entertainment - West Los Angeles residents have access to numerous conveniences with some of the best shopping, dining, and entertainment venues Southern California has to offer. West Los Angeles is a term for residential and commercial areas in the city of Los Angeles on the opposite sides of the Interstate 405 Freeway. The region lies within the larger Westside region of Los Angeles County and is made up of communities such as Beverly Hills, Brentwood, Century City, Culver City, Venice, Malibu, and Westwood.

WESTWOOD

Westwood is a walkable westside neighborhood home to University of California, Los Angeles and many other businesses in its prominent skyline. The neighborhood is comprised of a large and generally young community due to the proximity to UCLA. The area also features excellent connectivity thanks to the Phase 3 Purple Line Metro Extension.

CENTURY CITY

A compact commercial district surrounding Fox Studios, Century City is marked by sleek high-rise hotels, condos and offices. Power-lunching entertainment industry executives choose from chic New American restaurants, Italian bistros and casual cafes. Westfield Century City is a sprawling, modern outdoor shopping complex with upscale retailers.



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