

For Sale

INVESTOR OR OWNER-USER OPPORTUNITY



1139 Glendon Avenue
WESTWOOD VILLAGE

For More Information



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Previously existing trees and furnishings are no longer on site.

Executive Summary

WESTMAC Commercial Brokerage Company is proud to present this $\pm 11,019$ SF historic commercial property in the heart of Westwood Village, one of Los Angeles' most vibrant, pedestrian-oriented neighborhoods. Positioned on a prominent corner with frontage along both Glendon Avenue and Lindbrook Drive, this irreplaceable venue offers outstanding visibility and immediate proximity to UCLA, Wilshire Boulevard, major medical and office employment centers, and the Village's dense retail and dining ecosystem.

Constructed in 1933 and renovated in 1975, the building is widely recognized for its architectural presence: a handsome round red-brick structure originally called La Ronda de las Estrellas ("the round court of the stars"), a landmark that helped establish Westwood Village's early identity. Inside, the property features brick-walled character, expansive rooms, and abundant natural light from large windows, anchored by a grand atrium with a dramatic circular skylight—a striking design element that created the "destination" feel for which the building became famous. Multiple levels provide flexible layouts for hospitality, entertainment, and culinary operations, supported by kitchen infrastructure, a basement previously configured for storage, and an elevator connecting all three floors.

The property carries a rare and meaningful Los Angeles legacy: it was the longtime home of Gardens on Glendon, one of the city's most celebrated and popular restaurants for more than 40 years. The last user—Skylight Gardens, a related offshoot concept—closed in 2024, offering a compelling opportunity to reimagine a proven venue with a deep historical footprint and enduring brand recognition.

A parking covenant provides 80 spaces directly across the street, including valet service, supplemented by street meters and several nearby public garages. Set on a $\pm 8,851$ SF parcel, the property benefits from heavy daily pedestrian volume generated by UCLA students and faculty, hospital staff, office workers, and Westwood's year-round cultural draw—enhanced by nearby institutions including the Hammer Museum, Geffen Playhouse, and Fox Village Theatre. Excellent freeway access via the 405 and 10 completes a rare combination of character, scale, and connectivity for West Los Angeles.



Property Profile

PRICE: \$6,750,000

ADDRESS: 1139 Glendon Ave., Los Angeles, CA 90024

APN: 4363-022-010

BUILDING SIZE: ± 11,019 SF

LAND SIZE: ± 8,851 SF

TYPE / CURRENT USE: Retail/Restaurant

BUILT: 1933/Renovated 1975

ZONING: LAC4

STORIES: 2 stories + basement; with elevator

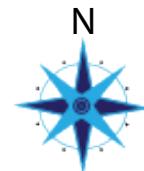
TENANCY: Single

OCCUPANCY: Vacant (last occupant vacated 12/31/23)

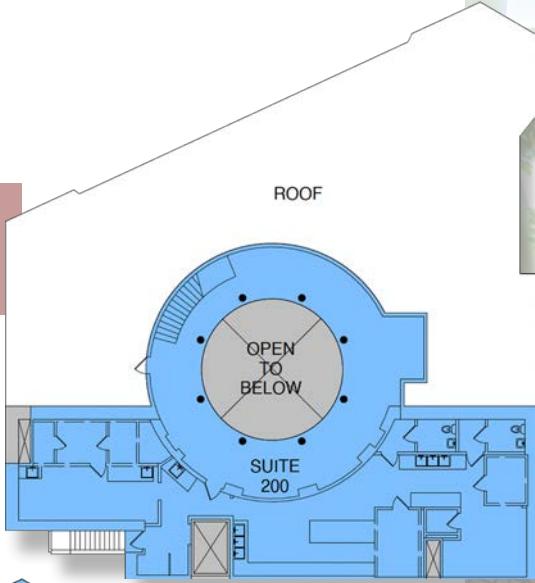
WALK SCORE: 96 (Walker's Paradise)

PARKING: 80 off-site parking spaces via parking covenant at 1100 Glendon; owner across the street must pay for valet costs. Parking covenant expires 2043.

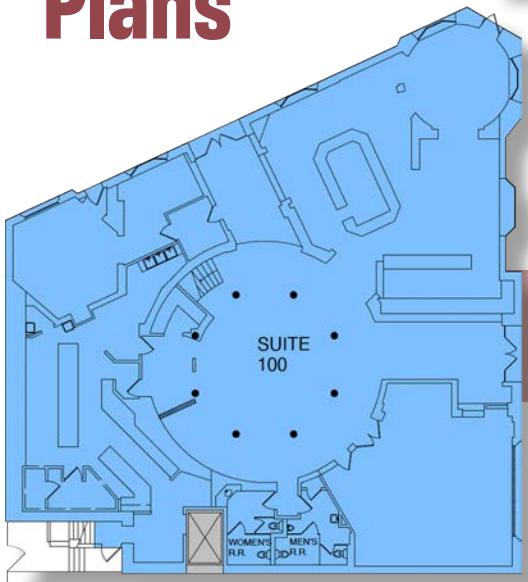
Parcel Map



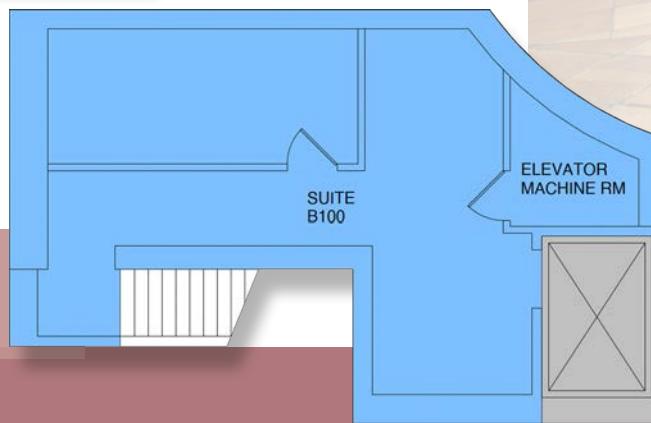
MEZZANINE:
±3,099 USABLE SF



Site Plans



BASEMENT:
±687 USABLE SF



GROUND FLOOR:
±7,231 RENTABLE SF

Property Highlights

- *Skylights & natural lighting*
- *Elevator*
- *Highly walkable retail & dining*
- *UCLA traffic and nightlife*
- *Ground floor & second floor kitchen spaces*
- *±80 off-site parking spaces with valet*
- *Incredible visibility in Westwood Village*
- *405 freeway proximity*
- *Purple-line Metro station soon-to-come*

Total: 11,019 SF



Aerial View

GLENDON AVE.

ALLEY

LINDBROOK DR.







Wood flooring and bar furnishings are no longer on site.



2ND FLOOR MEZZANINE



2ND FLOOR KITCHEN



GROUND FLOOR KITCHEN

CLICK OR SCAN
FOR AERIAL VIDEO



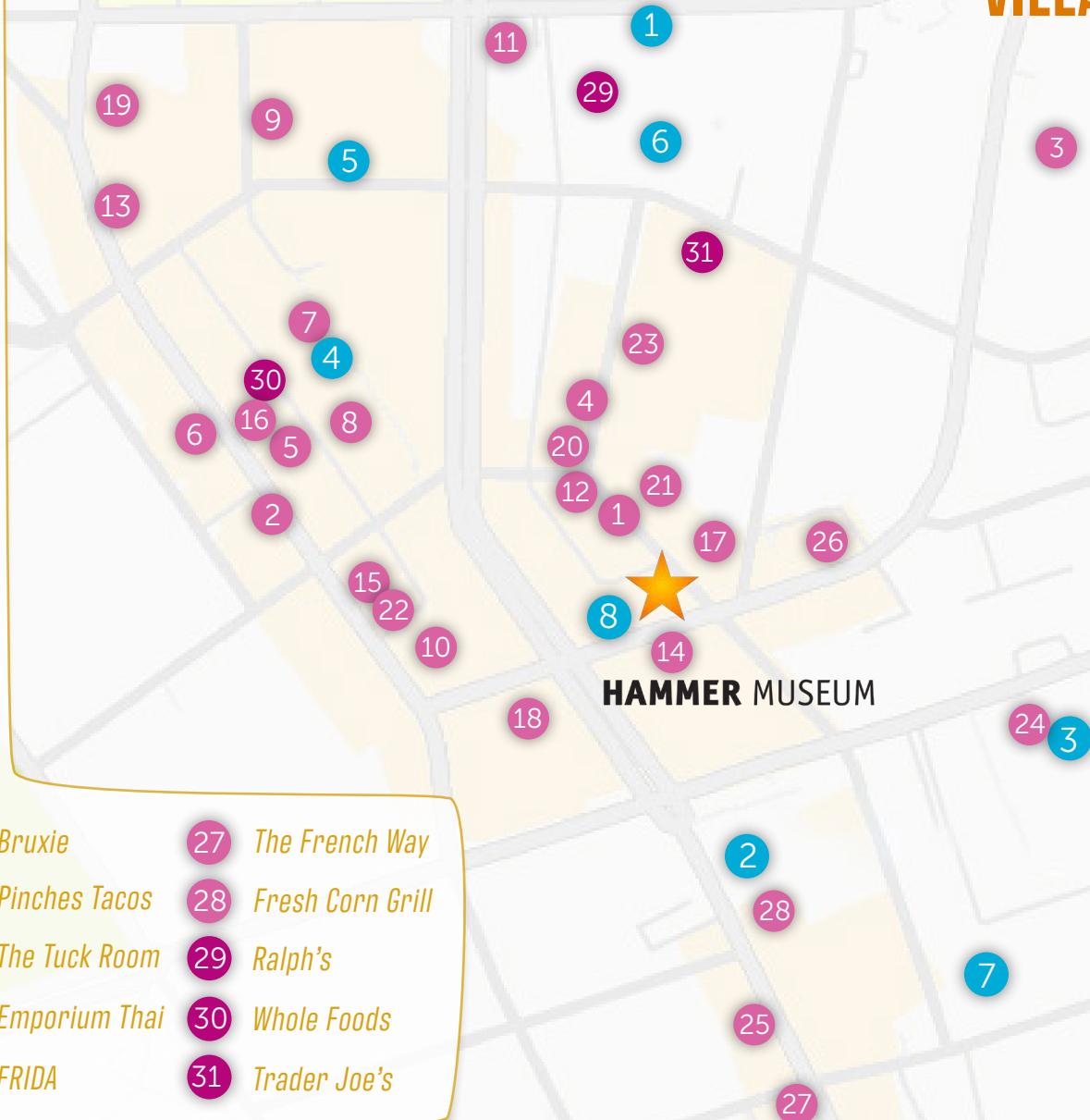
FOOD & DINING

- 1 *Violet L.A.*
- 2 *Mandi House L.A.*
- 3 *The Hideout*
- 4 *Wolfsgrill*
- 5 *House of Meatballs*
- 6 *Egg Tuck*
- 7 *Barney's Beanery*
- 8 *CAVA*
- 9 *Mr. Noodle*
- 10 *Le Pain Quotidien*
- 11 *Chic-fil-A*
- 12 *Tacos 1986*
- 13 *Fat Sal's Deli*
- 14 *LULU Restaurant LA*
- 15 *KazuNori Sushi*
- 16 *Lamonica's NY Pizza*
- 17 *Napa Valley Grille*
- 18 *Minari Express*
- 19 *In-N-Out*
- 20 *The Boiling Crab*
- 21 *STK Steakhouse*
- 22 *Bruxie*
- 23 *Pinches Tacos*
- 24 *The Tuck Room*
- 25 *Emporium Thai*
- 26 *FRIDA*
- 27 *The French Way*
- 28 *Fresh Corn Grill*
- 29 *Ralph's*
- 30 *Whole Foods*
- 31 *Trader Joe's*



Amenities Map

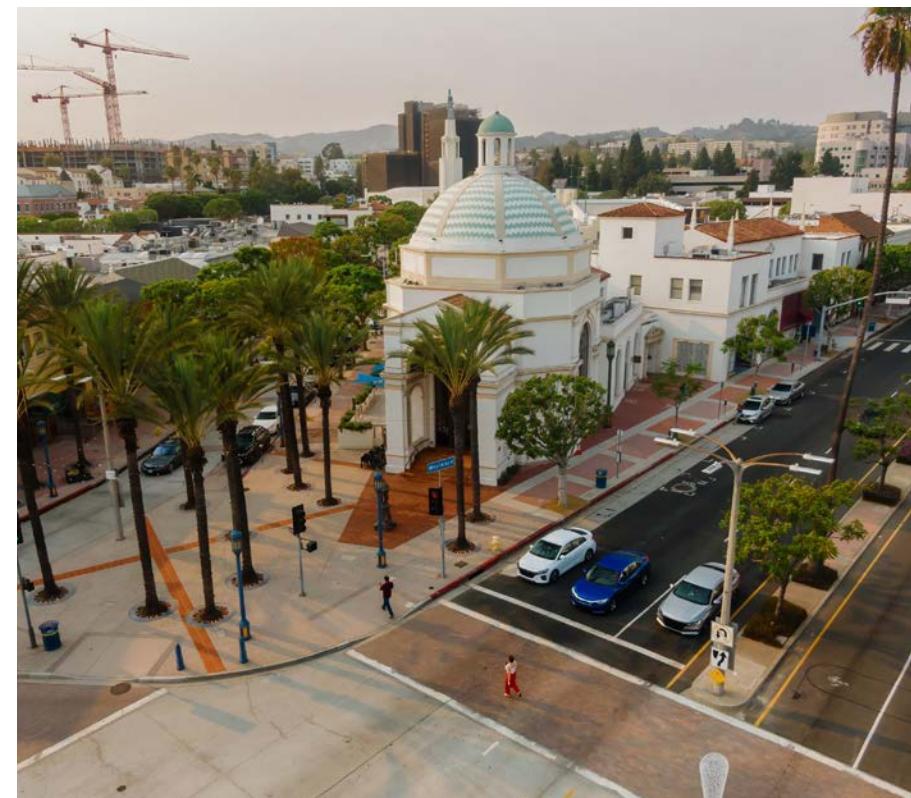
WESTWOOD VILLAGE



SUBJECT PROPERTY

THINGS TO DO

- 1 *Geffen Playhouse*
- 2 *UCLA Nimoy Theater*
- 3 *IPIC Theaters*
- 4 *Landmark Theatres*
- 5 *Mighty Pilates*
- 6 *Target*
- 7 *Westwood Gardens Park*
- 8 *Sender One Climbing*



AREA OVERVIEW

Westwood is a premier Los Angeles neighborhood that seamlessly blends academic, cultural, and commercial vitality. Anchored by the University of California, Los Angeles (UCLA), the area benefits from a steady influx of students, faculty, medical professionals, and visitors, ensuring strong foot traffic and a constant demand for goods and services. Beyond its university influence, Westwood is surrounded by some of the city's most affluent communities, including Beverly Hills, Holmby Hills, Bel-Air, and Brentwood, giving it access to one of the highest-income customer bases in Southern California.

The neighborhood's commercial core, Westwood Village, offers a mix of retail, dining, entertainment, and office space, and has been undergoing significant revitalization with new mixed-use and multifamily developments.

Transportation access further enhances Westwood's appeal. It is strategically positioned near Wilshire Boulevard, Interstate 405, and major public transit connections, with the upcoming Metro Purple Line extension set to directly link Westwood to Downtown Los Angeles.

DEMOGRAPHICS

1-3-5 mile radius from Subject Property

POPULATION

	1-Mile	3-Mile	5-Mile
2020 Population	43,623	230,032	580,323
2024 Population	48,819	240,385	596,605
Median Age	31.5	36.4	39.2
Bachelor's Degree	67%	67%	62%



MEDIAN HOME VALUE

Within a 3-Mile Radius \$1,104,781

HOUSEHOLD

	1-Mile	3-Mile	5-Mile
2020 Households	18,477	97,760	264,484
2024 Households	20,858	102,197	271,172
Median Year Built	1978	1971	1967
Average H.H. Income	\$108,670	\$138,545	\$136,524
Median H.H. Income	\$71,219	\$107,084	\$104,389



OWNER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 37,345

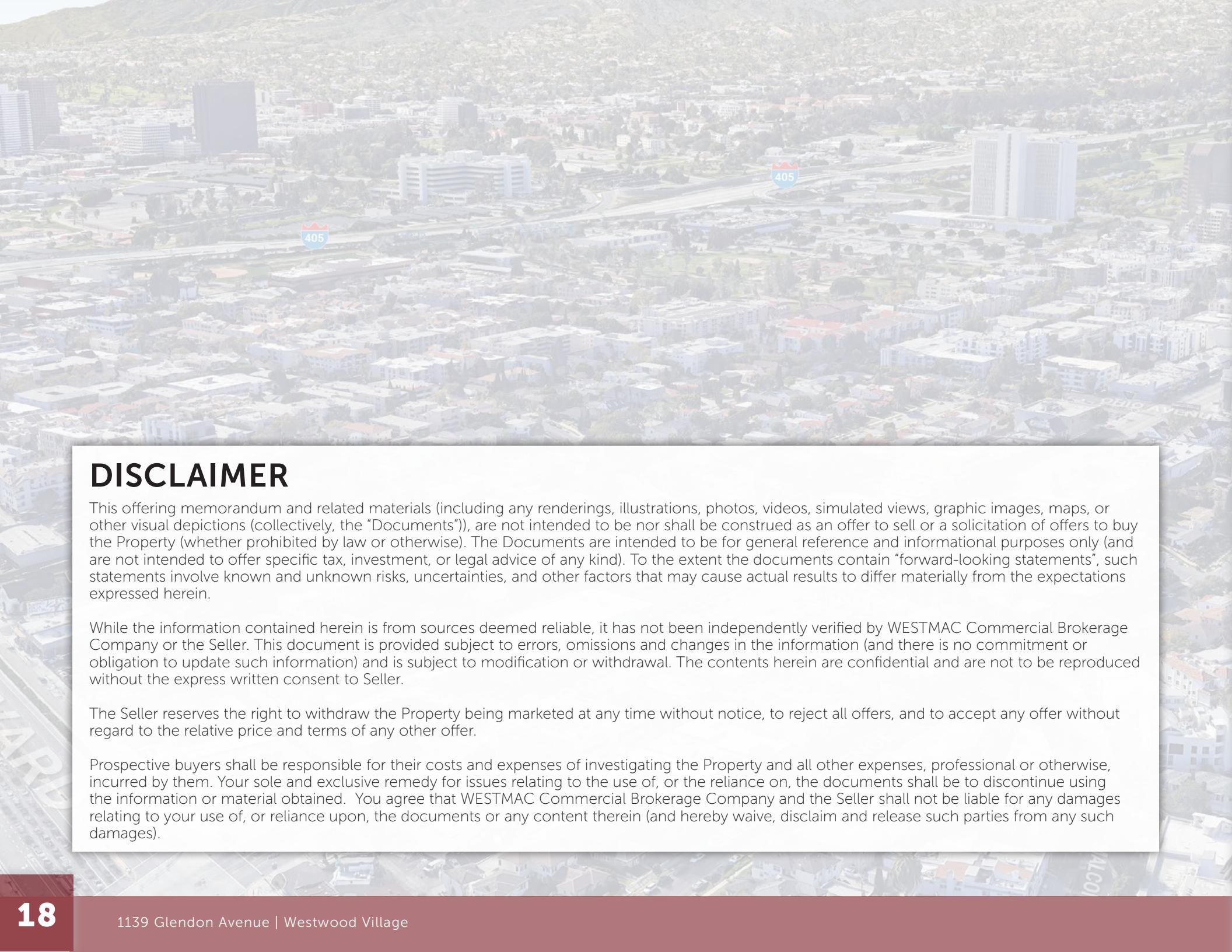
BUSINESS

	1-Mile	3-Mile	5-Mile
Total Businesses	9,365	36,839	74,183
Total Employees	88,851	292,581	569,183
Employees Per Business	9	8	8
Total Consumer Spending	\$659.3M	\$3.7B	\$9.8B



RENTER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 63,194



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