

FOR LEASE

1071-1073 GLENDON AVENUE
LOS ANGELES, CALIFORNIA 90024



2ND GENERATION RESTAURANT (FULL TYPE 47) + RETAIL
IN THE HEART OF WESTWOOD VILLAGE

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CBRE

2ND GENERATION RESTAURANT (FULL TYPE 47) + RETAIL

TOTAL SF ±7,302

1071 GLENDON AVE

TOTAL SF: ±4,609 SF

GROUND: ±2,632 SF, Mezz: ±880 SF,
Basement: ±1,097SF

SUBLEASE TERM: Through June 2032, \$30,943.61 per month
+ NNN (Approx. \$7,710.28 per month)

1073 GLENDON AVE

TOTAL SF: ±2,703 SF

GROUND: ±2,104 SF, Mezz: ±599 SF



2ND GENERATION RESTAURANT (FULL TYPE 47) + RETAIL

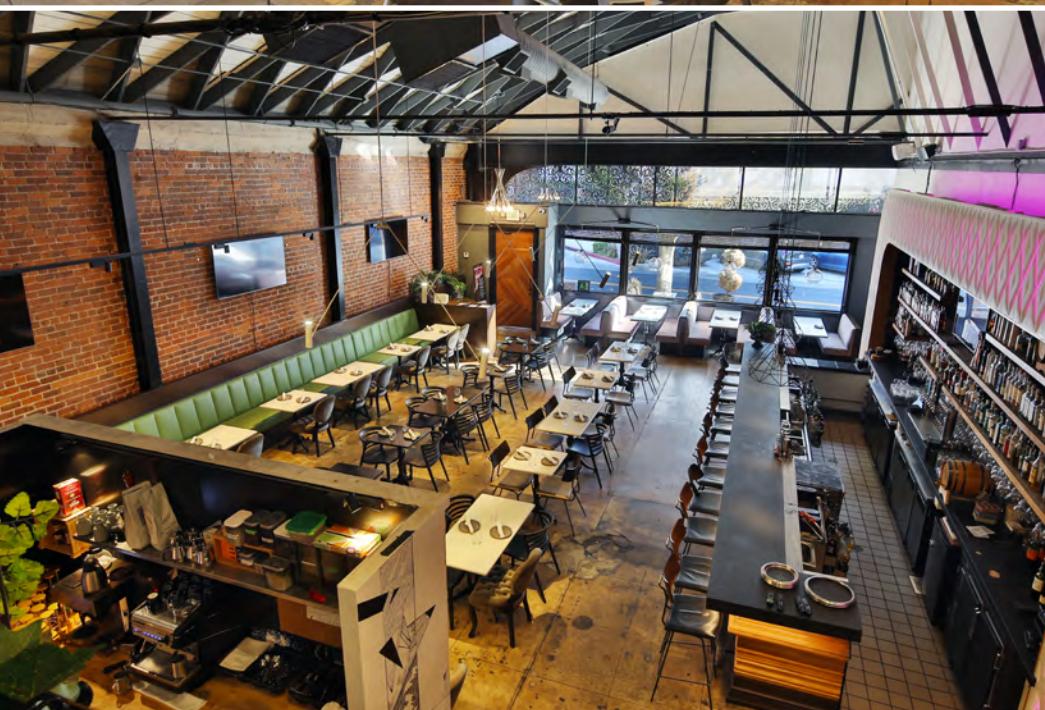
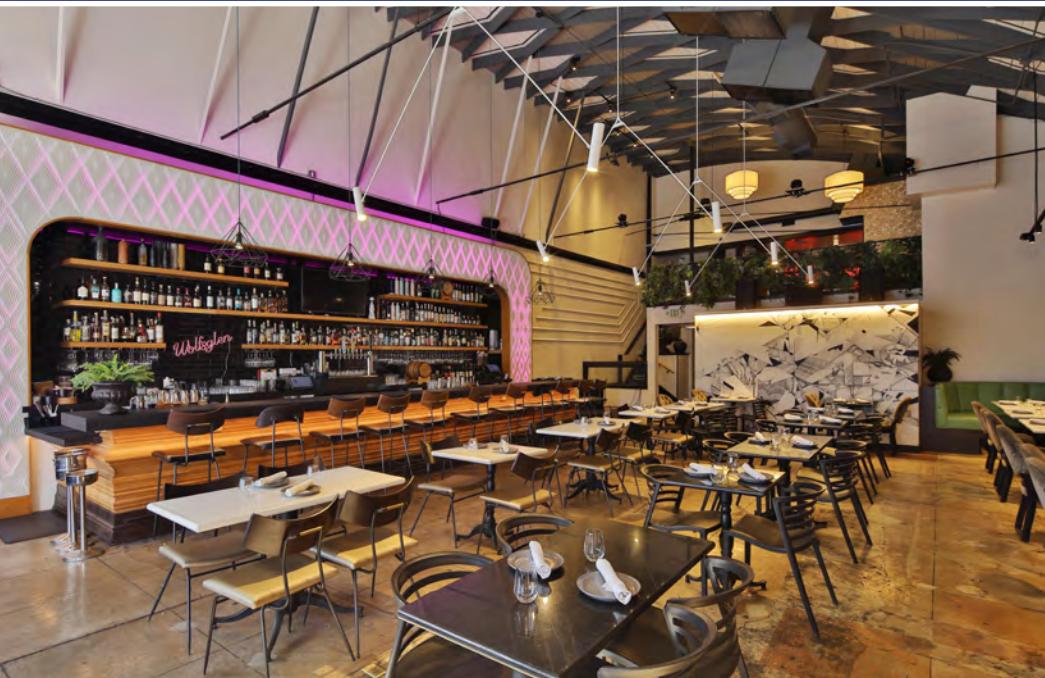
In the heart of Westwood Village, this unique second generation restaurant and retail space offers a chance to be among amazing co-tenants like The Boiling Crab, Tender Greens, Trader Joe's, Pressed Juice, Tacos 1986, Corepower Yoga and more!



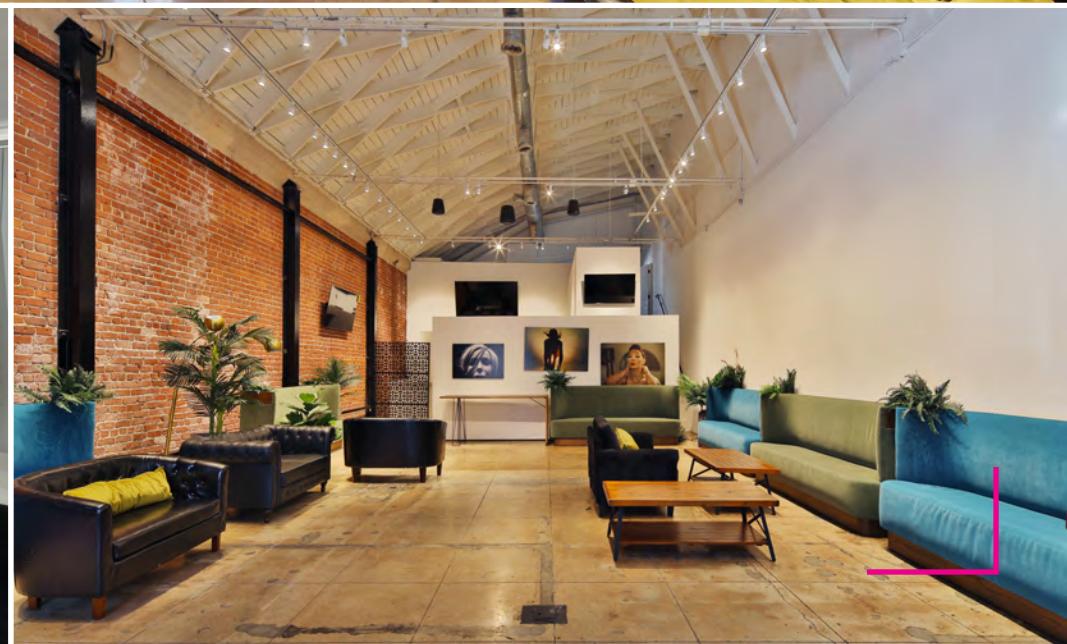
EXTERIOR



INTERIOR - 1071 GLENDON AVENUE



INTERIOR - 1073 GLENDON AVENUE



HIGHLIGHTS



Adjacent to Anchors such as Trader Joe's, Target, and UCLA



Tremendous daytime and nighttime foot traffic



Plentiful Street-Metered Parking and Public Parking Structures



Type 47 Liquor License available for purchase



High Ceilings and Bright Space



Excellent frontage along Glendon Ave



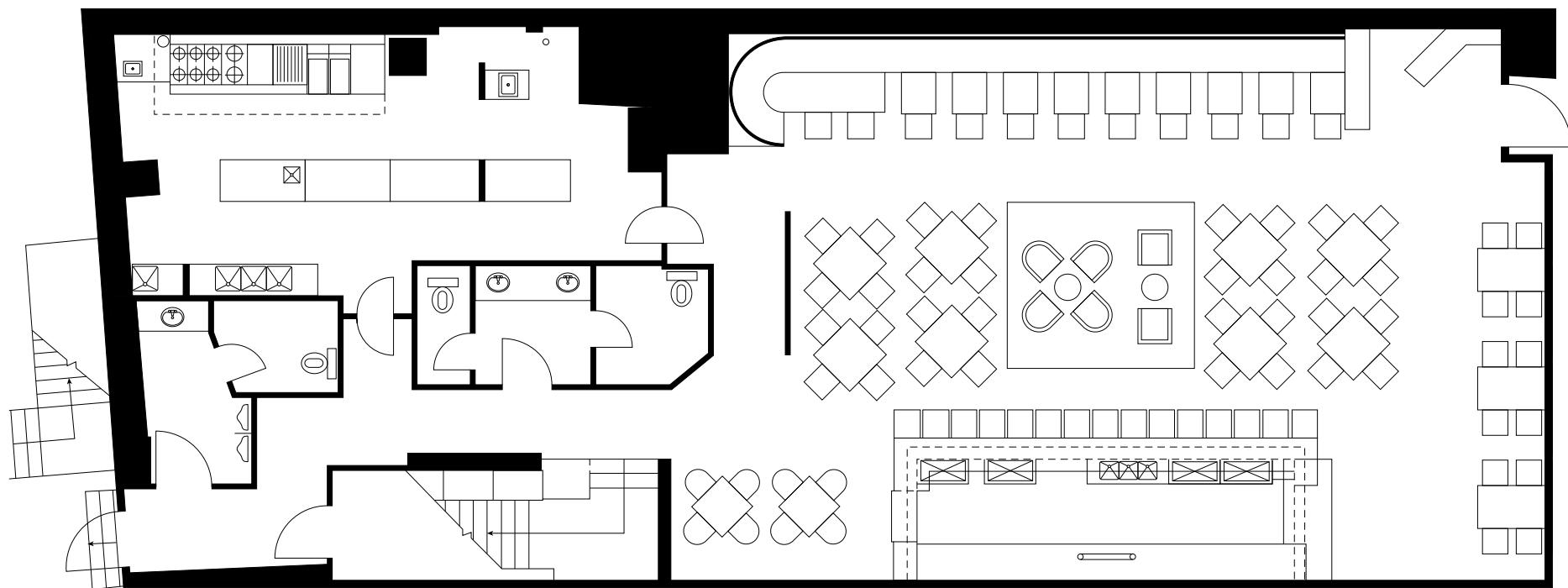
WESTWOOD PUBLIC PARKING MAP

- 1 924 Westwood Blvd
- 2 947 Tiverton Ave
- 3 1151 Westwood Blvd
- 4 1125 Cayley Ave
- 5 10920 Weyburn Ave
- 6 1100 Glendon Ave
- 7 1070 Veteran Ave
- 8 1060 Glendon Ave
- 9 1015 Hilgard Ave
- 10 1226 Veteran Ave
- 11 11020 Kinross Ave
- 12 10940 Wilshire Blvd
- 13 10866 Wilshire Blvd
- 14 701 Gayley Ave



FLOOR PLAN - 1071 GLENDON AVE

SIZE: ±4,609 SF







BEVERLY HILLS

CENTURY CITY

WEST LA

LITTLE HOLMBY

WILSHIRE CORRIDOR

TRADER JOE'S

1071-1073
GLENDON AVE

- ALFRED
- KREATION
- SWEETFIN POKE

THE BROXTON

GLENDON AVE

WESTWOOD BLVD

KINROSS AVE

SWEETGREEN

LOS ANGELES

\$734BN

IN ECONOMIC OUTPUT

\$257BN

IN SALARY + WAGES

\$318MM

IN CONSUMER
EXPENDITURES

4th

AMONG INTERNATIONAL CITIES
IN TOTAL BILLIONAIRES

Top 10

INTERNATIONAL CITY
FOR LUXURY HOME SALES

\$4.6MM

MEDIAN LUXURY HOME VALUE

\$1BN+

HOME FURNISHINGS SALES

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	53,760	223,704	572,769
2028 Population - Five Year Projection	53,507	225,737	578,934
2020 Population - Census	54,198	223,999	572,373
2010 Population - Census	48,736	209,233	551,303
2020-2023 Annual Population Growth Rate	-0.25%	-0.04%	0.02%
2023-2028 Annual Population Growth Rate	-0.09%	0.18%	0.21%



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023 Households - Current Year Estimate	17,046	95,781	262,715
2028 Households - Five Year Projection	17,043	97,383	267,537
2010 Households - Census	18,377	93,622	256,975
2020 Households - Census	17,132	94,909	261,230
86.0%	90.3%	91.3%	
2020-2023 Compound Annual Household Growth Rate	-0.15%	0.28%	0.17%
2023-2028 Annual Household Growth Rate	0.00%	0.33%	0.36%
2023 Average Household Size	1.79	2.05	2.10
			2.07



HOUSING INCOME

	1 MILE	3 MILES	5 MILES
2023 Average Household Income	\$141,586	\$176,746	\$171,198
2028 Average Household Income	\$164,927	\$202,136	\$196,415
2023 Median Household Income	\$80,375	\$111,176	\$108,992
2028 Median Household Income	\$100,345	\$129,402	\$126,713
2023 Per Capita Income	\$47,995	\$76,947	\$78,974
2028 Per Capita Income	\$55,675	\$88,599	\$91,240



HOUSING UNITS

	1 MILE	3 MILES	5 MILES
2023 Housing Units	19,921	106,911	290,162
2023 Vacant Housing Units	2,875	11,130	27,447
14.4%	10.4%	9.5%	
2023 Occupied Housing Units	17,046	95,781	262,715
85.6%	89.6%	90.5%	
2023 Owner Occupied Housing Units	5,291	38,075	96,121
26.6%	35.6%	33.1%	
2023 Renter Occupied Housing Units	11,755	57,706	166,594
59.0%	54.0%	57.4%	



EDUCATION

	1 MILE	3 MILES	5 MILES
2023 Population 25 and Over	23,477	153,006	421,953
HS and Associates Degrees	5,515	34,999	109,340
23.5%	22.9%	25.9%	
Bachelor's Degree or Higher	17,224	112,246	291,999
73.4%	73.4%	69.2%	



PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2023 Businesses	4,262	28,277	61,779
2023 Employees	139,375	336,074	598,523

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