

FOR LEASE

1071-1073 GLENDON AVENUE

LOS ANGELES, CALIFORNIA 90024



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

RYAN GURMAN

Lic. 01972081

+1 310 650 7545

ryan.gurman@cbre.com

BRONSON MORGAN

Lic. 02194401

+1 415 445 8796

bronson.morgan@cbre.com

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

1073 GLENDON AVE

TOTAL SF: ±2,703 SF

GROUND: ±2,104 SF, Mezz: ±599 SF

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



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



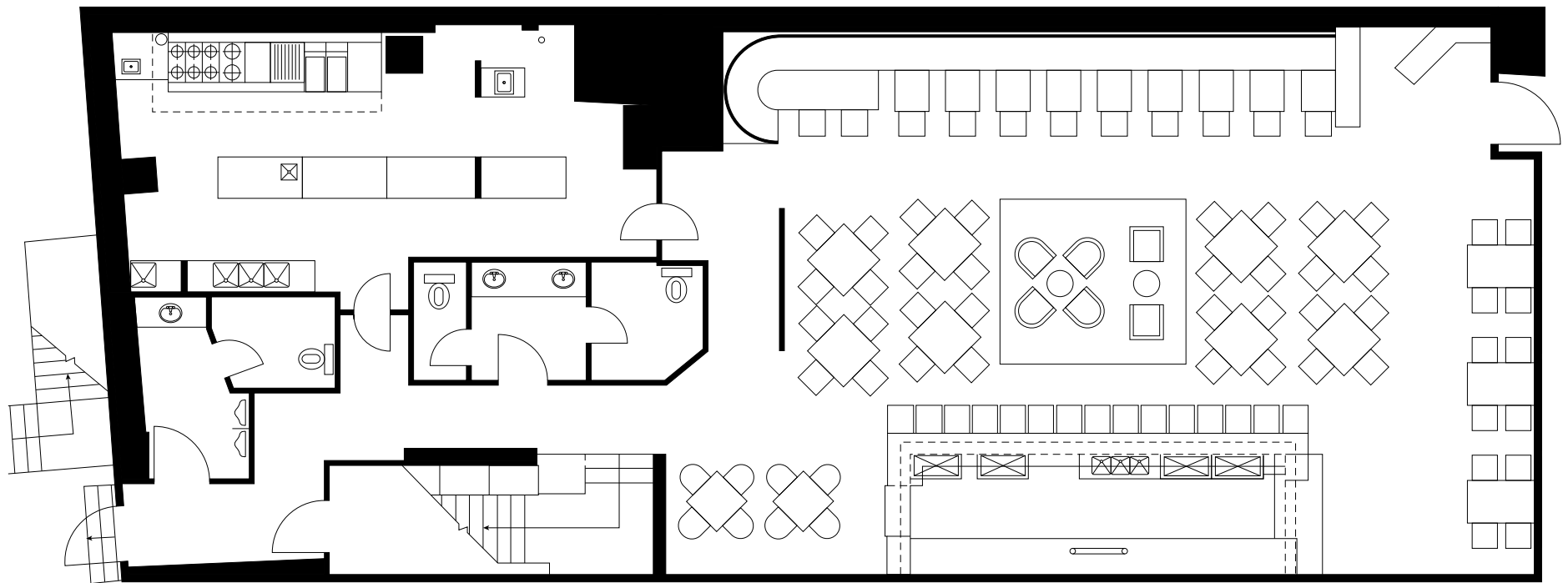
WESTWOOD PUBLIC PARKING MAP

- 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





BRENTWOOD

BEL AIR

UCLA

UCLA
HOSPITAL

HOLMBY
HILLS

IN N OUT
BURGER

THE LANDMARK
WESTWOOD

PUBLIC
PARKING LOT

PUBLIC
PARKING LOT

SWEETGREEN

TOCAYA

THE BROXTON

1071-1073
GLENDON AVE

PRESSED
TACOS 1986

BROXTON AVE

WESTWOOD BLVD

GLENDON AVE



BEVERLY HILLS

CENTURY CITY

WEST LA

LITTLE HOLMBY

WILSHIRE CORRIDOR

TRADER JOE'S

1071-1073
GLENDALE AVE

- ALFRED
- KREATION
- SWEETFIN POKE

THE BROXTON

SWEETGREEN

GLENDALE AVE

WESTWOOD BLVD

KINROSS AVE

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

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

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

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

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

2023 Businesses	4,262	28,277	61,779
2023 Employees	139,375	336,074	598,523

FOR LEASE

1071-1073 GLENDON AVENUE
LOS ANGELES, CALIFORNIA 90024



RYAN GURMAN

Lic. 01972081

+1 310 650 7545

ryan.gurman@cbre.com

BRONSON MORGAN

Lic. 02194401

+1 415 445 8796

bronson.morgan@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.