



RARE 2ND GEN RESTAURANT SPACE AVAILABLE IN THE HEART OF WESTWOOD VILLAGE

1091 Broxton Avenue, Los Angeles, CA 90064



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PROPERTY FEATURES

1091 Broxton Avenue, Los Angeles, CA 90064



APPROX. 2,000 SF

RESTAURANT SPACE AVAILABLE

- ✓ Rare second generation restaurant
- ✓ ±400 SF of additional basement storage
- ✓ ±180 SF of additional permitted front patio, one of only four permitted restaurant patios in Westwood Village
- ✓ Beautiful courtyard patio with up to ±1,000 SF of additional space available for possible tenant use.
- ✓ CUB in place allowing for the sale of alcoholic beverages for on-site consumption

AREA AMENITIES

- ✓ Located on Broxton Avenue, home to the weekly Westwood Village Farmers' Market (40+ vendors, live music, and community events)
- ✓ Just two walking blocks from:
 - UCLA, with access to ±40,000 students and ±40,000 staff
 - Ronald Reagan UCLA Medical Center – one of the largest medical centers in the country
 - Hammer Museum
 - 405 Freeway's Wilshire Blvd exit
 - Future UCLA subway station (currently under construction)
- ✓ Surrounded by affluent neighborhoods including Westwood Hills, Holmby Hills, Bel Air, Beverly Hills, Brentwood, and Santa Monica

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	45,020	233,472	582,934
 Avg. HH Income	\$108,139	\$139,226	\$137,009
 Daytime Pop	38,772	198,943	497,498
 Traffic Count	± 31,9980 CPD ON WESTWOOD BLVD		

RESTAURANT SPACE
LOS ANGELES

INTERIOR PHOTOS

1091 Broxton Avenue, Los Angeles, CA 90064

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REAL ESTATE
the sign of a *profitable* property



AREA HIGHLIGHT

1091 Broxton Avenue, Los Angeles, CA 90064



WESTWOOD VILLAGE

THE LANDMARK IS THE BUILDING, NOT THE VILLAGE

This iconic 1920s Spanish Courtyard building is a designated historical landmark located in the heart of Westwood Village, walking distance to UCLA, thousands of apartment and condo units, and three affluent single-family neighborhoods: Westwood Hills, Holmby Hills, and Bel Air.

Westwood Village is home to over 260 multi-tiered businesses, including neighborhood-serving salons, boutiques, restaurants, and national retailers such as Target, Urban Outfitters, Verizon, Ulta, and T-Mobile.

This highly desirable community features:

- ✓ A residential population of over 45,020 within a one-mile radius (average household income of \$108,139)
- ✓ A daytime population of 38,772 within a one-mile radius
- ✓ Approx 5,000 units of off campus UCLA dormitories in addition to blocks of student occupied apartments
- ✓ 8 million square feet of office space
- ✓ Walking distance to UCLA's 520-room Ronald Reagan Medical Center (4,000 staff) and the main campus, serving approximately 40,000 students and 40,000 faculty/staff

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WESTWOOD VILLAGE

A THRIVING CULTURAL AND DINING DESTINATION

Cultural attractions within the Village include:

- ✓ The Hammer Museum (currently undergoing a major expansion)
- ✓ UCLA's Fowler Museum
- ✓ Royce Hall, a premier performing arts venue
- ✓ UCLA's James Bridges Theater
- ✓ The Geffen Playhouse
- ✓ UCLA Botanical Gardens
- ✓ The Italian Cultural Institute and Theater
- ✓ iPic Theaters
- ✓ Three Regency theaters, including the historic Bruin and Village Theatres, frequent hosts of major movie premieres

Dining and retail neighbors include Tocaya Organica, KazuNori, Sweetfin Poke, Le Pain Quotidien, Violet, Barney's, Ami Sushi, Broxton Brewery, Sweetgreen, Cava, Whole Foods, Trader Joe's, Ralphs, STK, The W Hotel, California Pizza Kitchen, and more.

At the absolute epicenter of the Village, this 1920s Spanish Courtyard multi-use building offers a one-of-a-kind restaurant venue opening into a romantic inner patio. Vintage pavers, decorative wall tiles, wrought iron balconies, and a terra cotta roof create an authentic, picturesque setting. The large arched arcade entries and charming courtyard ambiance have drawn numerous filmmakers seeking to replicate European or early Los Angeles backdrops.





Sleep
HOME IMPROVEMENTS

Fat Salsas
WE'RE MADAT SANDWICHES OVER HERE.

citi

cvs
armacy

target

petco

IPIC
THEATERS

Getty

Michael's

Ucla

Chick-fil-A

THE Los Angeles Country Club

AEIRAL MAP



**COMMERCIAL
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