



THE BEST CORNER

**The Weyburn
at Broxton**

IN WESTWOOD VILLAGE

PRIME RETAIL
& RESTAURANT
SPACE FOR LEASE

10930 - 10940 Weyburn Ave,
Los Angeles

Join One of Los Angeles' Most Famous Historic Neighborhoods

Pegasus is proud to present a rare leasing opportunity in the heart of Los Angeles' historic Westwood Village. The property sits prominently at Broxton Ave and Weyburn Ave, the undisputed best corner in Westwood. Located walking distance from UCLA and Ronald Reagan UCLA Medical Center. Just across the street are the Regency Fox and Bruin Theatres, both legendary historical landmarks. ± 1,955 - 4,105 SF designated for retail or restaurant use is immediately available, all with great streetfront visibility.

The forthcoming introduction of Raising Cane's first Los Angeles urban infill location only further cements the corner of Weyburn and Broxton as the epicenter of Westwood Village in the heart of Los Angeles.

With desirable surrounding neighborhood tenancy, including Whole Foods, Target, In-N-Out Burger, Chick-fil-A, Sweetgreen, Starbucks, Tocaya Organica, CVS, California Pizza Kitchen, along with the terrific co-tenancy on-site, this property offers a high-profile location with some of the strongest demographics in Los Angeles.





Raising Cane's

EXPECTED OPENING: Q1, 2026



RAISING CANE'S RENDERING



Unbeatable Walk Score of 90

WALKING DISTANCE TO UCLA & RONALD REAGAN UCLA MEDICAL CENTER



The Weyburn at Broxton

AVAILABILITIES

ADDRESS	SIZE	USE
10930A Weyburn Currently Occupied by Landmark Properties	2,150 SF*	Retail/Restaurant**
10930B Weyburn Vacant, Available Immediately	1,955 SF*	Retail/Restaurant**

*Adjoining Spaces - may be combined for 4,105 SF total.

**Not currently set up for food use, but landlord amenable is to conversion.

MAY BE COMBINED FOR 4,105 SF





AVAILABLE

10930 A WEYBURN AVE

2,150 SF

Currently Occupied by Landmark Properties

MAY BE COMBINED WITH 10930B FOR 4,105 SF TOTAL

AVAILABLE

10930 B WEYBURN AVE

Fully Vacant – Available Immediately

MAY BE COMBINED WITH 10930A FOR 4,105 SF TOTAL

1,955 SF



Incredible Location

AT THE BEST INTERSECTION IN WESTWOOD

UCLA Health | Ronald Reagan UCLA Medical Center

UCLA

WESTWOOD PLAZA
143,000 SF OFFICE

UCLA Health

Ralphs

target

Chick-fil-A

DIDDY RIESE

REGENCY
BRUIN THEATRE

**The Weyburn
at Broxton**

CVS

FEED THE DAY
**corner
bakery**
CAFE

Post Lab

REGENCY VILLAGE
THEATRE

Starbucks

**california
PIZZA KITCHEN**

**Raising
Cane's**
CHICKEN FINGERS
COMING SOON

PUBLIC PARKING GARAGE
(366 PARKING STALLS)

BROXTON AVE

WEYBURN AVE

LE CONTE AVE

WESTWOOD BLVD

BROXTON AVE



Property Highlights

- Prime location on Westwood Village's best corner.
- 366 parking stalls with 2-hour free parking located directly behind the property.
- One of the few corners in Los Angeles that can legitimately boast high foot traffic.
- Incredible daytime and overall population figures.



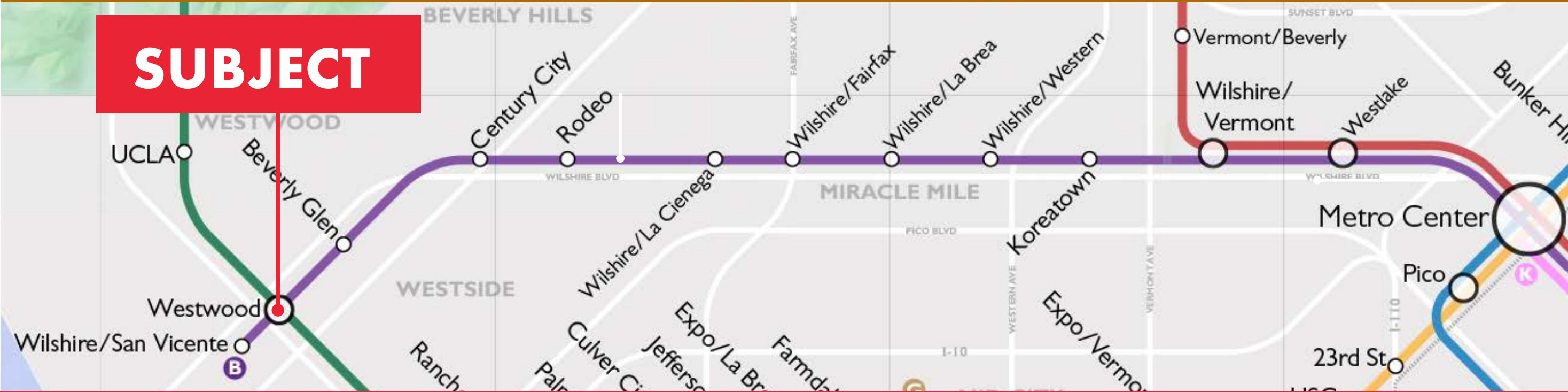
Westwood Village to benefit from forthcoming Metro Rail Expansion

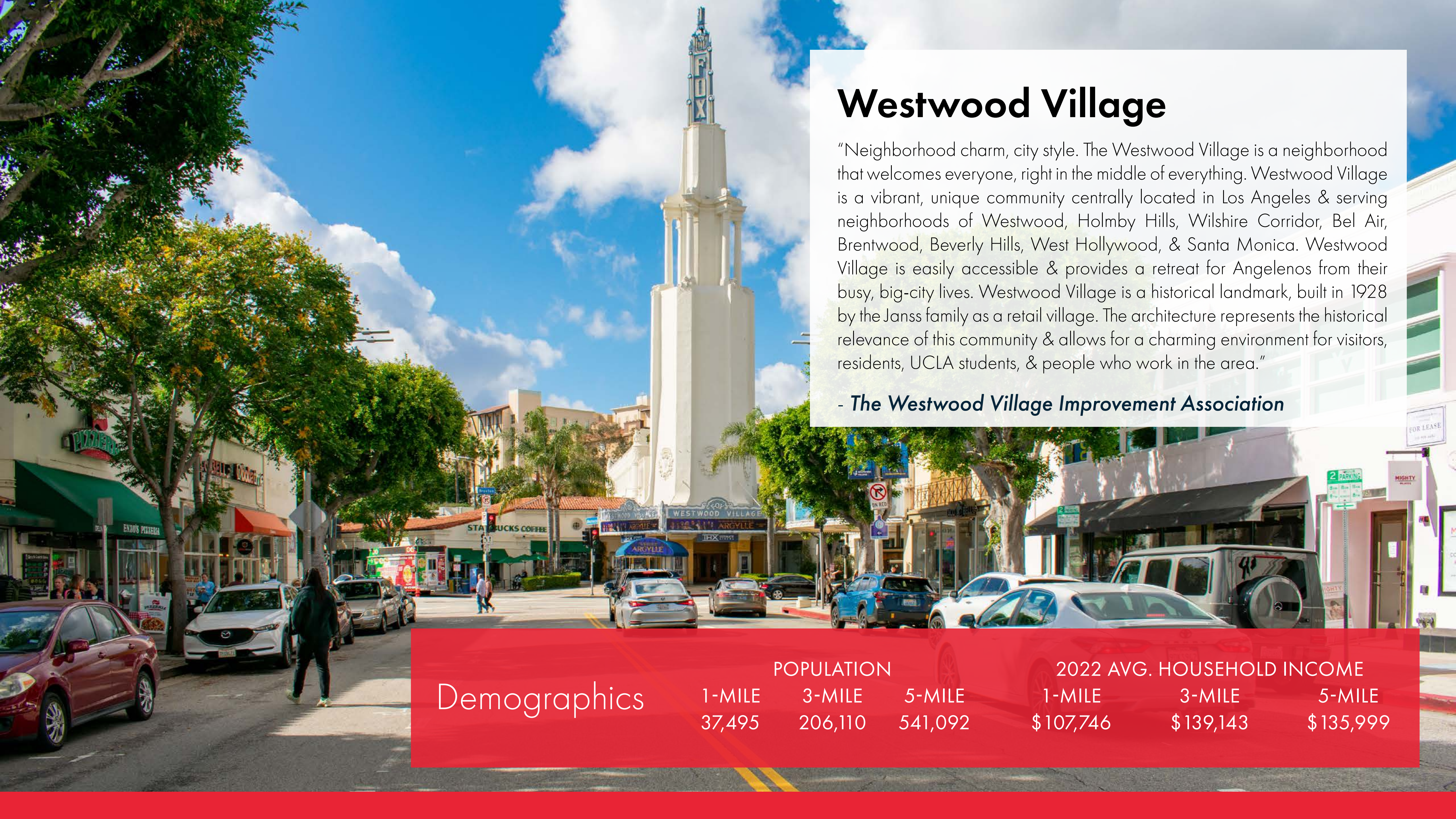


Westwood/UCLA Purple Line Station
Opening Forecasted 2027



Rendering of the Westwood/UCLA Purple Line Metro Station Under Development
5-MINUTE WALK FROM PROPERTY





Westwood Village

“Neighborhood charm, city style. The Westwood Village is a neighborhood that welcomes everyone, right in the middle of everything. Westwood Village is a vibrant, unique community centrally located in Los Angeles & serving neighborhoods of Westwood, Holmby Hills, Wilshire Corridor, Bel Air, Brentwood, Beverly Hills, West Hollywood, & Santa Monica. Westwood Village is easily accessible & provides a retreat for Angelenos from their busy, big-city lives. Westwood Village is a historical landmark, built in 1928 by the Janss family as a retail village. The architecture represents the historical relevance of this community & allows for a charming environment for visitors, residents, UCLA students, & people who work in the area.”

- *The Westwood Village Improvement Association*

Demographics	POPULATION			2022 AVG. HOUSEHOLD INCOME		
	1-MILE	3-MILE	5-MILE	1-MILE	3-MILE	5-MILE
	37,495	206,110	541,092	\$107,746	\$139,143	\$135,999

Walking distance from UCLA and UCLA Health



Ucla UCLA at a Glance

With 16 Nobel Laureates, 15 MacArthur Fellows, 120 NCAA championships and more Olympic medals than most nations, UCLA has become a household name synonymous with academic and athletic excellence.

#1 PUBLIC UNIVERSITY IN CALIFORNIA & LOS ANGELES

-US NEWS & WORLD REPORT

25,473
UNDERGRADUATE
STUDENTS

2,991
GRADUATE
STUDENTS

28,464
TOTAL
ENROLLMENT

UCLA Health

RANKED #1 HOSPITAL IN CALIFORNIA & LOS ANGELES

-US NEWS & WORLD REPORT

39,000
EMPLOYEES

2.5M
OUTPATIENT CLINIC VISITS PER YEAR

THE BEST CORNER

The Weyburn at Broxton

IN WESTWOOD VILLAGE

The information contained in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Asset Management and should not be made available to any other person or entity without the written consent of Pegasus Asset Management. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Asset Management has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Leasing Package has been obtained from sources we believe to be reliable; however, Pegasus Asset Management has not verified, and will not verify, any of the information contained herein, nor has Pegasus Asset Management conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.

LEASING TEAM

ANDREW COHEN

Executive Vice President | Leasing
acohen@pegasusam.com
LIC # 01996379 (CA)

EMMET PIERSON

Senior Associate | Leasing
epierson@pegasusam.com
LIC # 02048600 (CA)

JOSH DEMBO

Associate | Leasing
jdembo@pegasusam.com
LIC # 02242456 (CA)

DANIEL WOZNICA

Associate | Leasing
dwoznica@pegasusam.com
LIC # 02211034 (CA)



PEGASUS

Pegasus Asset Management Inc.

1901 Avenue of the Stars, Suite 630
Los Angeles, CA 90067
(310) 691-1350
www.pegasusam.com
CA DRE # 02119442