



2ND GENERATION RESTAURANT/RETAIL OPPORTUNITY *in the*
HEART *of* WESTWOOD

1071-1073 GLENDON AVE

LOS ANGELES | CA

CBRE



PROPERTY HIGHLIGHTS

Beautifully designed and fully built-out restaurant/retail space featuring striking architectural details high ceilings. The premises include a fully appointed kitchen and efficient back-of-house setup, making it ideal for immediate operation.

The property offers exceptional visibility with strong signage potential and is situated in a premium, high-traffic location surrounded by numerous walkable amenities—perfect for capturing steady foot traffic and enhancing customer accessibility.

UP TO $\pm 7,312$ *Rentable*
SF

GROUND FLOOR + MEZZANINE + BASEMENT



Recently Renovated



In the heart of Westwood Village with direct proximity to UCLA, the Hammer Museum, W Hotel and 405 freeway



Second generation restaurant



An exceptional amount of Daytime & Nighttime traffic



Signage & Visibility



Plentiful street-metered parking & public parking structures

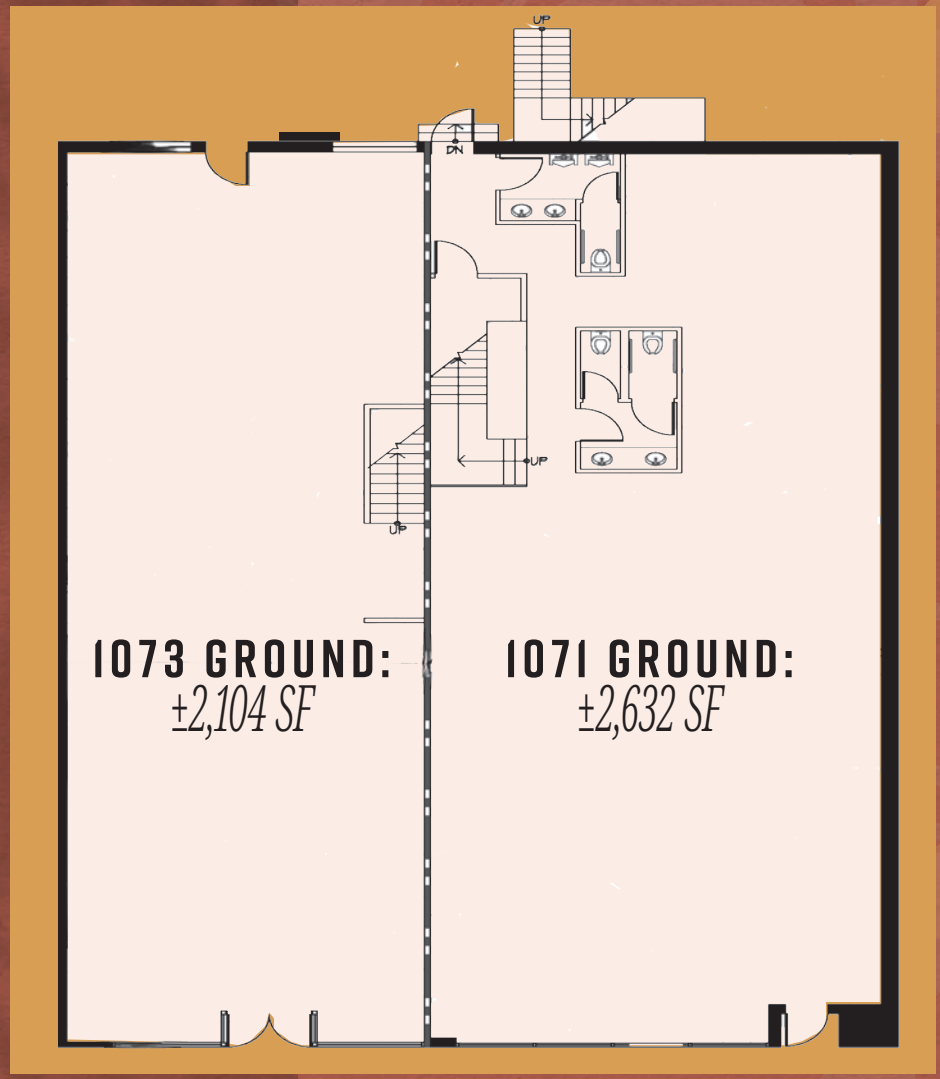


Frontage directly on Glendon Ave.

FLOORPLAN

1071-1073 GLENDON AVE

$\pm 4,736_{SF}$
GROUND FLOOR
(TOTAL)



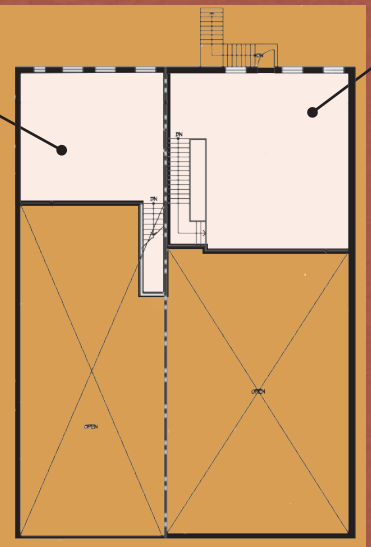
1073 GROUND:
 $\pm 2,104_{SF}$

1071 GROUND:
 $\pm 2,632_{SF}$

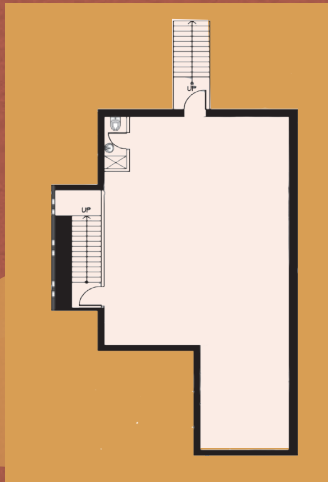
----GLENDON AVE----

1073 MEZZ:
 $\pm 599_{SF}$

1071 MEZZ:
 $\pm 880_{SF}$



$\pm 1,479_{SF}$ MEZZANINE
(TOTAL)

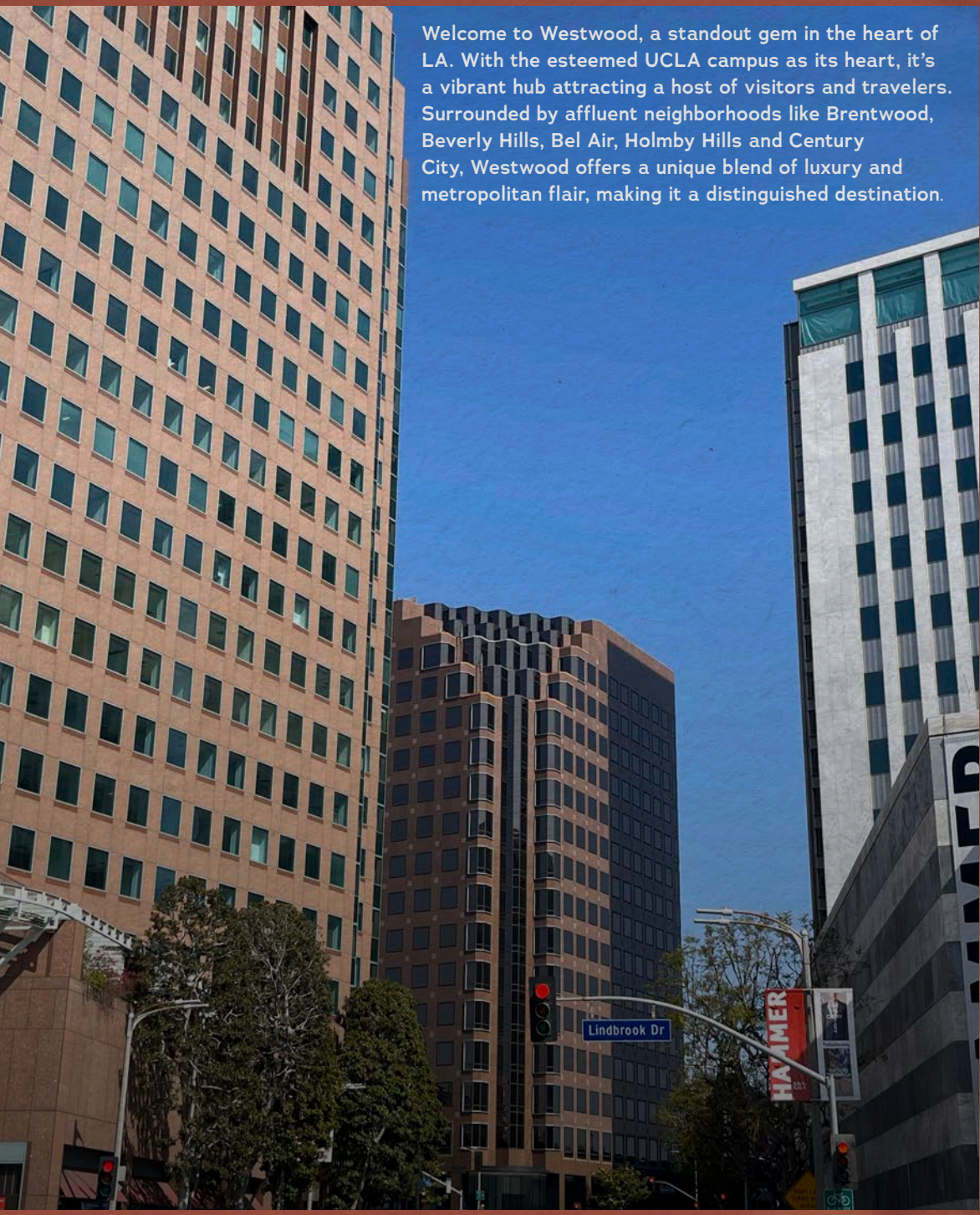


$\pm 1,097_{SF}$
BASEMENT (TOTAL)









Welcome to Westwood, a standout gem in the heart of LA. With the esteemed UCLA campus as its heart, it's a vibrant hub attracting a host of visitors and travelers. Surrounded by affluent neighborhoods like Brentwood, Beverly Hills, Bel Air, Holmby Hills and Century City, Westwood offers a unique blend of luxury and metropolitan flair, making it a distinguished destination.

DEMOGRAPHICS


1 MILE — 3 MILES — 5 MILES —

2025 POPULATION	55,738	226,605	580,876
2024 AVG HOUSEHOLD INCOME	\$141,039	\$176,255	\$170,503
2025 HOUSEHOLDS	18,223	97,131	226,161
2025 PLACE of WORK	4,526	28,664	62,187 (BUSINESSES)
	141,071	338,657	603,342 (EMPLOYEES)

UNDERGRADUATE STUDENTS	33,040	FACULTY and TEACHERS	5,464
GRADUATE STUDENTS	13,636	TOTAL EMPLOYEES	40,000+

VISITS

INTERSECTION of GLENDON and LINDBROOK

 12,000+ CARS PER DAY

 2,000+ PEDESTRIANS PER DAY



SURROUNDING AMENITIES





1071-1073 GLENDON AVE

LOS ANGELES | CA

MARISA RENFRO

Vice President

Lic. #02178774

+1 949 922 7278

marisa.renfro@cbre.com

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