

RESTAURANT / RETAIL

WESTWOOD VILLAGE SPACE FOR LEASE

KENNEDY WILSON



10925 Weyburn Ave., Los Angeles, CA 90024 • Adjacent to UCLA • 8 Million SF of Office Nearby



CHRISTINE DESCHAINÉ | 310-887-6440
CLARE COLLINS | 310-887-3520

JAY LUCHS | 310-407-6585
GAVIN KETCHUM | 310-407-6593

Westwood Village Restaurant/Retail for Lease

SIT-DOWN TABLE SERVICE | RETAIL SPACE | 10925 WEYBURN AVENUE, LOS ANGELES 90024



PROPERTY DESCRIPTION

- Location:** 10925 Weyburn Avenue, Los Angeles 90024
- Available Spaces:** West - Retail - ±2,500 SF (±29' Frontage)
East Retail/Restaurant - ±4,457 SF (±38' Frontage | ±3,221 Ground ±1,236 Mezzanine)
- Rent:** \$6.25 PSF/Mo., NNN (Ground Floor)
- Parking:** Abundant Surface Parking Lots



HIGHLIGHTS

- Adjacent to UCLA: 75,000 Students, faculty and staff; 5th largest employer in L.A. County
- Located in the heart of Westwood Village - L.A.'s centrally located retail and restaurant village
- Average household income (3 miles): \$159,098
- Surrounded by ±8 million SF of leased office space

*Prospective tenants are hereby advised that all uses are subject to City approval

NEIGHBORING TENANTS



Christine Deschaine | 310-887-6440
Kennedy Wilson Brokerage Group
CalBRE #00905121 | cdeschaine@kennedywilson.com

Clare Collins | 310-887-3520
Kennedy Wilson Brokerage Group
CalBRE #02023110 | ccollins@kennedywilson.com

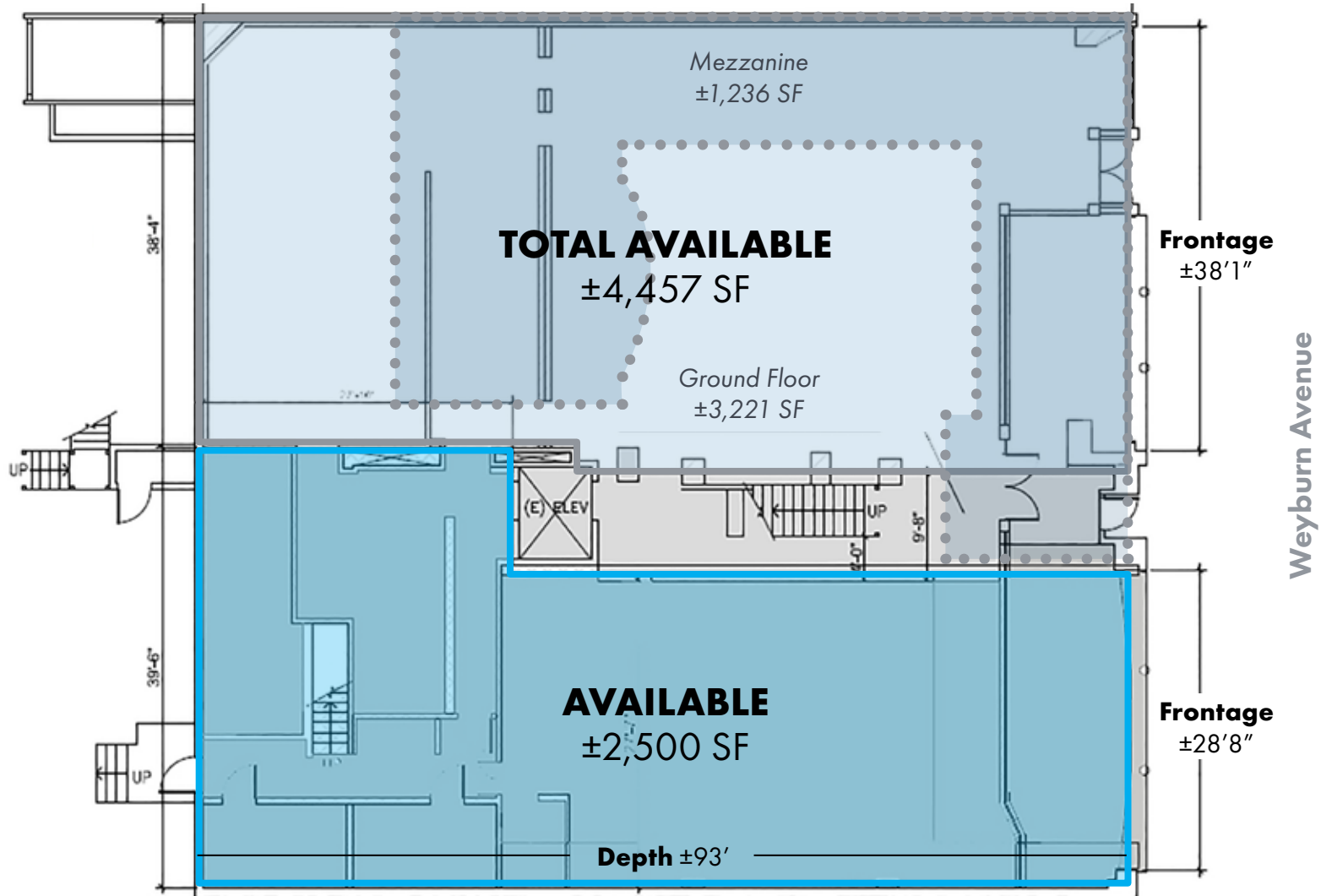
Jay Luchs | 310-407-6585
Newmark Grubb Knight Frank
CalBRE #01260345 | jay.luchs@ngkf.com

Gavin Ketchum | 310-407-6593
Newmark Grubb Knight Frank
CalBRE #01929170 | gavin.ketchum@ngkf.com

Westwood Village Restaurant/Retail for Lease

SIT-DOWN TABLE SERVICE | RETAIL SPACE | 10925 WEYBURN AVENUE, LOS ANGELES 90024

Floor Plan - Ground Floor



Christine Deschaine | 310-887-6440
Kennedy Wilson Brokerage Group
CalBRE #00905121 | cdeschaine@kennedywilson.com

Clare Collins | 310-887-3520
Kennedy Wilson Brokerage Group
CalBRE #02023110 | ccollins@kennedywilson.com

Jay Luchs | 310-407-6585
Newmark Grubb Knight Frank
CalBRE #01260345 | jay.luchs@ngkf.com

Gavin Ketchum | 310-407-6593
Newmark Grubb Knight Frank
CalBRE #01929170 | gavin.ketchum@ngkf.com

Westwood Village Restaurant/Retail for Lease

SIT-DOWN TABLE SERVICE | RETAIL SPACE | 10925 WEYBURN AVENUE, LOS ANGELES 90024



Westwood Village

is Los Angeles' *premiere* village centre - centrally located in the heart of Los Angeles, serving the neighborhoods of Bel Air, Holmby Hills, Wilshire Corridor, Brentwood, Pacific Palisades, Santa Monica, Beverly Hills, West Hollywood and UCLA.

This charming and unique area displays a rich history recognizable by its architecturally significant buildings, many of which were built in the 1930's and 40's.



Demographics

2018	1 Mile	3 Miles	5 Miles
Population	50,736	212,382	563,479
Av. HH Income	\$124,192	\$159,098	\$147,282
Est. Total Businesses	3,877	26,193	54,408
Est. Total Employees	77,199	297,531	538,193

Christine Deschaine | 310-887-6440
Kennedy Wilson Brokerage Group
CalBRE #00905121 | cdeschaine@kennedywilson.com

Clare Collins | 310-887-3520
Kennedy Wilson Brokerage Group
CalBRE #02023110 | ccollins@kennedywilson.com

Jay Luchs | 310-407-6585
Newmark Grubb Knight Frank
CalBRE #01260345 | jay.luchs@ngkf.com

Gavin Ketchum | 310-407-6593
Newmark Grubb Knight Frank
CalBRE #01929170 | gavin.ketchum@ngkf.com

Westwood Village Restaurant/Retail for Lease

SIT-DOWN TABLE SERVICE | RETAIL SPACE | 10925 WEYBURN AVENUE, LOS ANGELES 90024



Westwood Village is undergoing an exciting revitalization, with a unique collection of retail offerings, galleries and restaurants that cater to all of Los Angeles.

Adjacent to UCLA, the village serves 75,000 students, faculty and staff, as well as the daytime population which surround 8 million square feet of office space.



Christine Deschaine | 310-887-6440
Kennedy Wilson Brokerage Group
CalBRE #00905121 | cdeschaine@kennedywilson.com

Clare Collins | 310-887-3520
Kennedy Wilson Brokerage Group
CalBRE #02023110 | ccollins@kennedywilson.com

Jay Luchs | 310-407-6585
Newmark Grubb Knight Frank
CalBRE #01260345 | jay.luchs@ngkf.com

Gavin Ketchum | 310-407-6593
Newmark Grubb Knight Frank
CalBRE #01929170 | gavin.ketchum@ngkf.com