

80 OFF - SITE PARKING SPACES

CBRE

7,231 RENTABLE SF WITH
BONUS MEZZANINE AND
BASEMENT SPACE



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

1139 GLENDON AVE

LOS ANGELES | CA



PROPERTY HIGHLIGHTS

Charming corner restaurant featuring an atrium skylight, open concept design, and exposed brick. Enjoy ample natural light, a mezzanine level, and a bustling location with numerous walkable amenities.

±11,019 SF Total

±7,231^{Rentable}_{SF}

GROUND FLOOR

±3,099^{Usable}_{SF}

MEZZANINE

±687^{Usable}_{SF}

BASEMENT



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



An exceptional amount of Daytime & Nighttime traffic



High ceiling and bright open space



±80 off-site parking spaces with valet. Plentiful street-metered parking & public parking structures



Frontage wrapped around the corner of Glendon Ave. & Lindbrook Dr. offering incredible visibility



Complete with an entitled restaurant use and CUP Type 47 for full liquor license

A photograph of a historic brick building with a tiled roof and large trees, with the word "VISIBILITY" overlaid in large white letters. The building is constructed of red brick and features a prominent corner section with a tiled roof and a decorative frieze. A large, leafy green tree stands in front of the building, partially obscuring it. The scene is set on a street with a crosswalk and a red curb. The sky is clear and blue.

VISIBILITY

A circular atrium with a glass dome, brick walls, and a central well. The space is supported by white columns and has a second level with a black metal railing. The floor is made of terracotta tiles with decorative patterns. The text "NATURAL LIGHT" is overlaid in the center.

NATURAL LIGHT

**ONE OF A
KIND**





PROPERTY OVERVIEW

Nestled in the heart of Westwood Village, this charming second-generation restaurant boasts exceptional visibility and a steady stream of foot traffic. It's not just a restaurant, but a beautiful property featuring multiple kitchens and a distinctive skylight at its heart, allowing natural light to shine throughout the building.

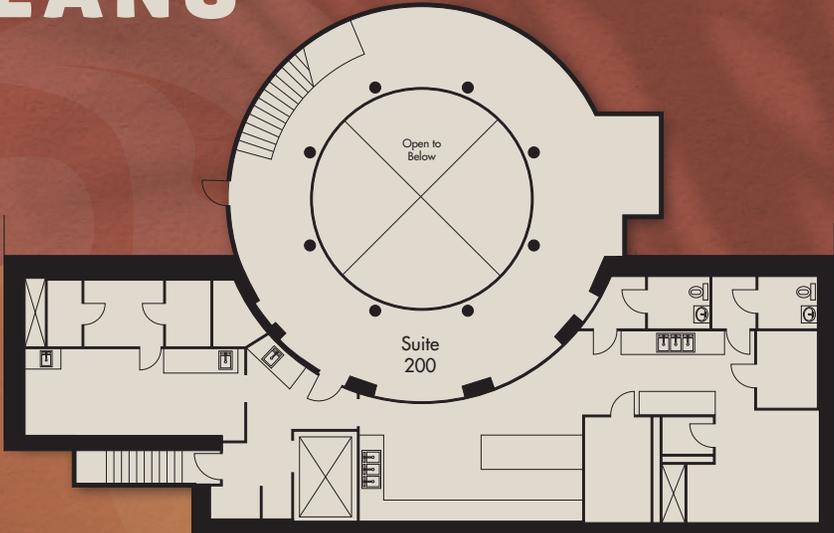
EXIT

FLOOR PLANS

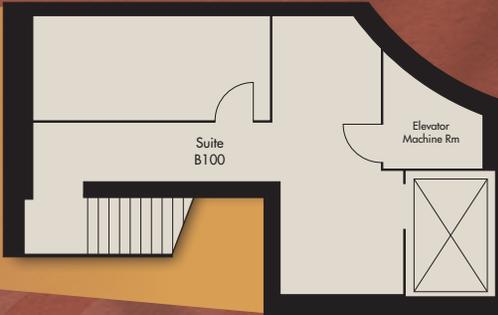
±11,019SF
TOTAL



±7,231^{Rentable}_{SF}
GROUND FLOOR

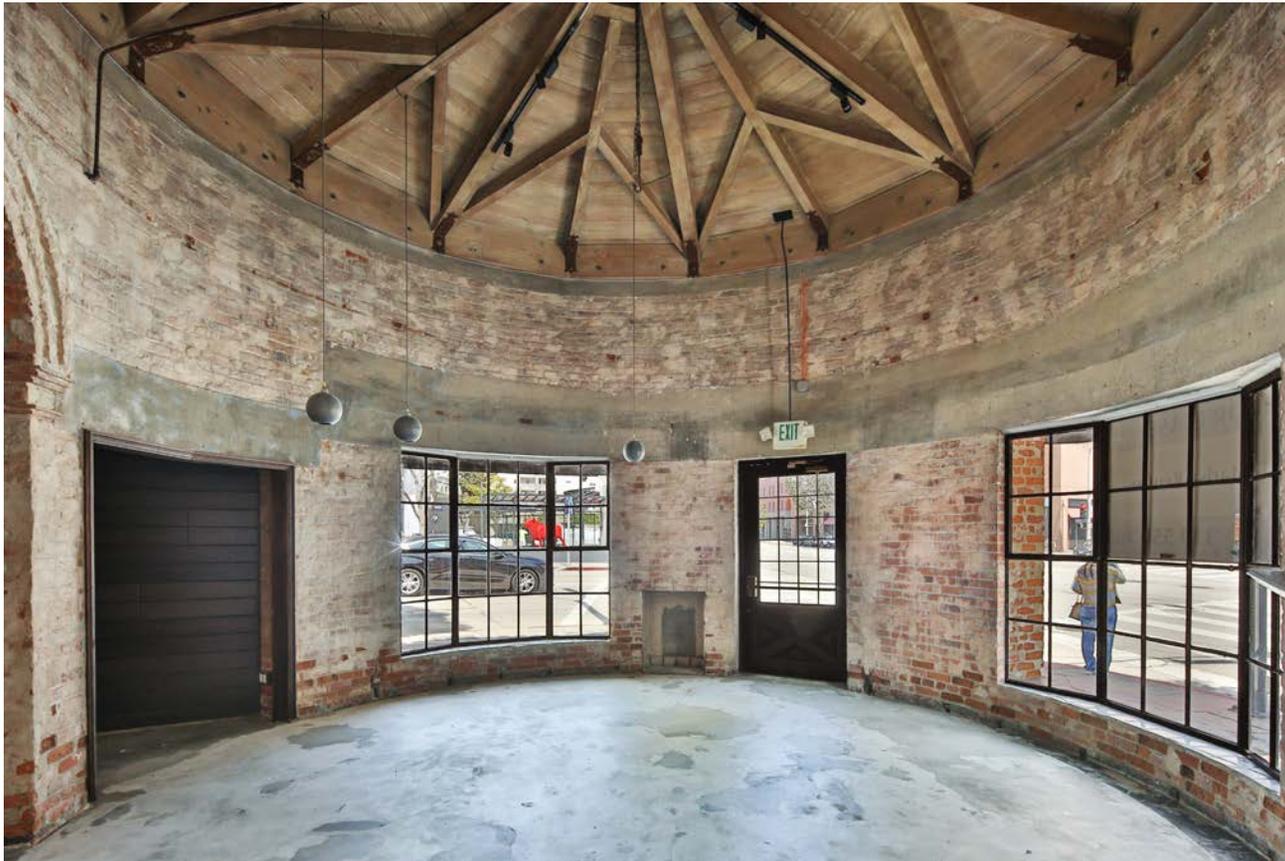
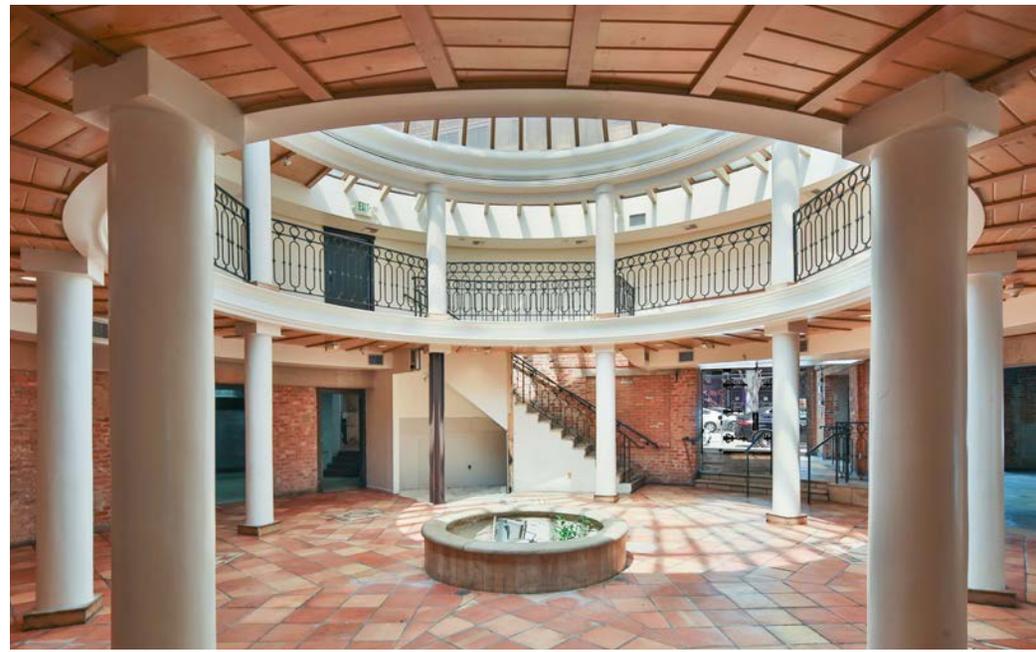
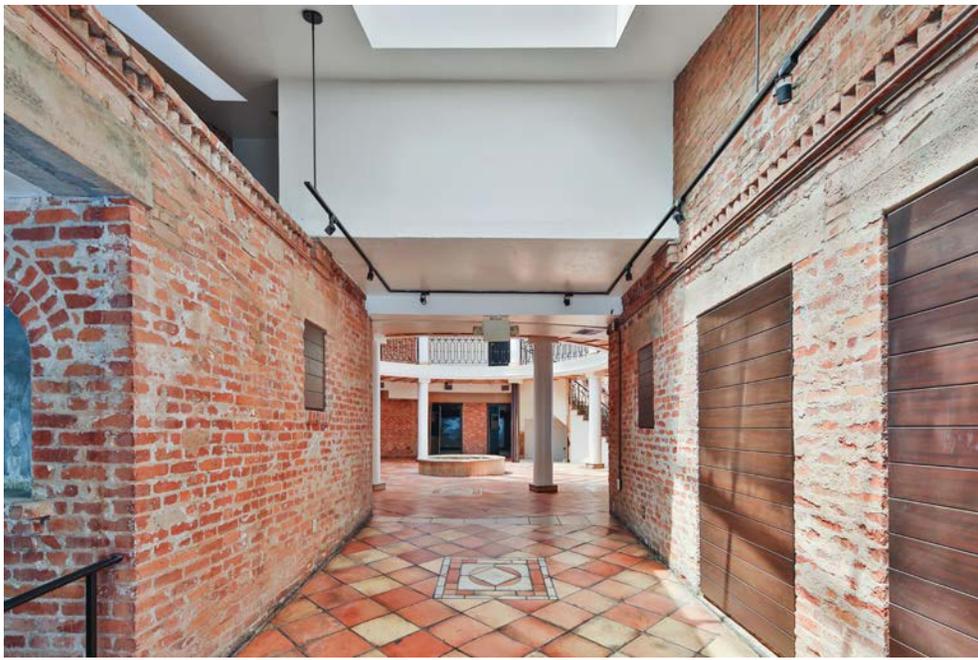


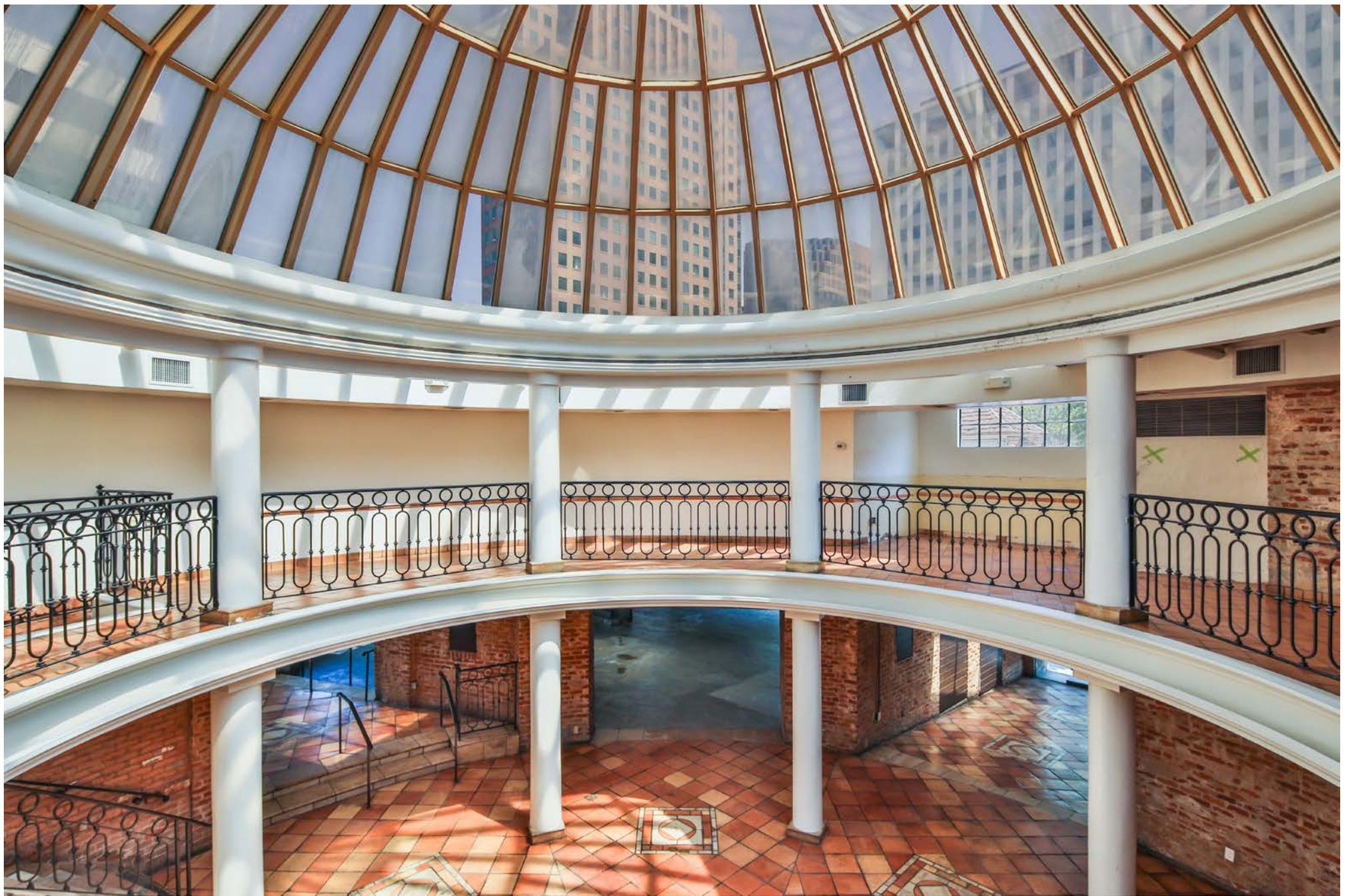
±3,099^{Usable}_{SF}
MEZZANINE

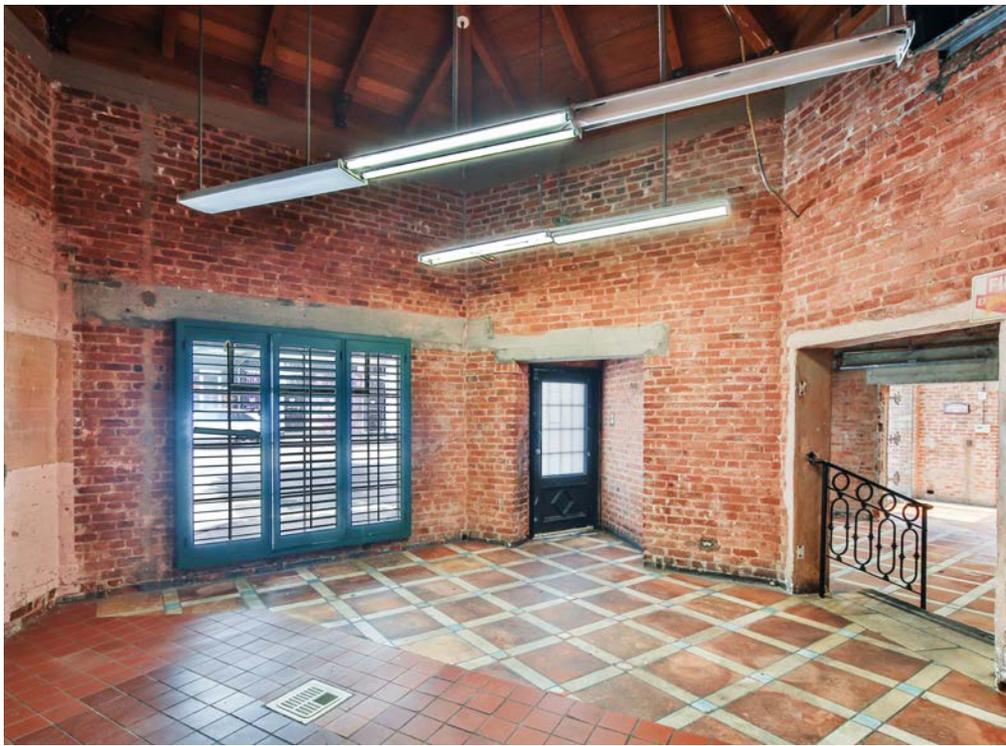


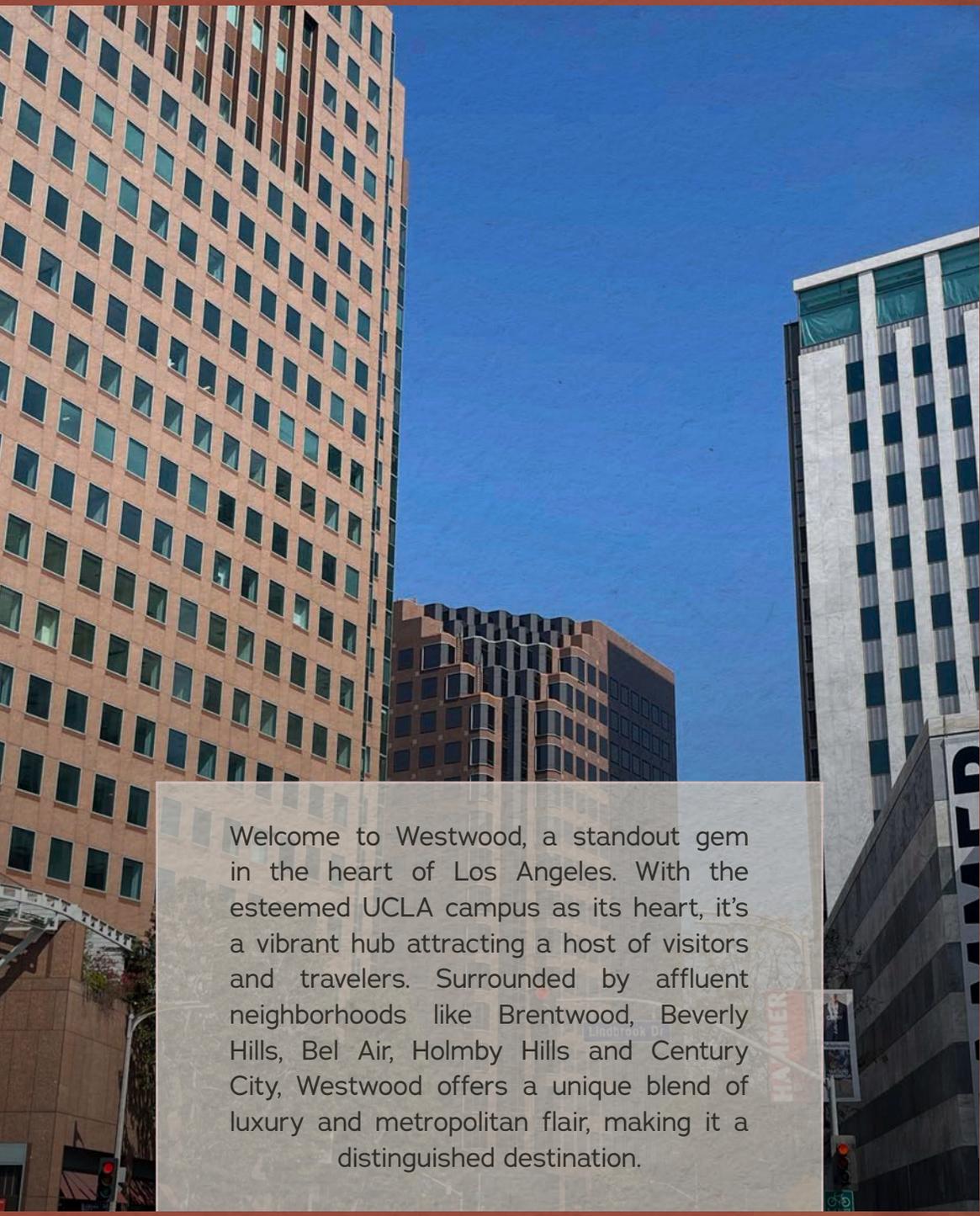
±687^{Usable}_{SF}
BASEMENT











Welcome to Westwood, a standout gem in the heart of Los Angeles. 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 —

2023 POPULATION

55,738 226,605 580,876

2023 AVG HOUSEHOLD INCOME

\$141,039 \$176,255 \$170,503

2023 HOUSEHOLDS

18,223 97,131 226,161

2023 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



AREA OVERVIEW

SANTA MONICA

MALIBU

BRENTWOOD



UCLA



CENTURY CITY/
BEVERLY HILLS



WILSHIRE BLVD



1139
GLENDON
AVE

LINDBROOK DR





1139 GLENDON AVE

LOS ANGELES | CA

MARISA RENFRO

Vice President

Lic. #02178774

+1 949 922 7278

marisa.renfro@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to 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.

CBRE