



2ND GEN COFFEESHOP OPPORTUNITY *in the* HEART *of* WESTWOOD

1129 GLENDON AVE

LOS ANGELES | CA

CBRE



PROPERTY HIGHLIGHTS

Charming retail space featuring architectural details, and exposed brick. Enjoy natural light, outdoor seating, and a bustling location with numerous walkable amenities.

± 1,702 *Rentable*
SF
GROUND FLOOR (+ PATIO)



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



Second generation coffee shop



An exceptional amount of Daytime & Nighttime traffic



Signage & Visibility



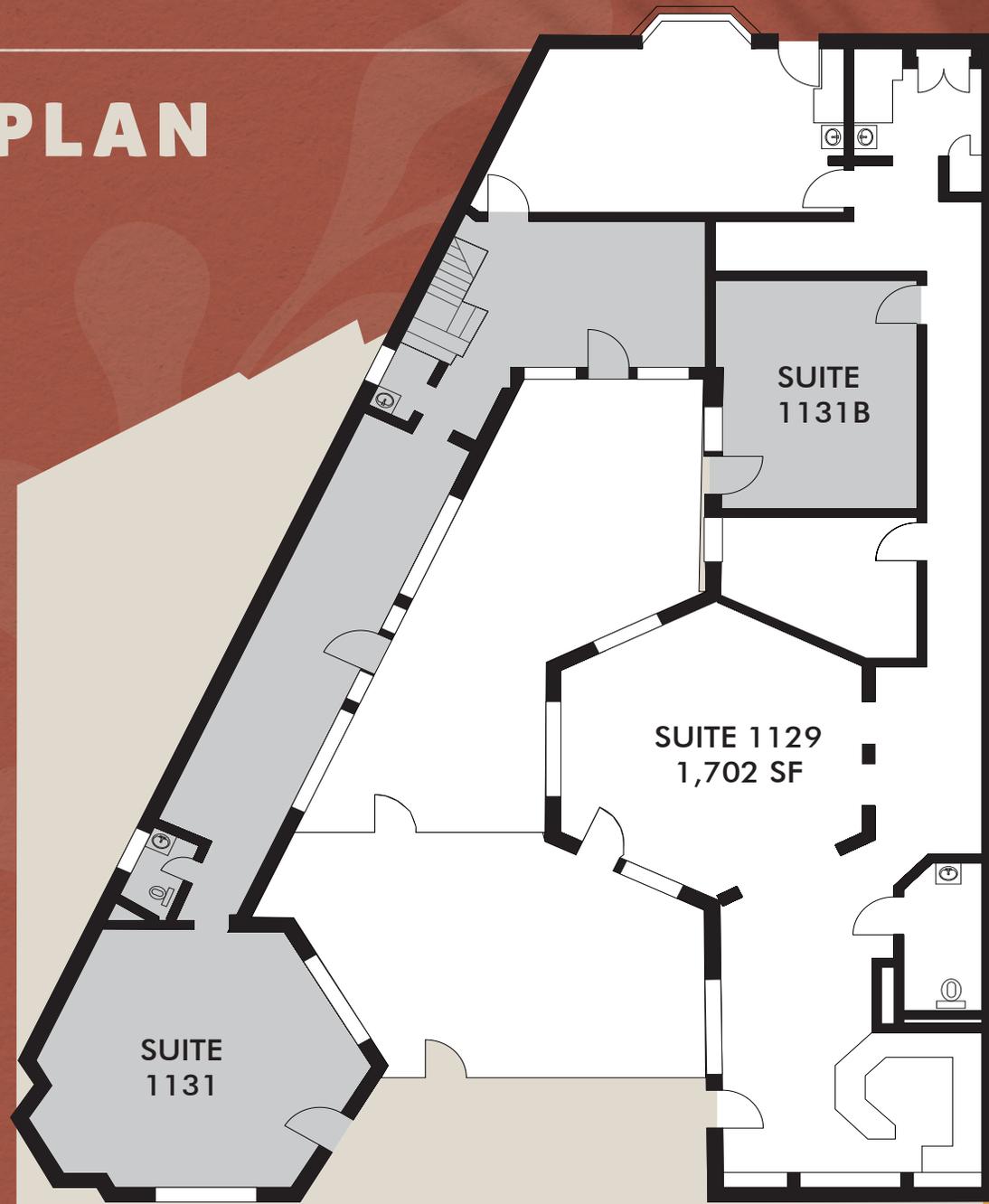
Plentiful street-metered parking & public parking structures



Frontage directly on Glendon Ave.

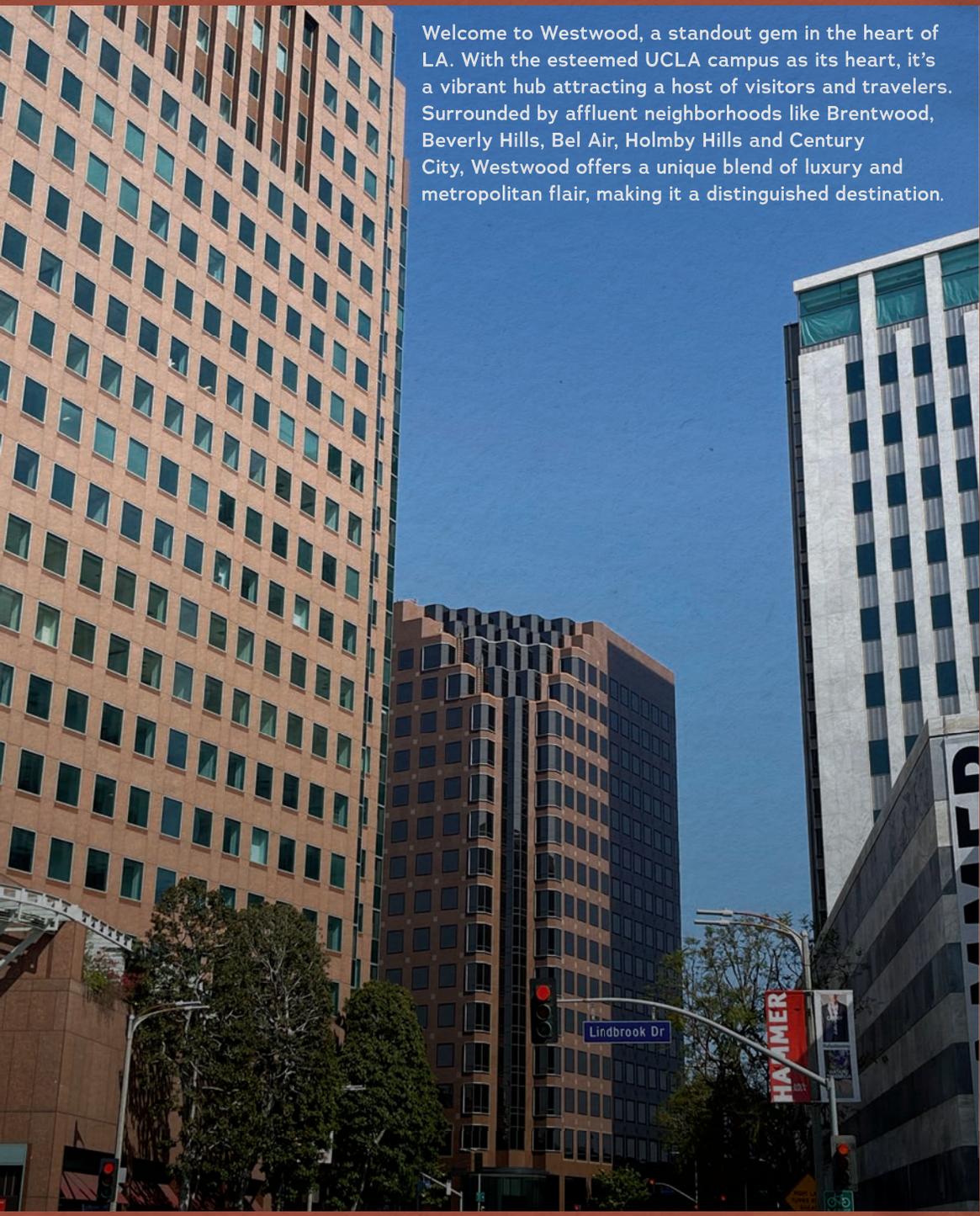
FLOOR PLAN

± 1,702_{SF}
GROUND FLOOR



--- GLENDON AVE ---





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 —

2024 POPULATION	55,738	226,605	580,876
2024 AVG HOUSEHOLD INCOME	\$141,039	\$176,255	\$170,503
2024 HOUSEHOLDS	18,223	97,131	226,161
2024 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



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