



THE BEST CORNER

THE WEYBURN AT BROXTON

IN WESTWOOD VILLAGE

PRIME
RETAIL & RESTAURANT SPACE FOR LEASE

10930 WEYBURN AVE, LOS ANGELES, CALIFORNIA



THE BEST CORNER IN WESTWOOD VILLAGE JUST GOT BETTER ...

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. Now on offer is $\pm$ 1,955 - 4,105 SF of restaurant-entitled space along with restaurant-ready utilities.

With the most highly anticipated Raising Cane's now open and the re-imagination of the Fox Theatre in the offing, the corner of Weyburn and Broxton only continues to become more attractive.

This rare vacancy on this most desirable block is sure to attract tenants looking for main and main flagship space in Westwood Village.





NOW OPEN!

UNBEATABLE WALK SCORE OF 90

WALKING DISTANCE TO UCLA & RONALD REAGAN UCLA MEDICAL CENTER



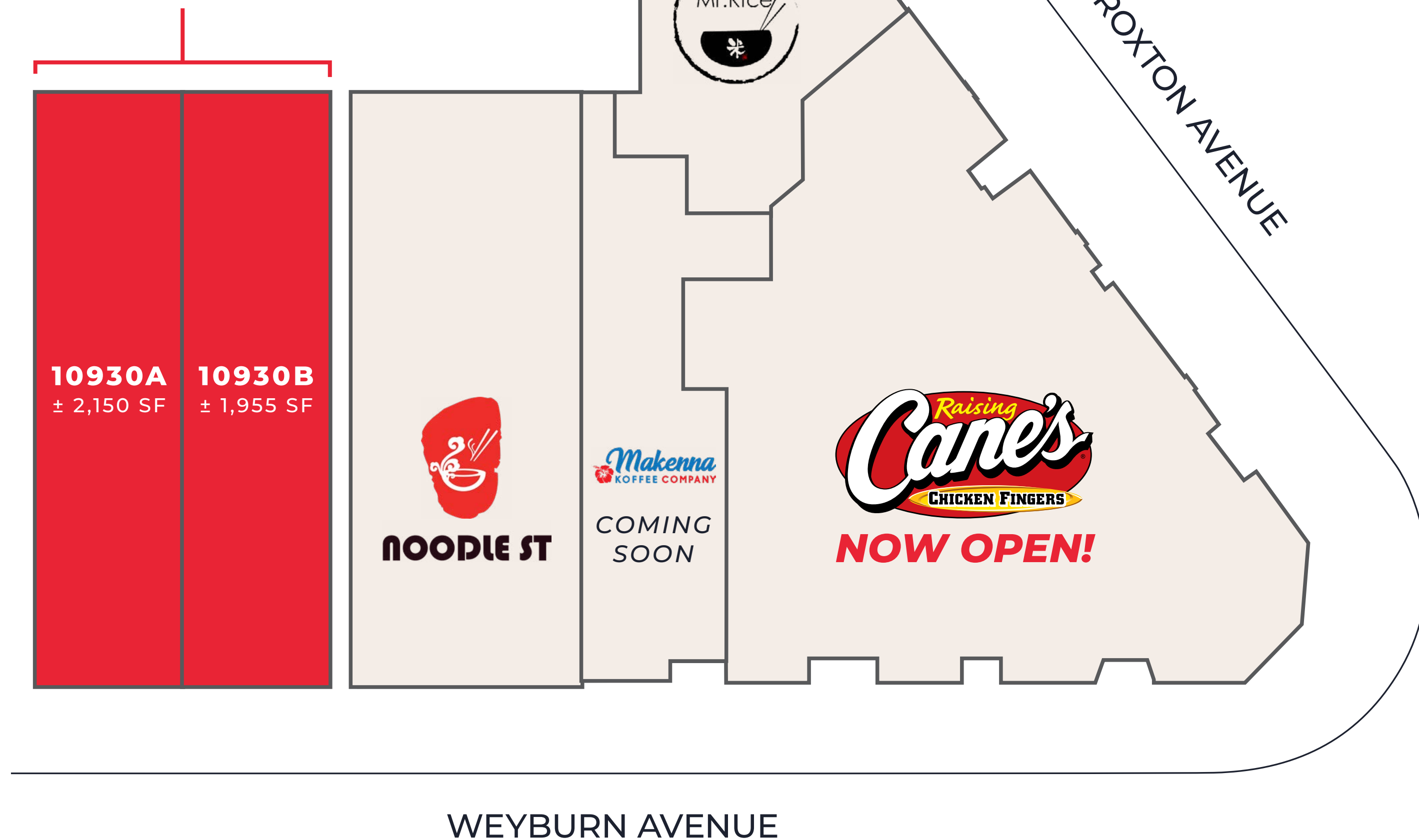
THE WEYBURN AT BROXTON

— AVAILABILITIES —

A D D R E S S	S I Z E	U S E
10930A WEYBURN <i>Now Deliverable</i>	± 2,150 SF*	Retail / Restaurant**
10930B WEYBURN <i>Month to Month</i>	± 1,955 SF*	Retail / Restaurant**

* Adjoining Spaces - may be combined for ± 4,105 SF total.
** Delivered restaurant-entitled with upgraded utilities for restaurant use.

MAY BE COMBINED FOR
A TOTAL OF **± 4,105 SF**





CURRENT SPACE



PROPOSED RENDERING

INCREDIBLE LOCATION

AT THE BEST INTERSECTION IN WESTWOOD

Ucla

UCLA Health | Ronald Reagan UCLA Medical Center

UCLA Health
WESTWOOD PLAZA
143,000 SF OFFICE



WESTWOOD BLVD

**THE WEYBURN
AT BROXTON**

LE CONTE AVE



REGENCY
BRUIN THEATRE



REGENCY
VILLAGE THEATRE

BROXTON AVE



WEYBURN AVE



PUBLIC PARKING
366 SPACES



PROPERTY HIGHLIGHTS

- Prime location on Westwood Village's best corner
- 366-stall public parking garage 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	1 - M I L E	3 - M I L E	5 - M I L E
POPULATION	37,495	206,110	541,092
AVG. HOUSEHOLD INCOME	\$107,746	\$139,143	\$135,999



WALKING DISTANCE FROM UCLA & UCLA HEALTH



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



**RANKED #1 HOSPITAL IN
CALIFORNIA & LOS ANGELES**
- US NEWS & WORLD REPORT

39,000
EMPLOYEES

2.5M
OUTPATIENT CLINIC VISITS PER YEAR



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

CONTACT LEASING
(424) 363-7800

ANDREW COHEN

Executive Vice President, Leasing

acohen@pegasusam.com
LIC # 01996379 (CA)

SOPHIA KESSLER

Senior Associate, Leasing

skessler@pegasusam.com
LIC # 02168824 (CA)

EMMET PIERSON

Senior Associate, Leasing

epierson@pegasusam.com
LIC # 02048600 (CA)

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