



± 608 - 7,222 CONTIGUOUS SF RETAIL/
OFFICE/RESTAURANT SPACE FOR LEASE

THE WEYBURN AT BROXTON

10936 - 10948 WEYBURN AVE
WESTWOOD VILLAGE, LOS ANGELES, CA

SUBJECT

BROXTON AVE

WEYBURN AVE

ICONIC PROPERTY IN THE HEART
OF WESTWOOD VILLAGE

EXECUTIVE SUMMARY

Pegasus is proud to present a rare leasing opportunity in the heart of Los Angeles' historical Westwood Village. Situated at the primary thoroughfare into the Village, this property situates prominently at the high-traffic corner of Broxton Ave and Weyburn Ave, and is across the street from the Fox Theater, a legendary historical landmark. The property offers $\pm 608 - 7,222$ contiguous square feet of space designated for office, retail or restaurant use, all with great streetfront visibility.

With myriad local tenants including Whole Foods, Regency Theatres, Starbucks Coffee, Target, In-N-Out Burger, Chick-fil-A, and UCLA Health, this property offers a high-profile location to showcase your brand to some of Los Angeles' best and brightest.



UCLA Emergency
Medicine

Ronald Reagan
UCLA Medical Center

UCLA Stein Eye Institute

Westwood Plaza
143,000 SF of Offices

David Geffen School
of Medicine at UCLA



LE CONTE AVE

SUBJECT

WEYBURN AVE

BROXTON AVE

PROPERTY HIGHLIGHTS

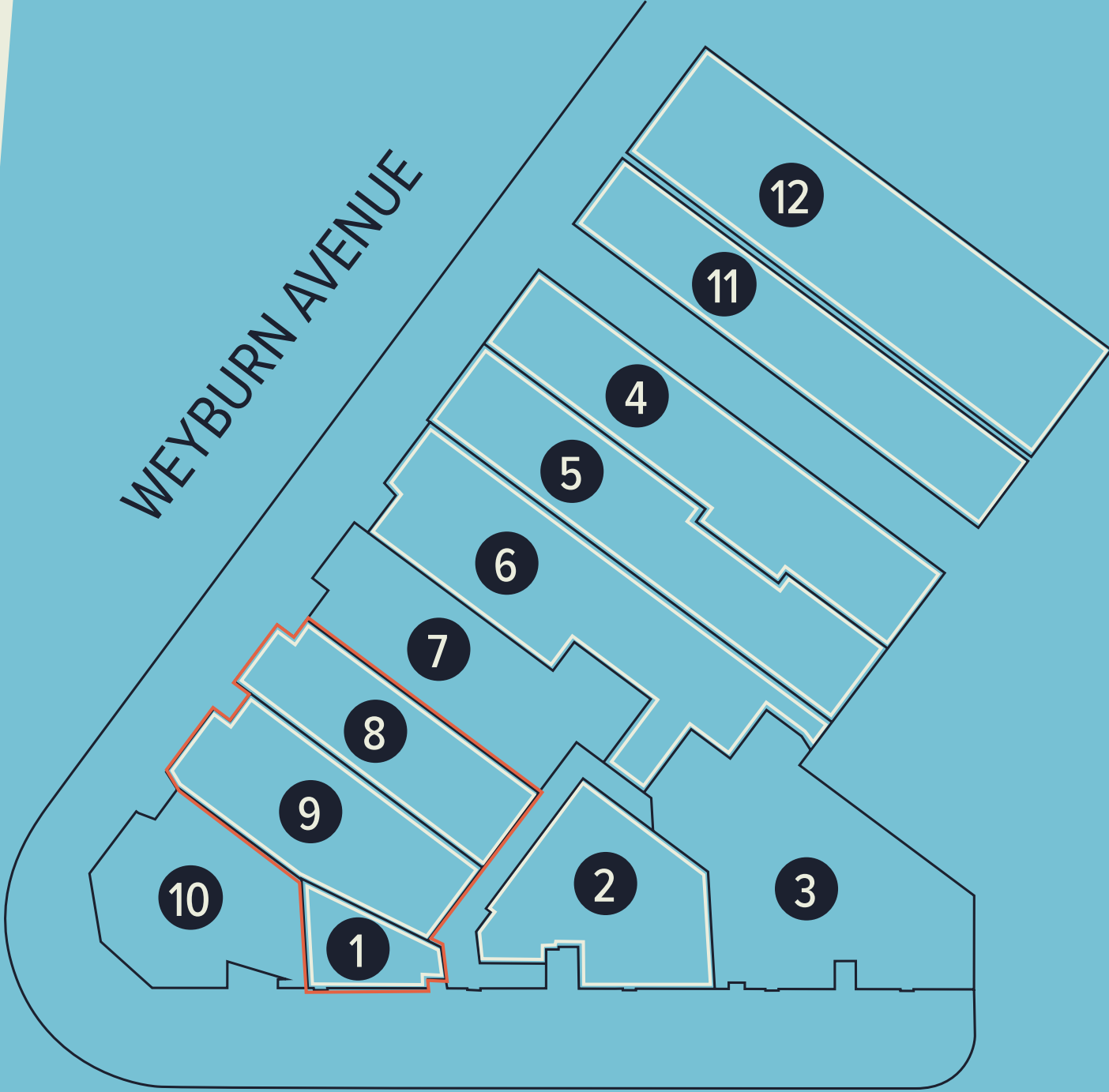
- New ownership investing in facade and interior upgrades.
- Historic corner property with iconic Stan's Donuts corner location available for the first time in nearly 60 years!
- Landlord can deliver \pm 608 - 7,222 contiguous feet with negotiable delivery terms.
- Expansive ceilings with up to \pm 25 feet of frontage along Weyburn Avenue.
- Walk Score of 90: "A walker's paradise."

BUILDING AND SITE PROFILE

PROPERTY NAME	THE WEYBURN AT BROXTON
ADDRESS	10936-10948 WEYBURN AVE LOS ANGELES, CA 90024
APN	4363-018-020
ZONING	LAC4
GROSS LEASABLE AREA	± 9,852 SF
LOT SIZE	± 0.25 AC
YEAR BUILT	1934
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
PARKING	± 366 STALLS BEHIND PROPERTY
FRONTAGE	106 FT ON WEYBURN AVE, 140 FT ON BROXTON AVE



AVAILABLE SPACES



BROXTON AVENUE

LEGEND:



AVAILABLE



CAN BE COMBINED
FOR TOTAL OF 2,525 SF

	ADDRESS	SQ FT	SPACE TYPE	DELIVERY	AVAILABILITY	LEASE TERM/RATE	TENANT
1	1006 BROXTON AVE	608 SF	RETAIL	AS-IS	30 DAYS	NEGOTIABLE	IMAGE WIRELESS
2	1008 BROXTON AVE	1,430 SF	RETAIL/ MEDICAL OFFICE	AS-IS	30 DAYS	NEGOTIABLE	DANIEL MEDICAL
3	1010 BROXTON AVE						RICE RISE, INC.
4	10936 WEYBURN AVE	1,347 SF	RETAIL	AS-IS	IMMEDIATE	NEGOTIABLE	VACANT
5	10938 WEYBURN AVE	1,274 SF	RETAIL	AS-IS	IMMEDIATE	NEGOTIABLE	VACANT
6	10940 WEYBURN AVE	1,552 SF	RESTAURANT	AS-IS	30 DAYS	NEGOTIABLE	
7	10942 WEYBURN AVE		RESTAURANT				ONKEI RAMEN
8	10944 WEYBURN AVE	857 SF	RETAIL	AS-IS	30 DAYS	NEGOTIABLE	
9	10946 WEYBURN AVE	1,060 SF	RESTAURANT	AS-IS	30 DAYS	NEGOTIABLE	
10	10948 WEYBURN AVE						PRIMO'S DONUTS
11	10930 WEYBURN AVE	1,150 SF	RETAIL	AS-IS	30 DAYS	NEGOTIABLE	OPTOMETRY OFFICE
12	10930 WEYBURN AVE	2,050 SF	RETAIL	AS-IS	30 DAYS	NEGOTIABLE	SCRUBS UNLIMITED



DEMOGRAPHICS

2020 EST. POPULATION

1-MILE	3-MILE	5-MILE
40,708	218,787	565,829

2020 EST. AVG. HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$108,525	\$134,631	\$129,810

2010-2020 EST. ANNUAL GROWTH

1-MILE	3-MILE	5-MILE
1.20%	0.80%	0.60%

2020 EST. MEDIAN AGE

1-MILE	3-MILE	5-MILE
32.8	37.7	39.9

LOCATION HIGHLIGHTS

- Property is located on the best corner in Westwood Village.
- 366 parking stalls with 2-hour free parking 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

“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

SUBJECT

SANTA MONICA
± 5 MILES

BRENTWOOD
± 2.5 MILES

WILSHIRE BLVD
± 65,000 VPD

INTERSTATE
405 ± 240,000 VPD

Southwest Campus
Apartment Development
(3 Buildings, 1,958 Beds)



SUBJECT



10995 Le Conte
Apartment Development
(17 Stories, 1,167 Beds)

UCLA Health Offices

WESTWOOD BLVD
± 32,000 VPD

UCLA MEDICAL CENTER

ADJACENT TO UCLA

RANKED USA'S #1 UNIVERSITY
BY US NEWS & WORLD REPORT



*OVER 200 UCLA DOCTORS HAVE
EARNED THE BEST DOCTOR HONOR.*

LESS THAN 5% OF DOCTORS IN THE WORLD ARE
SELECTED FOR THIS HONOR.



#1 PUBLIC UNIVERSITY IN
CALIFORNIA & LOS ANGELES

31,568
UNDERGRADUATE STUDENTS

12,960
GRADUATE STUDENTS

45,921
TOTAL ENROLLMENT

UCLA Health

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

38,353
EMPLOYEES

2.5M
OUTPATIENT CLINIC VISITS
PER YEAR



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