



# FLAGSHIP SECOND GENERATION RESTAURANT SPACE FOR LEASE

10877 WILSHIRE BOULEVARD  
WESTWOOD VILLAGE, LOS ANGELES



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CENTER WEST **CBRE**





## A Westside Institution Re-imagined





Over 50 feet of signage and glass frontage on Lindbrook Drive



Over 50 feet of signage and glass frontage on Glendon Avenue





# 10877 WILSHIRE BLVD

## Westwood Overview

Westwood Village is one of the Westside's most important and versatile institutions. Just off Wilshire Blvd., the city's preeminent east-west corridor, this dynamic district is a hub to the greater region. With its central location, Westwood draws traffic from Downtown to Santa Monica, and caters to a broad clientele, with over **50,000 students and faculty** at UCLA, over **4,000 medical professionals** at the world-renowned UCLA Medical Center to the retirees in the Wilshire corridor, the OnePerCenters in the nearby communities of Bel Air, Beverly Hills, Holmby Hills and Brentwood. In addition, Westwood boasts one of the most robust office markets in Los Angeles with over **8 million square feet of office** in the Greater Westwood market and over **100,000 daily workers**.

## Center West Overview

Center West is one of the most iconic Class A office buildings in the LA Metropolitan area. An undeniable landmark, this signature building offers over 350,000 square feet of exceptional office space with stunning views and amenities.

## Flagship Restaurant Opportunity

Commanding Westwood Village and beyond is a distinguished second generation restaurant space with its former occupant being a 20-year Westside institution. This expansive canvas, with its high ceilings, all glass frontage on two major thoroughfares, and well thought out functionality includes:

- + Floor-to-ceiling windows on two elevations
  - + Open floor plan
  - + Convenient loading and trash access
  - + Unparalleled signage with eight large awnings and over 100 feet of frontage
  - + Wood burning oven
  - + High ceilings
  - + Approved for a Type 47 license
  - + Expansive kitchen with available FF&E
- + **Size:** ± Up To 16,000 RSF For Lease
  - + **Base Rent:** Available upon request
  - + **Parking:** Convenient on-site parking with 800 spaces and valet assist.
  - + **Availability:** Upon successful lease negotiations





# WESTWOOD

Westwood boasts one of the most desirable demographic bases in Southern California. Affluent, active and highly educated, this is the crowd that seeks balance and enjoys the finer things. And with more retail, housing and transportation options than ever, many are choosing to live, work and do everything in between right here.



~50,000  
students and faculty at UCLA

76,409  
cars passing daily on Wilshire  
\*additional 28,000 on Westwood Blvd.

8.2 million  
rentable square feet of  
office in Westwood

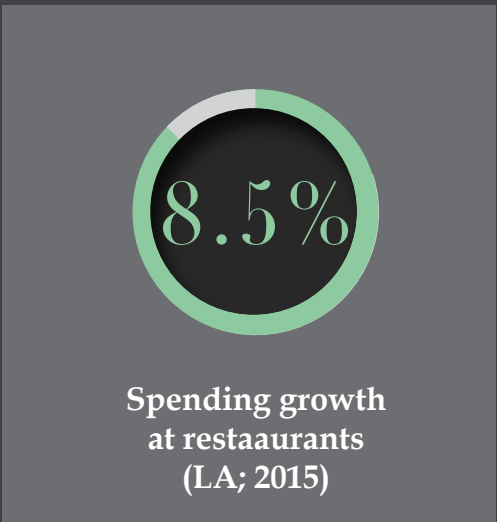
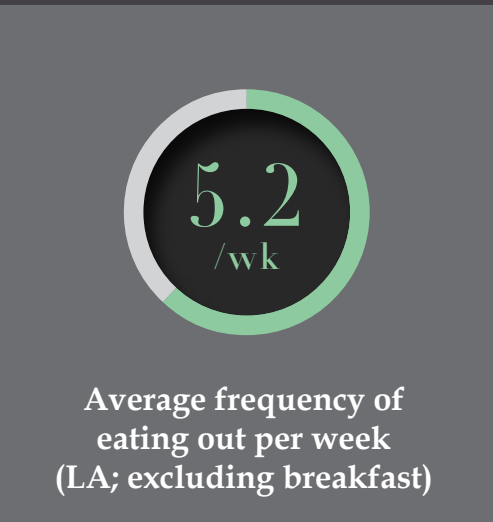
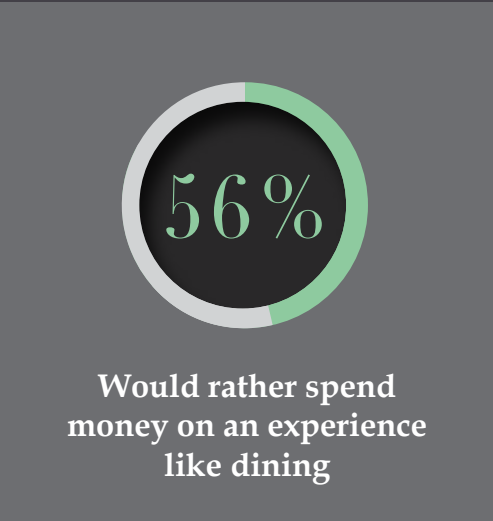
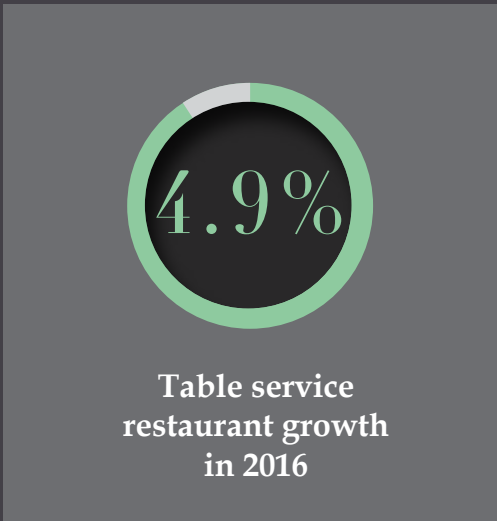
30  
median age  
1-mile radius

68%  
Never married

+76%  
alcohol sales in Westwood  
greater than national average

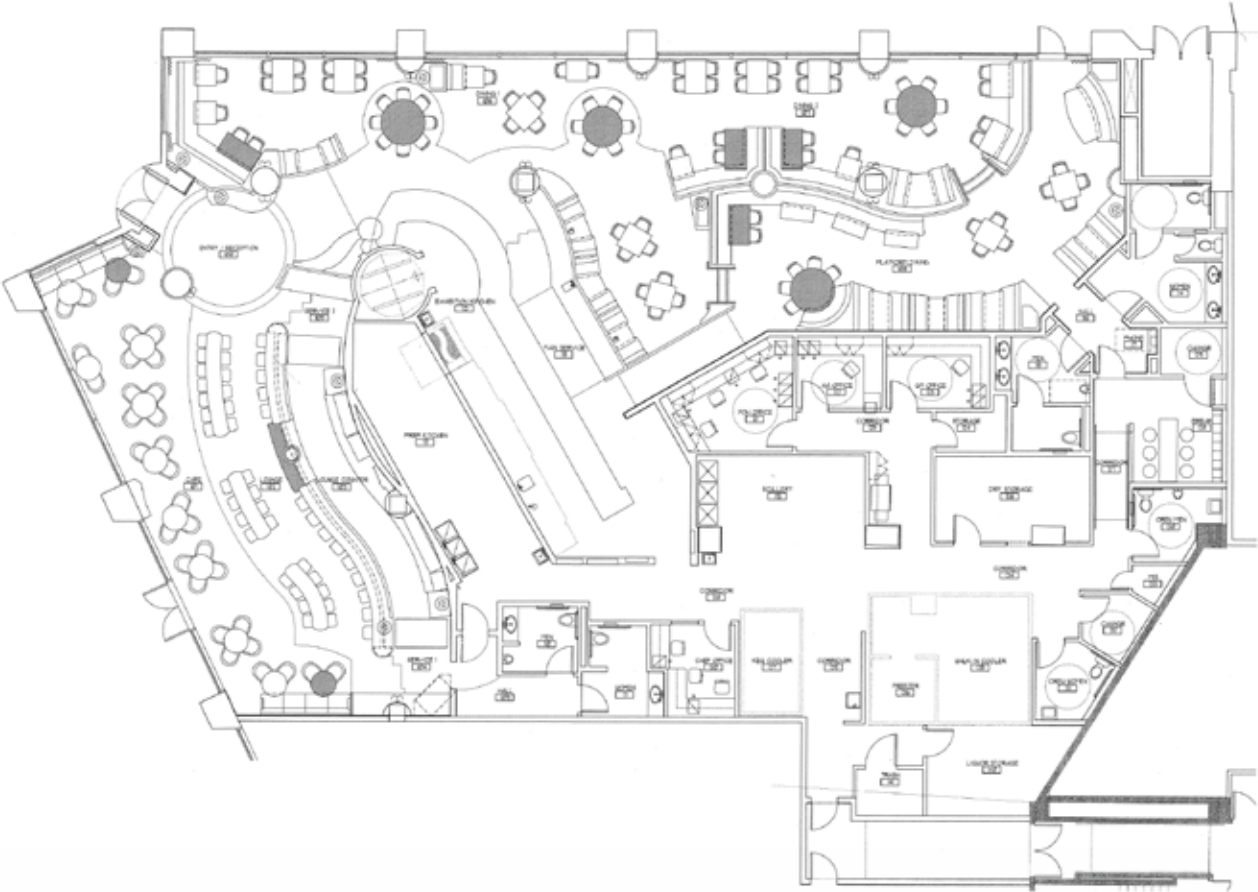
Westwood is a hub to the greater Westside of Los Angeles, from West Hollywood, Santa Monica, Brentwood, Beverly Hills and Century City.

	1 Mile	2 Miles	3 Miles
2017 POPULATION	47,180	133,868	228,701
AVERAGE HOUSEHOLD INCOME	\$119,380	\$134,459	\$140,164
DAYTIME EMPLOYMENT (TOTAL EMPLOYEES)	118,498	236,040	346,637





CURRENT RESTAURANT FLOOR PLAN





SURROUNDING OFFICE TENANTS  
(Partial List)

- Boingo Wireless  
CBS  
E-Harmony  
Fox Cable Network  
KB Home  
Liner Law  
Morgan Stanley
- Puma Biotechnology  
Showtime Networks  
TechSpace  
Think Factory Media  
UCLA Extension  
UCLA Medical Center  
Wasserman



SURROUNDING RESTAURANTS AND  
RETAIL TENANTS (Partial List)

- 800 Degrees  
Aveda  
Barney's Beanery  
BJ's  
Brandy Melville  
Bruin Theater  
California Pizza Kitchen  
Cava Grill  
Chic-Fil-A  
Chipotle  
Coffee Bean  
Corepower Yoga  
Corner Baker  
CVS  
Diddy Riese  
Equinox  
Fresh Corn Grill  
Frida's  
FundamentalLA  
Geffen Play House  
Hammer Museum  
In N Out  
iPIC Theater  
Jersey Mikes  
Kazu Nori  
LA Fitness
- Le Pain Quotidian  
Napa Valley Grille  
Native Foods  
Panera Bread  
Plaza La Reina  
Hotel and Residence  
Paper Source  
Peets Coffee  
Pieology  
Ralphs  
Rite Aid  
Skylight Gardens  
Starbucks  
Sur La Table  
Target  
Tender Greens  
Tuck Room Tavern  
TLT  
Trader Joes  
Ulta  
Urban Outfitters  
Veggie Grill  
Victoria Secret  
W.V. Theater  
Whole Foods  
YogaWorks



- Beverly Hills
- Brentwood
- Century City
- West LA



- Santa Monica
- Venice
- Pacific Palisades
- West Hollywood



- Malibu
- Hollywood
- Downtown LA
- Marina del Rey



# AREA LOCATION



## Location, Location, Location...

Located at the gateway to Westwood Village, Center West is ideally situated to capture the Wilshire corridor traffic providing unparalleled access and visibility to over 100,000 cars per day. Center West's location captures the energy of Westwood Village and the UCLA community while also being the closest flagship restaurant to the largest concentration of offices along Wilshire Blvd.

- Focal hard corner location at major signalized intersection
- Easy accessibility to the 405 freeway and Santa Monica 10 freeway.
- Close proximity to the future Metro Purple Line station
- Easy accessibility to other major Westside thoroughfares including Sunset Boulevard, San Vicente Boulevard, Santa Monica Boulevard and Olympic Boulevard.







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