



Westwood Village

FOR LEASE

784 SF

**QUICK PREP
KITCHEN SPACE
AVAILABLE**

10912 Lindbrook Dr.
Los Angeles, CA

Please Contact

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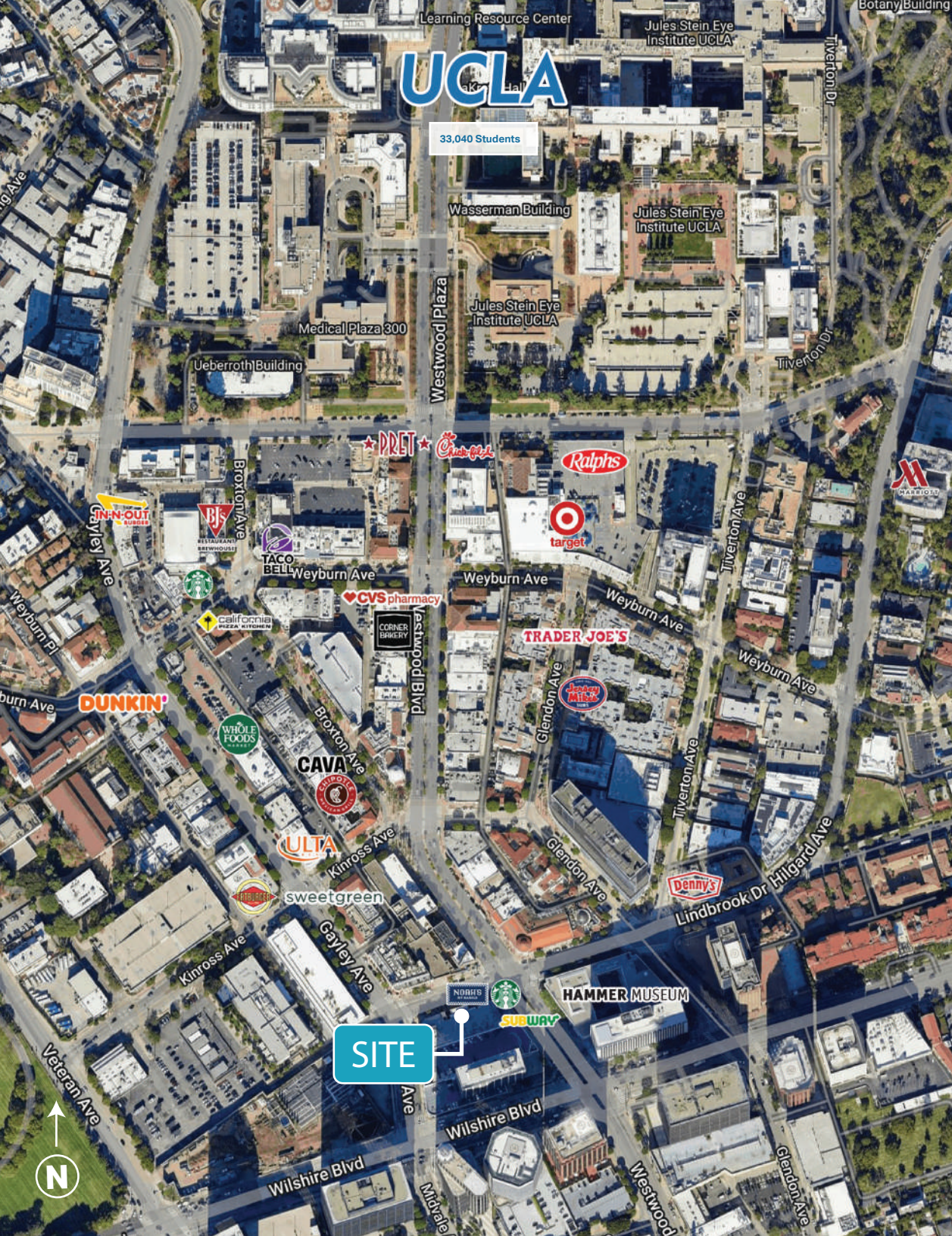
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PROPERTY / TRADE AREA HIGHLIGHTS

- 784 SF For Lease
- Prep station in the rear
- Walk-in cooler
- Walking distance to the UCLA campus
- +/- 47,000 Active students
- 5.1M SF of office space in Westwood Village
- High income trade area with a unique mix of shops, casual dining and upscale restaurants

TRAFFIC COUNTS



Westwood Blvd	North: 19,679 CPD South: 23,453 CPD
Lindbrook Dr	West: 6,427 CPD East: 8,822 CPD
Total:	58,381 CPD

WALK SCORE



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



DEMOGRAPHICS:



Population

1 MILE	2 MILE	3 MILE
48,648	141,696	230,687



Daytime Population

1 MILE	2 MILE	3 MILE
50,523	167,857	266,960



Med. Household Income

1 MILE	2 MILE	3 MILE
\$94,044	\$119,299	\$128,811



Ethnicity

	1 MILE	2 MILE	3 MILE
Asian:	13,083	31,433	45,078
Black:	2,389	6,186	10,083
Hispanic:	11,252	35,373	57,843
White:	25,097	79,683	135,521



Households

1 MILE	2 MILE	3 MILE
19,102	61,118	100,156



Avg. Household Income

1 MILE	2 MILE	3 MILE
\$164,172	\$189,665	\$208,852



Education Percentage of College Graduates

1 MILE	2 MILE	3 MILE
70.9%	70.7%	69.8%

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WESTWOOD RESTAURANTS

- 1 STK Steakhouse
- 2 Chick-fil-A
- 3 Bluestone Lane
- 4 Insomnia Cookies
- 5 Meet Fresh
- 6 Taco Bell
- 7 J'Adore
- 8 Mr. Noodle
- 9 Diddy Riese
- 10 Hibachi Papi
- 11 Upside Down
- 12 Falafel Inc
- 13 Starbucks
- 14 Junbi
- 15 In-N-Out Burger
- 16 Just Boba Tea House
- 17 Bella Pita UCLA
- 18 Dip n Mix
- 19 Hangry Moon's
- 20 Fat Sal's Deli
- 21 Gushi
- 22 Dunkin' Donuts
- 23 Egg Truck
- 24 Bollywood Bites
- 25 House Of Mandi LA
- 26 Nick the Greek
- 27 Fatburger
- 28 Elysee Bakery & Cafe
- 29 Rocco's Tavern

- 30 Market Cocina
- 31 Northern Cafe Dumplings
- 32 Lamonica's NY Pizza
- 33 House of Meatballs
- 34 The Lazy Daisy
- 35 Sweetgreen
- 36 Kazunori
- 37 Headline's
- 38 Pokitomik
- 39 Le Pain Quotidien
- 40 Tocaya
- 41 WILDBIRD
- 42 Le Phant Milk Tea Co
- 43 ixlb DimSum Eats
- 44 Tulsi Indian Eatery
- 45 Noah's NY Bagels
- 46 Sansai Japanese Grill
- 47 Starbucks
- 48 Subway
- 49 California Pizza Kitchen
- 50 Barney's Beanery
- 51 AMI Japanese Restaurant
- 52 Sharetea
- 53 Gogobop
- 54 Happy Panda Hot Pot
- 55 CAVA
- 56 Chipotle
- 57 Prince of Venice
- 58 Broxton Brewery

- 59 Mr. Rice
- 60 Enzo's Pizzeria
- 61 Corner Bakery
- 62 Ministry of Coffee
- 63 Jersey Mike's Subs
- 64 Pinches Tacos
- 65 The Poke Co & Wings
- 66 Wolfsglen

- 67 The Boiling Crab
- 68 Tacos 1986
- 69 Tender Greens
- 70 Violet Bistro
- 71 Espresso Profeta
- 72 Kreation Juicery
- 73 Sweetfin Poke
- 74 Alfred Coffee

- 75 Danny Boy's Famous Pizza
- 76 Napa Valley Grille
- 77 Denny's
- 78 Toranj
- 79 Szechuan Wok
- 80 Frida
- 81 Italian Express Pizza
- Raising Canes Coming Soon

