



1080 BROXTON AVE

*±4,600 SF Retail/Creative Office Space for Lease
in Prime Westwood Village*

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Property Information

Approx. 4,600 SF Ground Floor
plus Mezzanine

Asking rent: \$3.00 PSF NNN (\$1.36)

Landmark building with exquisite
architecture

Very well maintained

Hgh arched ceilings with dramatic
molding throughout

Tremendous visibility in the heart of
Westwood Village

Westwood Blvd secure access

Easy access on Broxton Ave

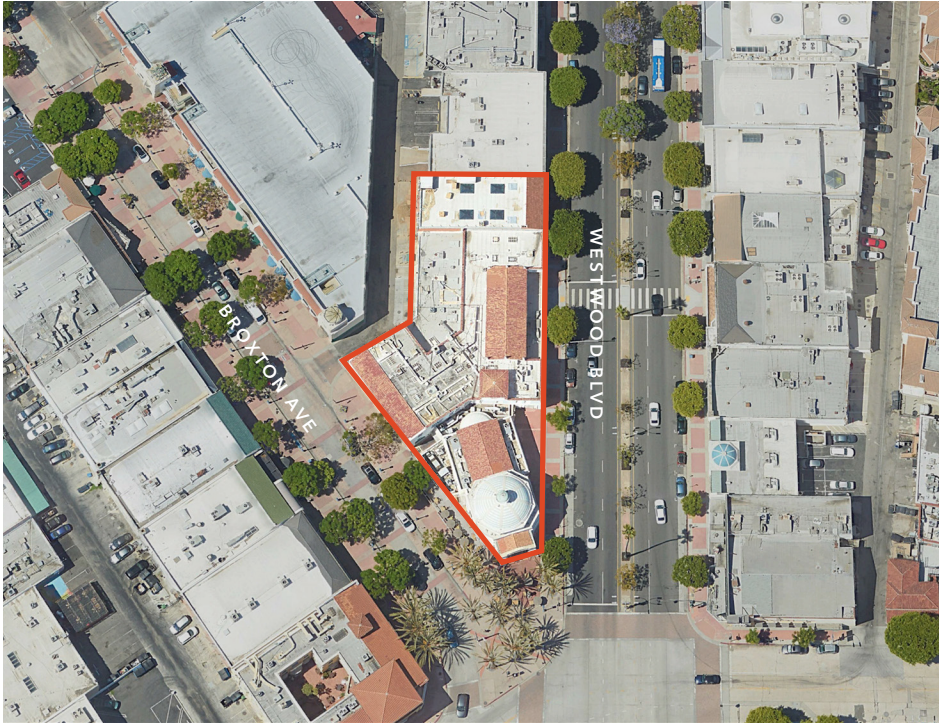
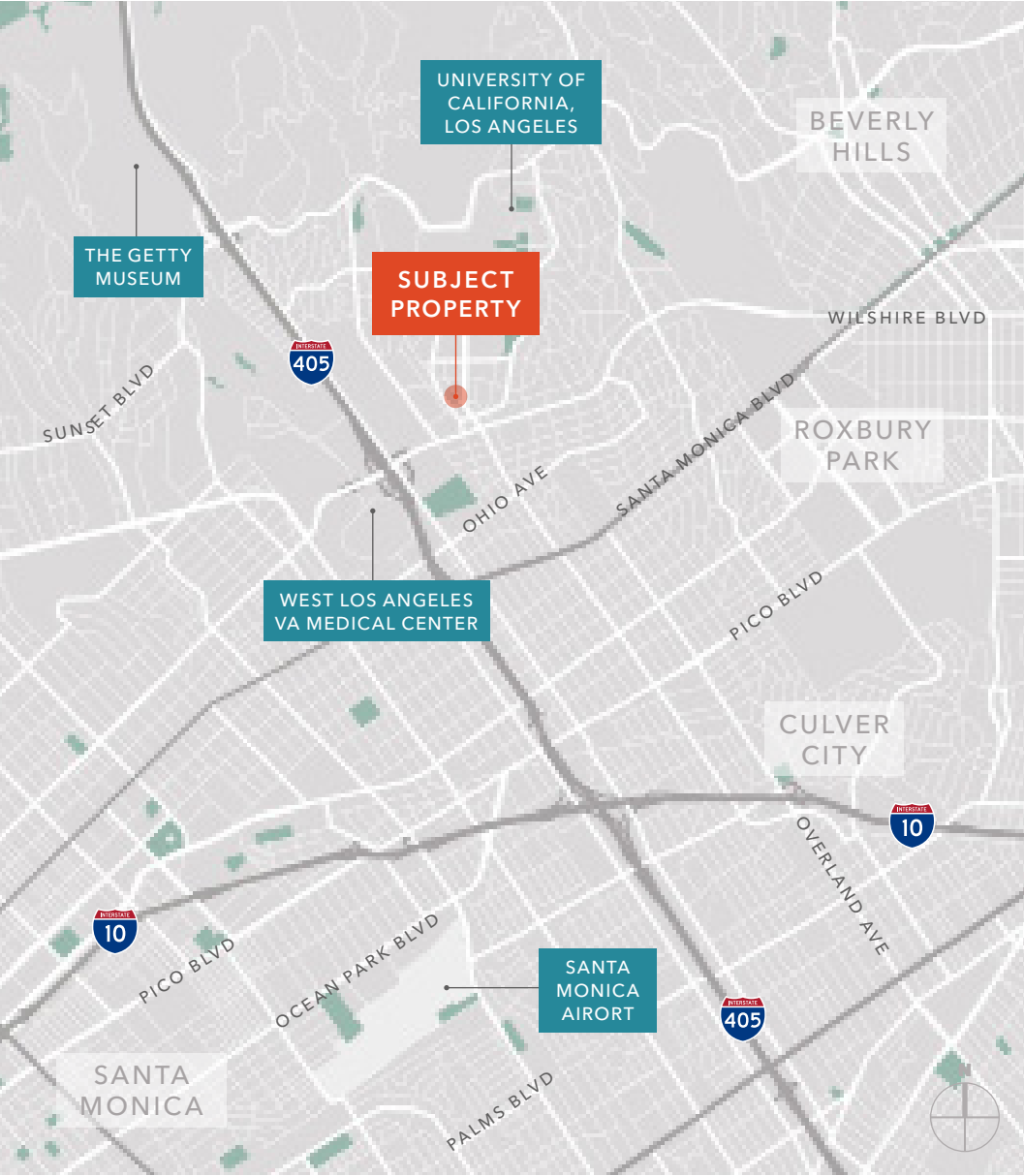
Good signage possibilities

Adjacent to city parking structure
on Broxton

Join the renowned "The Broxton
Brewery & Public House

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Demographics

	1 Mile	3 Miles
2023 TOTAL POPULATION	51,389	220,690
2028 POPULATION PROJECTION	51,083	222,730
AVG HOUSEHOLD INCOME	\$140,175	\$177,306
2023 EMPLOYEES	20,911	115,653