

**1045 BROXTON AVE**

**REGENT**

**WESTWOOD VILLAGE**

**FOR MORE INFORMATION PLEASE CONTACT:**

**MATTHEW FAINCHEIN**

Senior Director | Retail Services

Lic. 01503546

T (310) 595-2234

[matthew.fainchtein@cushwake.com](mailto:matthew.fainchtein@cushwake.com)

**CARTER MAGNIN**

Senior Associate | Retail Services

Lic. 01909728

T (310) 595-2203

[carter.magnin@cushwake.com](mailto:carter.magnin@cushwake.com)



**CUSHMAN &  
WAKEFIELD**

# BUILDING SNAPSHOT



**Location/Submarket:** Westwood

**Size 1<sup>st</sup> Floor:** 4,536 SF

**Rental Rate:** Upon request

**NNN:** \$5.50 PSF, per annum

**Possession:** Q1 2017

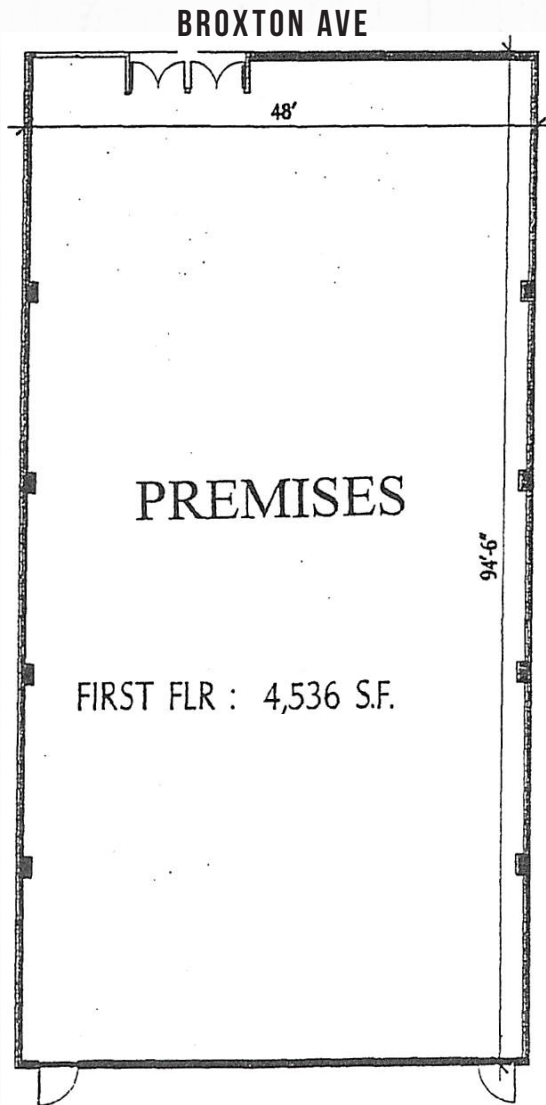
**Frontage:** 48' on Broxton Avenue

**History:** Presently the Landmark Theatre

**Comments:**

- Landlord will consider logical divisions
- Across from the free public parking garage and adjacent to a surface parking lot
- Prime Westwood location on "Restaurant Row"
- Landlord will handle the "Change of use" and provide restaurant infrastructure

# FLOOR PLAN & NEIGHBORING TENANTS



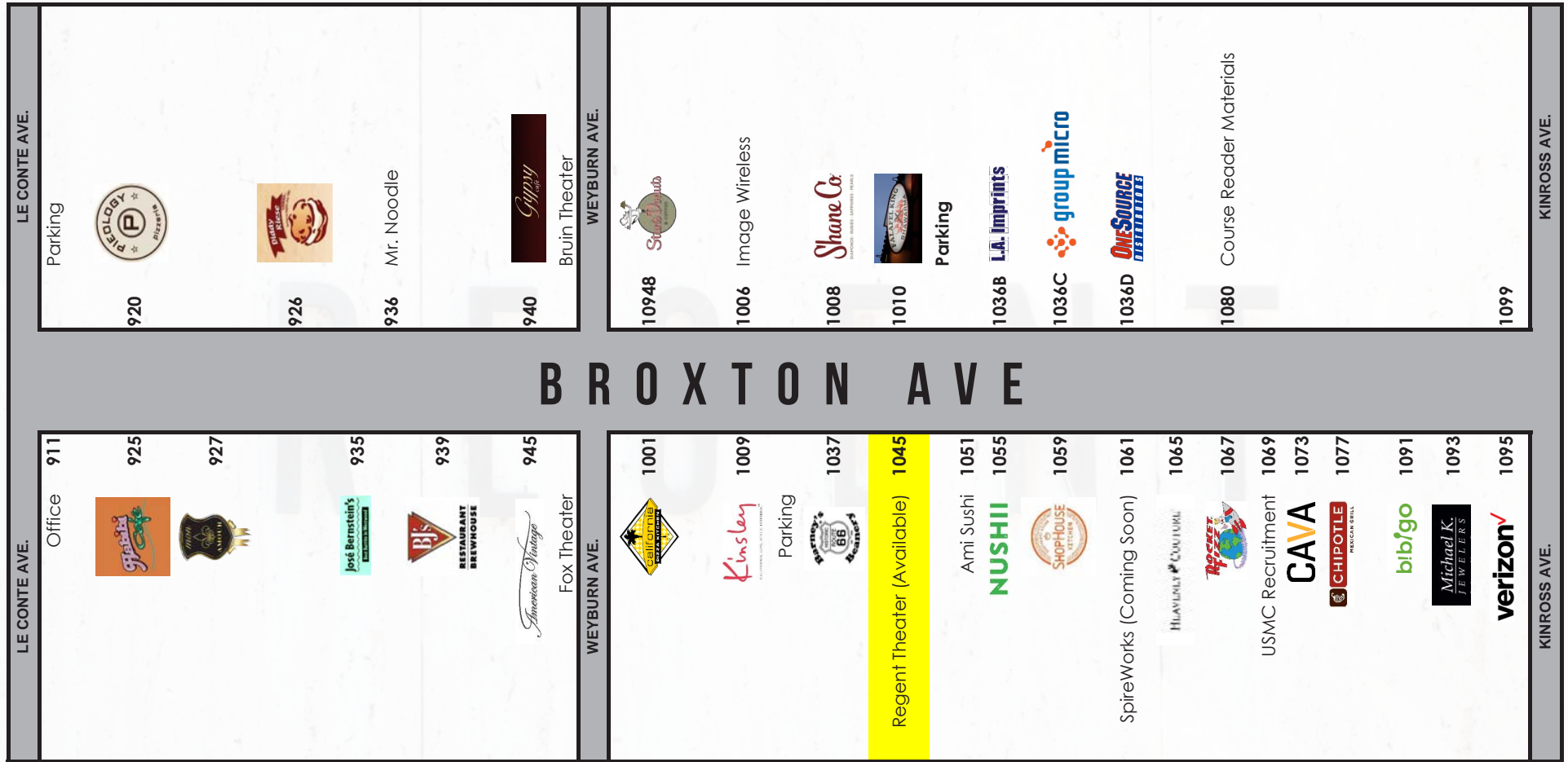
FOR MORE INFORMATION PLEASE CONTACT:

**MATTHEW FAINCHEIN**  
Senior Director | Retail Services  
Lic. 01503546  
T (310) 595-2234  
matthew.fainchtein@cushwake.com

**CARTER MAGNIN**  
Senior Associate | Retail Services  
Lic. 01909728  
T (310) 595-2203  
carter.magnin@cushwake.com



# STREET MAP



FOR MORE INFORMATION PLEASE CONTACT:

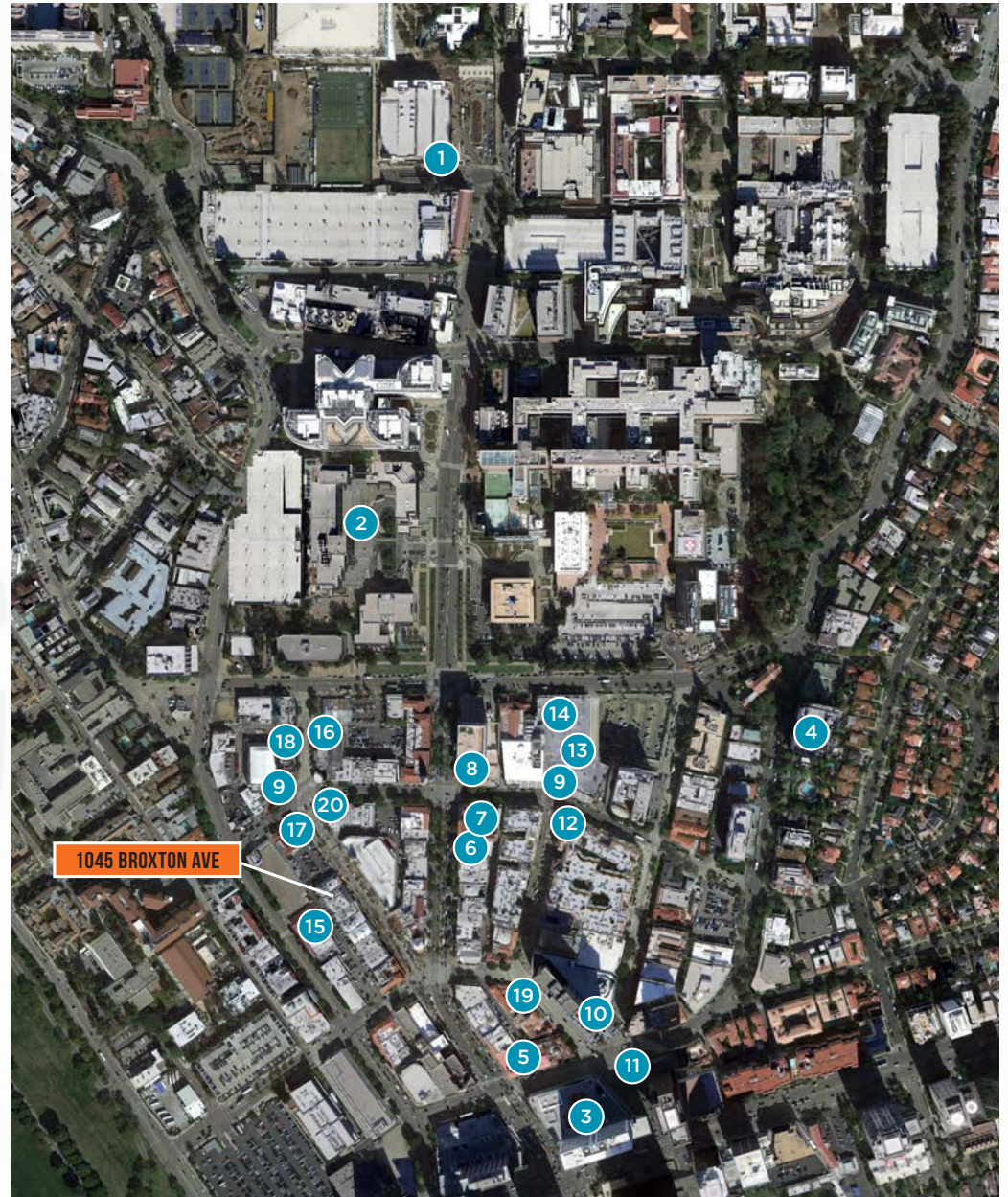
**MATTHEW FAINCHEIN**  
Senior Director | Retail Services  
Lic. 01503546  
T (310) 595-2234  
matthew.fainchtein@cushwake.com

**CARTER MAGNIN**  
Senior Associate | Retail Services  
Lic. 01909728  
T (310) 595-2203  
carter.magnin@cushwake.com



# AMENITIES MAP

- |                       |                              |
|-----------------------|------------------------------|
| 1. UCLA               | 11. PALOMINO                 |
| 2. UCLA MEDICAL       | 12. TRADER JOES              |
| 3. HAMMER MUSEUM      | 13. TARGET                   |
| 4. W HOTEL            | 14. RALPHS                   |
| 5. 800 DEGREES        | 15. WHOLE FOODS              |
| 6. URBAN OUTFITTERS   | 16. DIDDY REESE              |
| 7. SUR LA TABLES      | 17. CALIFORNIA PIZZA KITCHEN |
| 8. COFFEE BEAN        | 18. BJ'S BREWHOUSE           |
| 9. STARBUCKS          | 19. TENDER GREENS            |
| 10. NAPA VALLEY GRILL | 20. STAN'S DOUGHNUTS         |



FOR MORE INFORMATION PLEASE CONTACT:

**MATTHEW FAINCHEIN**  
Senior Director | Retail Services  
Lic. 01503546  
T (310) 595-2234  
matthew.fainchtein@cushwake.com

**CARTER MAGNIN**  
Senior Associate | Retail Services  
Lic. 01909728  
T (310) 595-2203  
carter.magnin@cushwake.com