

# RESTAURANT OPPORTUNITY

*Individual Kitchens Available*



BUTLER AVENUE

SANTA MONICA BLVD

# 11419

SANTA MONICA BLVD  
LOS ANGELES, CA 90025

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

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# PROPERTY DESCRIPTION

Traffic Count - 69,057 VPD  
3 Mile Population Count 289,122

PURDUE AVE

SANTA MONICA BLVD

Established brands looking for a West LA "satellite" location without a \$1M build-out.

High-Volume Delivery Concepts (Burgers, Wings, Thai, Sushi).

Catering Operators needing a Central Westside Hub.

## Turnkey Delivery & Takeout Solution:

Fully permitted commercial kitchens with hoods, sinks, and walk-ins ready for immediate operation.

## Hybrid Food Hall Model:

Unlike standard "dark kitchens," this location features a high-end customer lobby, self-ordering kiosks, and a landscaped outdoor patio for on-site dining.

## Prime West LA Demographics:

Captures the dense, affluent residential populations of Santa Monica, Brentwood, and West LA, plus the corporate lunch crowd from the "Silicon Beach" overflow.

## Technology & Logistics Optimized:

Features a centralized "Colony OS" for order aggregation and a dedicated drive-thru window for delivery drivers, minimizing friction.

## Office Catering Program:

Restaurants have the opportunity to join a built-in office group ordering and catering network to serve as a second revenue engine for Westside Restaurants.

## Proven Co-Tenancy:

Join successful brands like Main Chick Hot Chicken, Sweet Rose Creamery, and others in a high-volume delivery hub.

## Nearby Delivery:

Just a 15 minute drive to Westwood Village and within delivery radius of UCLA | **±48,000 Students & ±42,000 Staff**

# PROPERTY SPECS

## KITCHEN SIZE

Individual Kitchens  
(Approx. 200 - 400 SF)

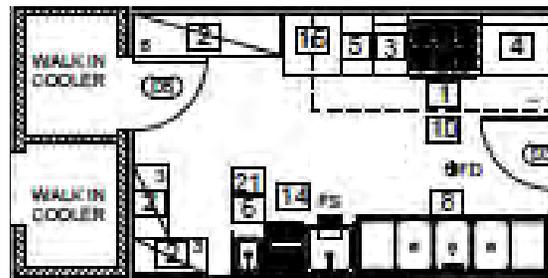
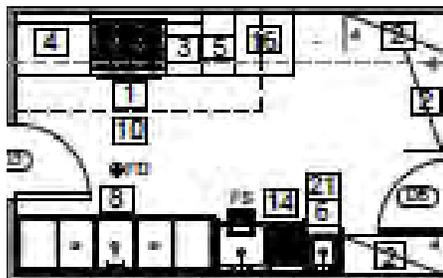
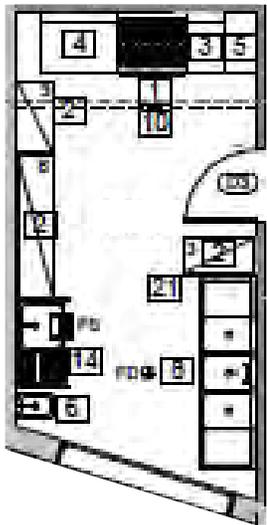
## PRICING\*

Inquire with Broker

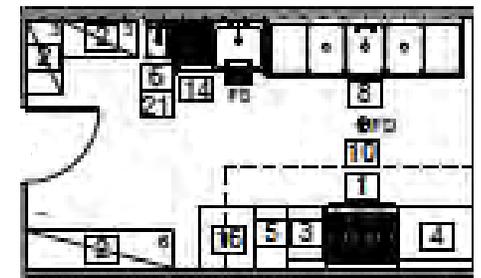
## CAM CHARGES\*

Inquire with Broker  
*includes utilities - Water, Gas, Electricity*

 [VIEW VIRTUAL TOUR](#)



# FLOOR PLANS



# INTERIOR PHOTOS

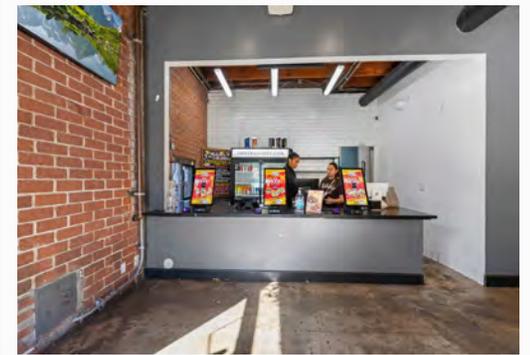
## KITCHEN INTERIOR



## CUSTOMER SEATING



## ORDER STATION





# ORDERING SYSTEM

## Built-In Office Group Ordering and Catering A Second Revenue Engine for Westside Restaurants

### THE OPPORTUNITY

Joining Colony is not just about opening in a premium Westside location. It is about immediately tapping into a scaling office group ordering and catering network that already exists, is already ordering, and is accelerating through 2026. This is demand most standalone restaurants never access.



### WHY THIS MATTERS

A typical standalone restaurant must source catering demand from scratch, rely on sporadic office orders, and manage logistics independently. A Colony restaurant is activated into the platform on day 1, becomes immediately eligible for office orders, is bundled into multi-restaurant group orders, and benefits from Colony-managed timing and delivery. **This revenue is incremental.**



### THE COLONY ADVANTAGE

Colony combines three things restaurants cannot replicate alone: prime Westside locations, a trusted centralized ordering platform, and a growing network of recurring office customers. As Colony becomes a known and proven operator on the Westside, every participating restaurant benefits automatically.



*Case studies and detailed economics available upon request.*

# COLONY

## ORDER EXAMPLE\*

**Scenario** A 100-person office called XYZ.  
The office admin runs lunch ordering.

10:30 AM	Admin initiates a group order on Colony's ordering platform.
10:31 AM	Admin sends one link to all 100 employees.
10:31 - 11:00 AM	Employees select meals from any Colony restaurant and submit their individual orders.
11:00 AM	11:00 AM Admin locks and submits the full 100-meal group order (diversified across brands).
11:00 AM+	Colony receives the order. Individual tickets print to each restaurant using intelligent timing (not all at once).
11:00 - 11:35 AM	Restaurants execute their portions according to timing requirements.
11:35 - 11:45 AM	Colony aggregates meals across restaurants and delivers the full order to XYZ (timing varies by distance).

### Why This Scales

Colony runs multiple group orders per day. Offices become recurring accounts once reliability is proven. Restaurants gain volume without building a catering sales team. Demand compounds as more offices onboard.

### The Financial Impact

Restaurants averaging approximately \$100K in GMV at Colony are already seeing around ~5% incremental sales from office group ordering, with a trajectory targeting up to ~25% incremental sales by the end of 2026. In many cases, restaurants can generate the equivalent of a full day's revenue by the end of lunch service.

### The Bottom Line

Two prime Westside locations. Built-in catering demand. Proven logistics. Immediate access to recurring office orders. Colony is not just where restaurants operate - it is how they scale.

# WHERE EXPANSION HAPPENS

# COLONY

## goop kitchen

goop Kitchen is bringing much needed clarity to the term “clean” with our own defined standard, goop Certified Clean. The menu has been designed with a commitment to sourcing responsibly, with well-being and the integrity of their ingredients sustainably sourced fish, organic local produce whenever possible. They’ve optimized the entire user experience for the utmost convenience.



Since opening in 2019, Main Chick Hot Chicken has become a beloved part of the LA food scene. They started as a ghost kitchen at Colony, where their team worked tirelessly to perfect their signature Nashville-style flavor. Even before opening our doors, they gained a loyal following through popular events like the 626 Night Market and OC Night Market.

## SÖBUNEH

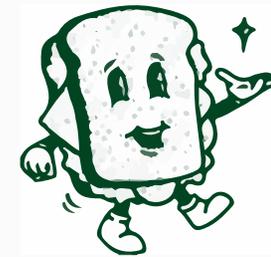
At Söbuneh, everything starts with connection, real food, people, and moments. What began as a backyard burrito pop-up between three friends has grown into an all-day café rooted in warmth, ease, and a deep love for bringing people together. Envisioned as a modern café that blends global flavors, curated design, and everyday rituals. A little European, a little Mexican, and entirely their own.



The Mexican fast-food favorite has since expanded to 22 popular locations throughout Los Angeles and San Bernardino Counties. Today, King Taco serves a wide variety of authentic Mexican foods, and has been recognized by prominent food critics. In honor of Don Raúl's legacy, King Taco continues to support and uplift their community.



Talo Organic began as a small pop-up, with a big vision to change the way we eat and live. Founded by husband-and-wife duo, Graham and Nicole Honig, Talo was born out of their shared mission to bring the real, non-toxic, and healthy food they cooked for their family at home to the masses. Talo Organic isn't just a restaurant; it's a vision brought to life.



The pandemic completely upended the traditional restaurant industry, and yet there is something so optimistic about the entrepreneurial pivots Carla Cafe took. Initially, former tech worker Avi Ahdoot assembled his now-famous chicken aioli sandwiches at home and took orders via Instagram DM. Then, suddenly, LA's appetite for chicken aioli exploded.

# AREA OVERVIEW

## Westwood - “The Second Hollywood”

Located on the Westside of Los Angeles, Westwood is a commercial and residential neighborhood that’s bordered by Beverly Hills to the east and Century City on the southeast. Westwood was initially developed in 1919 by Arthur Letts, the founder of the Broadway and Bullock’s department stores. Developed in 1929 by Janss Investment Company, Westwood Village is a shopping and commercial district in the heart of Westwood, home to cultural attractions like the Hammer Museum and Geffen Playhouse. The campus of the University of California, Los Angeles (UCLA) is just north of Westwood Village. Read on for a walking tour of some of the can’t-miss spots in Westwood.

Wilshire Boulevard through Westwood is a major corridor of condominium towers, on the eastern end and of Class A office towers, on the western end. Westwood also has residential areas of multifamily and single family housing, including exclusive Holmby Hills. The neighborhood was developed starting in 1919, and UCLA opened in 1929, while Westwood Village was built up starting in 1929 through the 1930s.

### SURROUNDING NEIGHBORHOODS



UCLA

OVERVIEW

University of California - Los Angeles is a public institution that was founded in 1919 with a campus size of 419 acres. It utilizes a quarter-based academic calendar. UCLA has the largest enrollment among the University of California’s 10 campuses.

48,046

TOTAL STUDENTS

33,040

UNDERGRADUATES

15,006

GRADUATE STUDENTS

The most prominent rankings organizations consistently place UCLA among the top universities in the world for academics, research and community impact. UCLA has been ranked the nation’s No. 1 public university for eight years in a row by U.S. News & World Report. In addition UCLA has won 124 NCAA team championships, UCLA Health hospitals have been ranked No. 1 in Los Angeles, and also operates more than 280 clinics throughout the southern part of California and includes the David Geffen School of Medicine at UCLA.



*UCLA Campus Neighboring Westwood*

# DEMOGRAPHICS



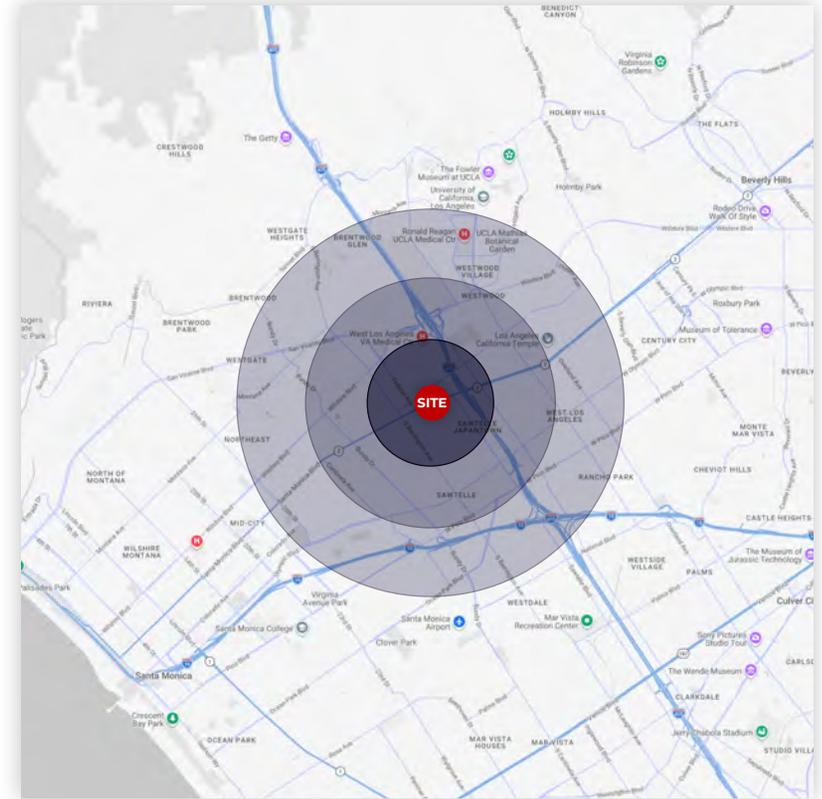
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	54,900	289,122	602,475
Estimated Households	27,525	125,153	271,468
Median Age	35.7	39	40.2



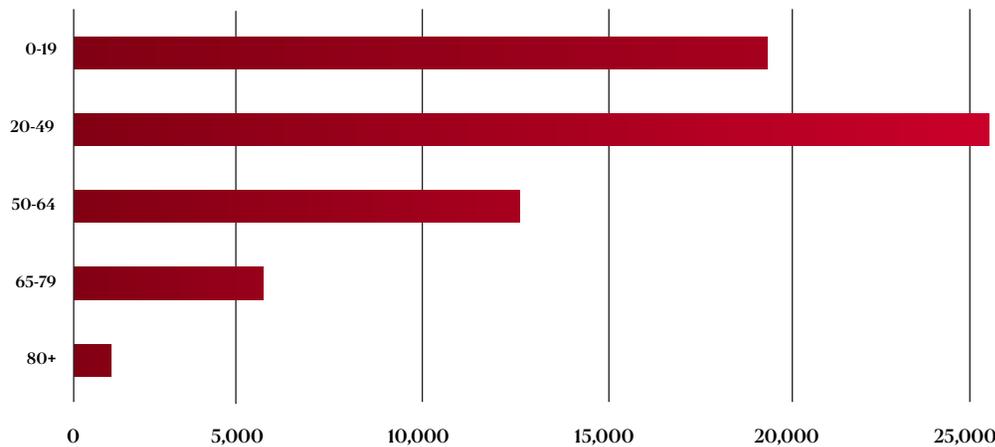
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$163,926	\$203,756	\$207,950
Median Household Income	\$115,057	\$130,452	\$131,948



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	9,181	32,170	68,721
Total Employees	72,912	256,164	500,433



## AGE DISTRIBUTION



**602,475\***  
TOTAL POPULATION



**\$207,950\***  
AVERAGE INCOME



**500,433\***  
DAYTIME EMPLOYMENT



**68,721\***  
TOTAL BUSINESSES

\* 5 MILE RADIUS

# 11410

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