

BELOW 67 RESIDENTIAL UNITS • ONE RETAIL SPACE REMAINING

Retail Space For Lease



1180 S. La Brea Avenue, Los Angeles, CA 90019



LEE SHAPIRO • 310.887.6226 • Lee.Shapiro@kwprealestate.com • DRE #00961769

JAYSEN CHIARAMONTE • 310.887.3492 • Jayсен.Chiaramonte@kwprealestate.com • DRE #02145586

MONICA SU • 310.887.3570 • Monica.Su@kwprealestate.com • DRE #02238341

BELOW 67 RESIDENTIAL UNITS • ONE RETAIL SPACE REMAINING



Retail Space For Lease

1180 S. La Brea Avenue, Los Angeles, CA 90019

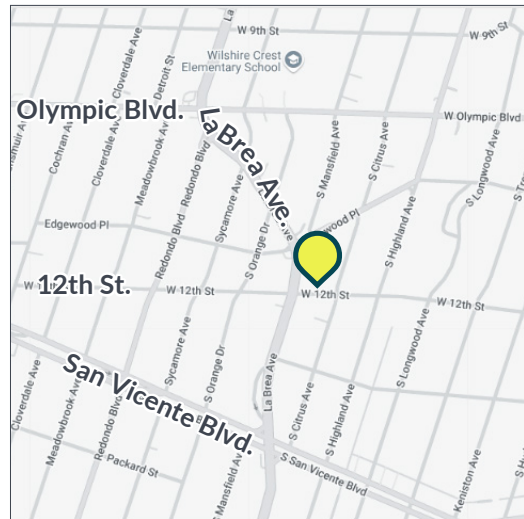
AVAILABLE

- Size: ±1,000 SF
- Rent: \$3.25 PSF/Mo., NNN
- NNN: ±\$1.00 PSF/Mo.
- Parking: 16 visitor parking spaces
- Available: Immediately

PROPERTY HIGHLIGHTS

- One space remaining in this boutique luxury mixed use building with 67 residential units
- Built-in customer base from residential units upstairs
- Approximately 18 foot high ceilings
- ±80,581 CPD at San Vicente Blvd. and La Brea offering great brand visibility
- Major thoroughfare from Hollywood to the 10 Freeway
- \$167,554 average household income within ½ mile
- Near Los Angeles High School with ±1,000+ students and faculty

* Prospective tenants are hereby advised that all uses are subject to City approval



TRADE AREA



Met Him At A Bar



Met Her At A Bar



BELOW 67 RESIDENTIAL UNITS • ONE RETAIL SPACE REMAINING



Retail Space For Lease

1180 S. La Brea Avenue, Los Angeles, CA 90019



NORTH

BELOW 67 RESIDENTIAL UNITS • ONE RETAIL SPACE REMAINING

Retail Space For Lease



1180 S. La Brea Avenue, Los Angeles, CA 90019

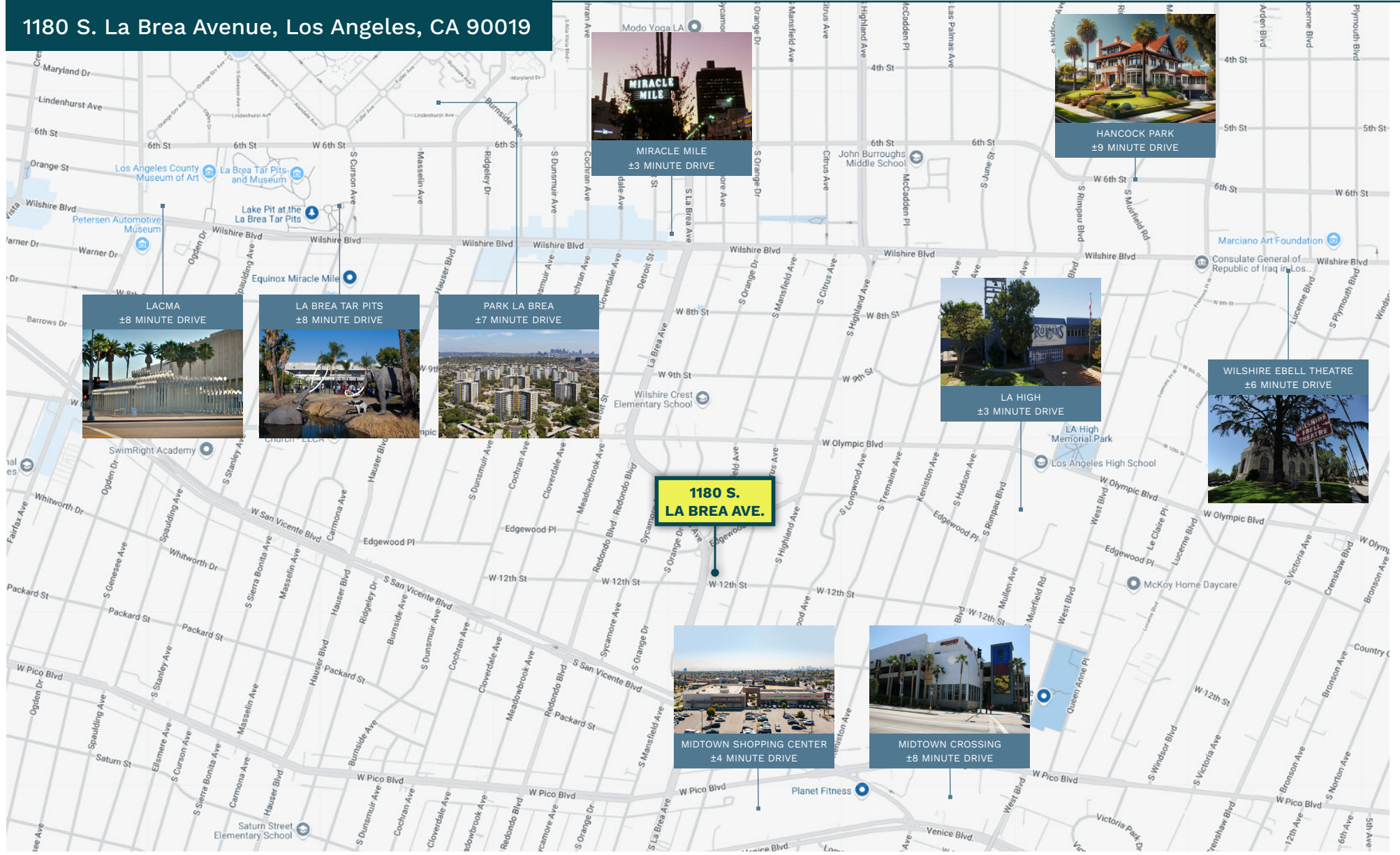


BELOW 67 RESIDENTIAL UNITS • ONE RETAIL SPACE REMAINING

Retail Space For Lease



1180 S. La Brea Avenue, Los Angeles, CA 90019

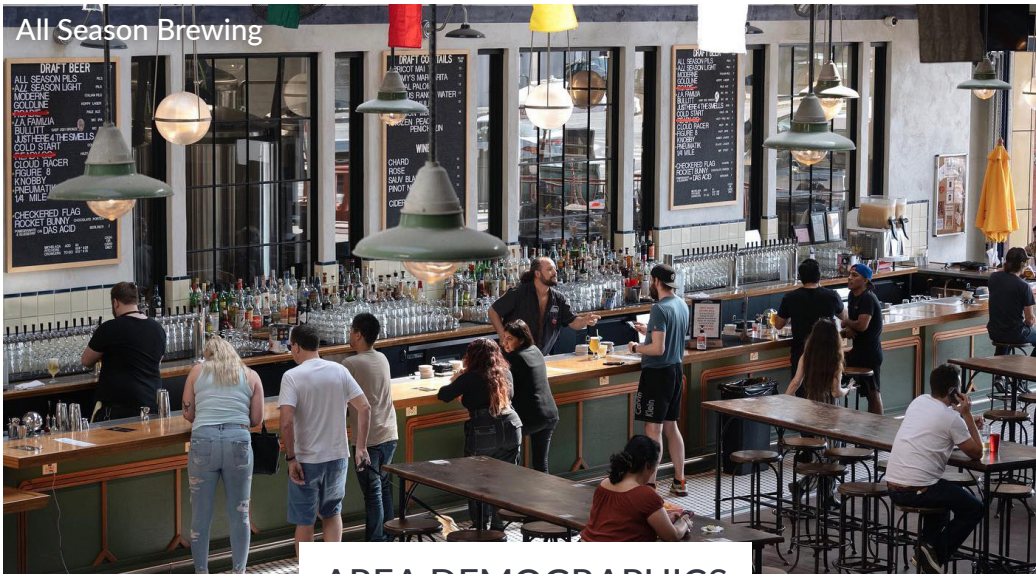


BELOW 67 RESIDENTIAL UNITS • ONE RETAIL SPACE REMAINING

Retail Space For Lease



1180 S. La Brea Avenue, Los Angeles, CA 90019



All Season Brewing

AREA DEMOGRAPHICS



Pip's on La Brea



Trejo's Tacos

0.5 Mile 1 Mile 2 Miles

POPULATION

	0.5 Mile	1 Mile	2 Miles
2025 Estimated Population	9,078	46,955	186,850
2030 Projected Population	8,810	45,815	181,581
2020 Census Population	8,425	46,460	183,292
2010 Census Population	8,581	45,308	182,903
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.1%
2025 Median Age	38.7	37.2	38.0

HOUSEHOLDS

2025 Estimated Households	3,974	21,095	77,860
2030 Projected Households	3,966	21,295	77,997
2020 Census Households	3,889	20,779	76,005
2010 Census Households	3,804	19,336	72,743
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	0.3%	0.6%	0.5%

RACE & ETHNICITY

2025 Estimated White	38.5%	37.0%	35.0%
2025 Estimated Black or African American	19.3%	15.9%	15.0%
2025 Estimated Asian or Pacific Islander	15.0%	15.8%	17.6%
2025 Estimated American Indian or Native Alaskan	1.0%	1.3%	1.4%
2025 Estimated Other Races	26.1%	29.9%	31.1%
2025 Estimated Hispanic	29.0%	34.2%	36.0%

INCOME

	0.5 Mile	1 Mile	2 Miles
2025 Estimated Average Household Income	\$167,554	\$147,922	\$145,046
2025 Estimated Median Household Income	\$104,180	\$101,765	\$94,768
2025 Estimated Per Capita Income	\$73,413	\$66,587	\$60,618

EDUCATION

2025 Estimated High School Graduate	14.5%	14.1%	16.1%
2025 Estimated Some College	17.9%	15.0%	16.3%
2025 Estimated Associates Degree Only	3.6%	5.3%	5.4%
2025 Estimated Bachelors Degree Only	30.1%	33.4%	30.7%
2025 Estimated Graduate Degree	21.4%	18.9%	17.2%

BUSINESS

2025 Estimated Total Businesses	585	3,527	12,844
2025 Estimated Total Employees	3,036	23,835	80,254
2025 Estimated Employee Population per Business	5.2	6.8	6.2
2025 Estimated Residential Population per Business	15.5	13.3	14.5



REAL ESTATE

LEE SHAPIRO

310.887.6226

Lee.Shapiro@kwprealestate.com

DRE #00961769

JAYSEN CHIARAMONTE

310.887.3492

Jaysen.Chiaramonte@kwprealestate.com

DRE #02145586

MONICA SU

310.887.3570

Monica.Su@kwprealestate.com

DRE #02238341

KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

KWP Real Estate (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.