

170

**S. LA BREA
AVENUE**

Los Angeles

ART DECO

RETAIL

OFFICE

SHOWROOM

OPPORTUNITY



FOR LEASE

LEASE

DETAILS

170 S. LA BREA AVENUE
LOS ANGELES, CA 90036

SIZE

3,012 SF

RATE

\$2.50/SF NNN
(\$.33 nets)

TERM

Negotiable

LOCATION

La Brea Retail Corridor

FLEXIBLE SPACE USE

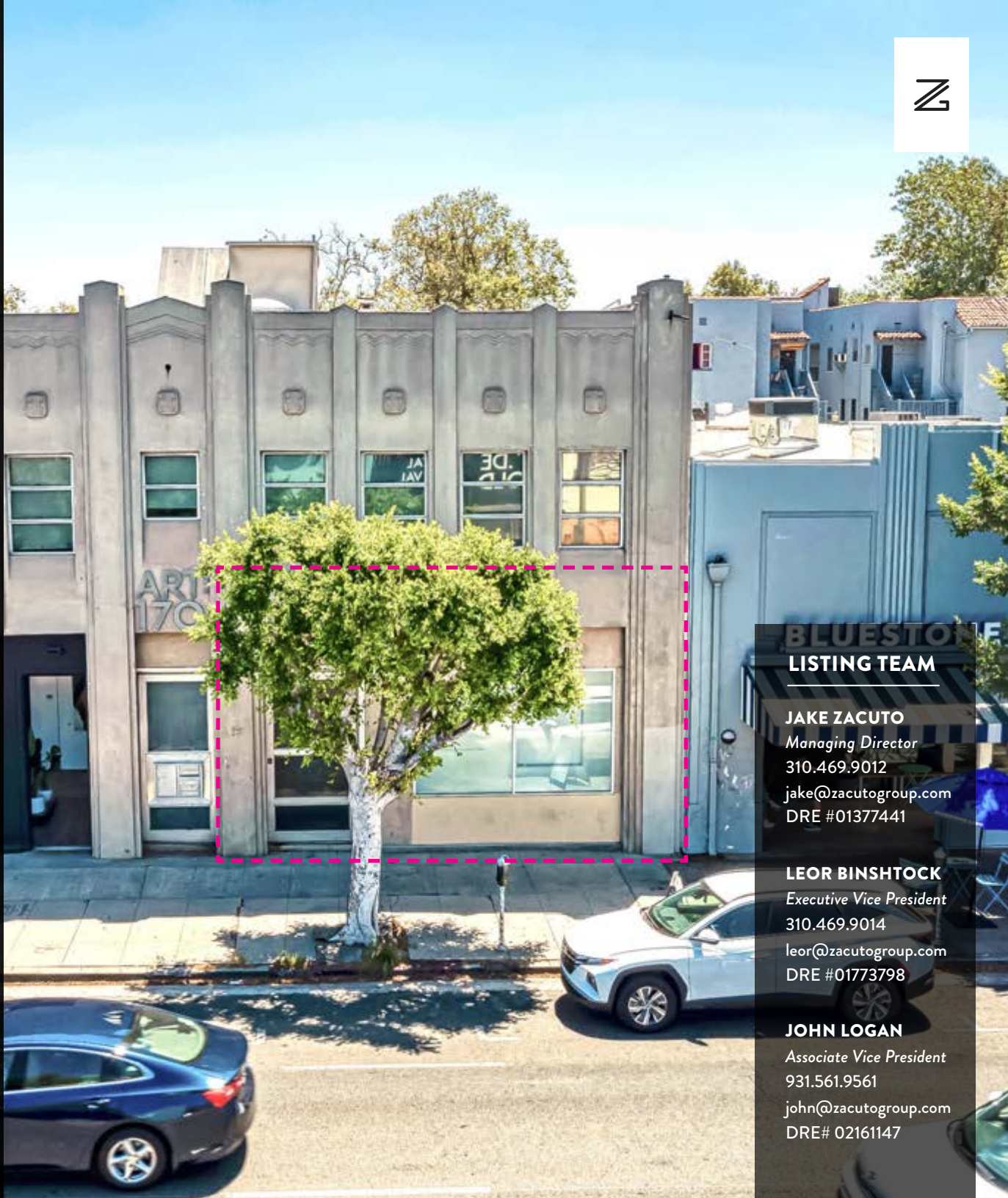
Ideal for retail, showroom, gallery.

HIGH STREET OPPORTUNITY

Excellent visibility, adjacent to Bluestone Lane + Sweetgreen, Sugarfish, Stone Island, Sycamore Kitchen and Arc'teryx. High traffic visibility along La Brea Avenue.

MODERN + REFINED

Prior build out as apparel shop with dressing rooms, rear stock/storage room + private restroom.



LISTING TEAM

JAKE ZACUTO

Managing Director
310.469.9012
jake@zacutogroup.com
DRE #01377441

LEOR BINSHTOCK

Executive Vice President
310.469.9014
leor@zacutogroup.com
DRE #01773798

JOHN LOGAN

Associate Vice President
931.561.9561
john@zacutogroup.com
DRE# 02161147



UNDEFEATED



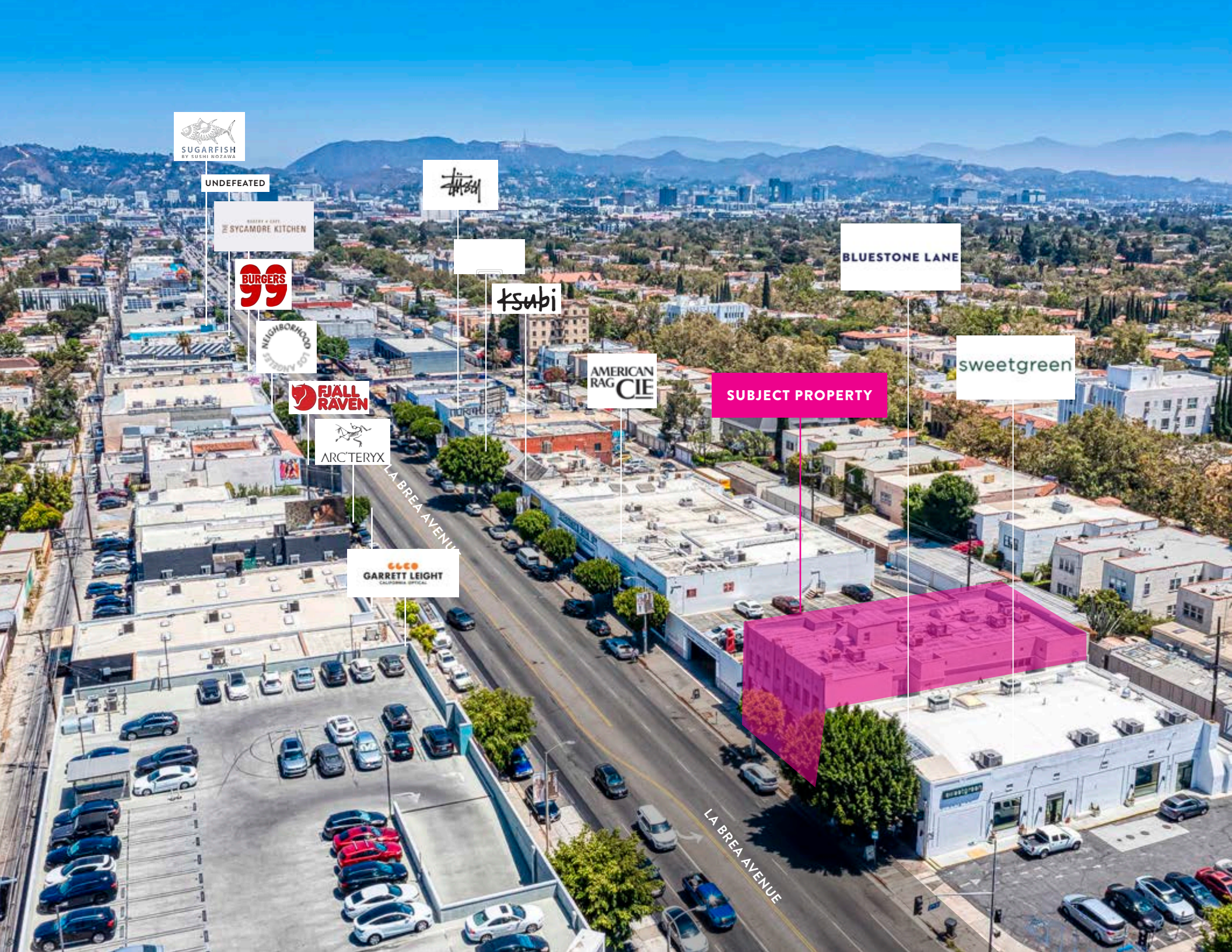
ksubi



SUBJECT PROPERTY

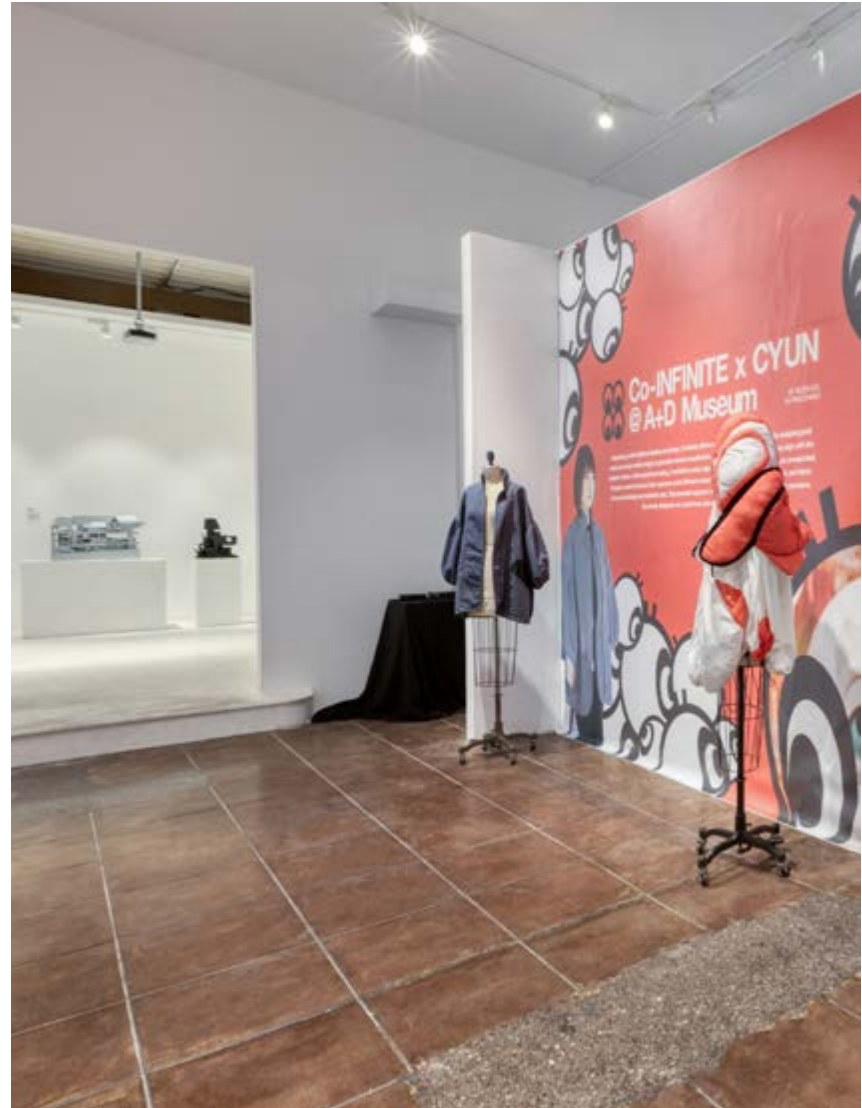
BLUESTONE LANE

sweetgreen



SUITE 1 - 3,012 SF

170 S. LA BREA AVENUE, LOS ANGELES, CALIFORNIA 90036





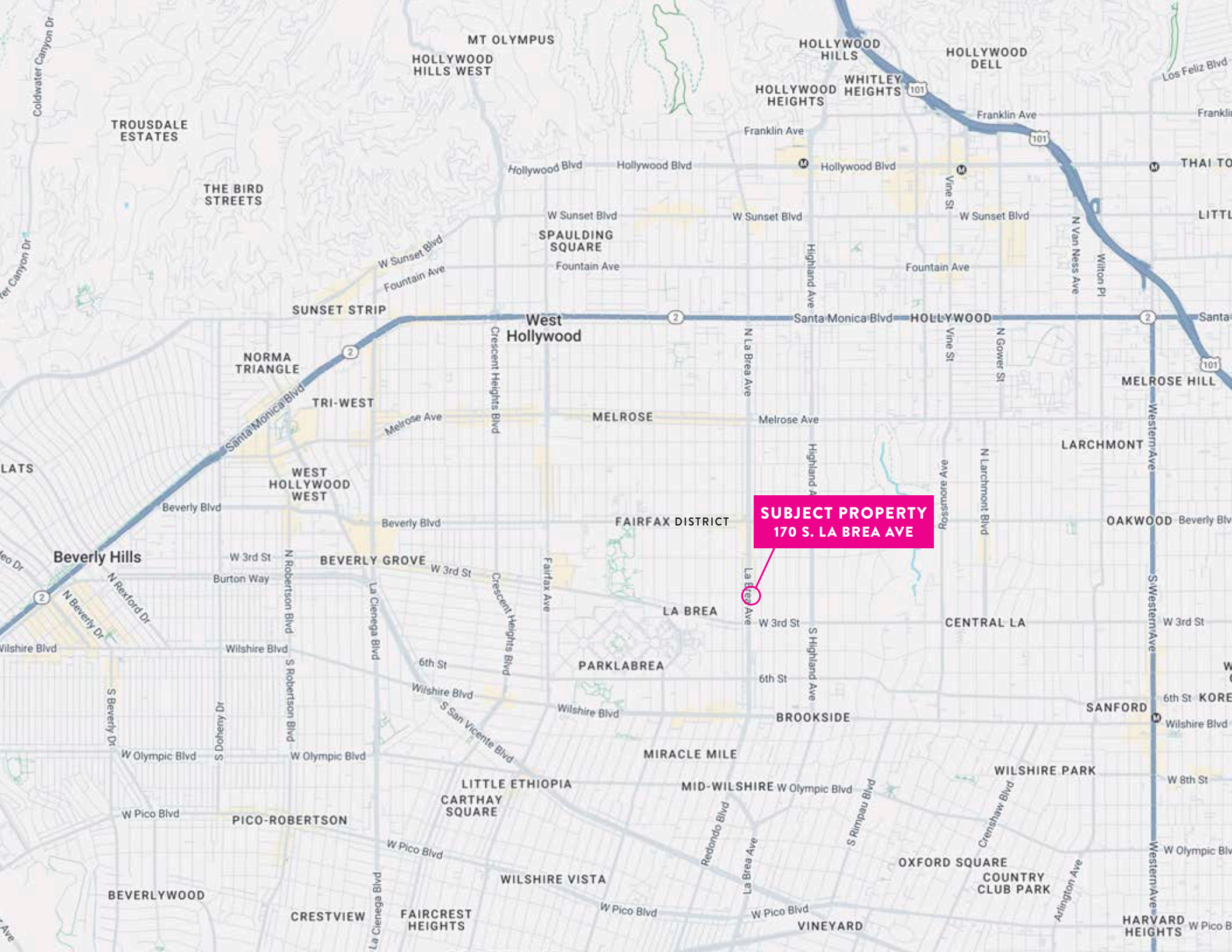
170
S. LABREA
AVENUE
LOS ANGELES

ART
70

ART 70

ART 70

ART 70



SUBJECT PROPERTY
170 S. LA BREA AVE

MT OLYMPUS
HOLLYWOOD
HILLS WEST

HOLLYWOOD
HILLS
HOLLYWOOD
HEIGHTS

HOLLYWOOD
DELL

TROUSDALE
ESTATES

THE BIRD
STREETS

SPAULDING
SQUARE

WHITLEY
HEIGHTS

THAI TO

LITTL

SUNSET STRIP

West
Hollywood

Santa Monica Blvd
HOLLYWOOD

MELROSE HILL

NORMA
TRIANGLE

TRI-WEST

MELROSE

LARCHMONT

LATS

WEST
HOLLYWOOD
WEST

FAIRFAX DISTRICT

SUBJECT PROPERTY
170 S. LA BREA AVE

OAKWOOD

Beverly Hills

BEVERLY GROVE

LA BREA

CENTRAL LA

W 3rd St
Burton Way

W 3rd St

PARKLABREA

BROOKSIDE

SANFORD

Wilshire Blvd
S Robertson Blvd

6th St
Wilshire Blvd

Wilshire Blvd

MIRACLE MILE

WILSHIRE PARK

W Olympic Blvd
S Doheny Dr

W Olympic Blvd
S San Vicente Blvd

Wilshire Blvd

W Olympic Blvd

OXFORD SQUARE
COUNTRY
CLUB PARK

PICO-ROBERTSON

LITTLE ETHIOPIA
CARTHAY
SQUARE

W Olympic Blvd

OXFORD SQUARE
COUNTRY
CLUB PARK

BEVERLYWOOD

CRESTVIEW

FAIRCREST
HEIGHTS

WILSHIRE VISTA

W Pico Blvd

VINEYARD

HARVARD
HEIGHTS

W Pico Blvd
S Robertson Blvd

W Pico Blvd

W Pico Blvd

W Pico Blvd

W Pico Blvd



ZACUTO GROUP

COMMERCIAL REAL ESTATE

JAKE ZACUTO
Managing Director
310.469.9012
jake@zacutogroup.com
DRE #01377441

LEOR BINSHTOCK
Executive Vice President
310.469.9014
leor@zacutogroup.com
DRE #01773798

JOHN LOGAN
Associate Vice President
931.561.9561
john@zacutogroup.com
DRE# 02161147

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Leasee to verify. 7/2025

ZACUTOGROUP.COM | 310-469-9300

