



COMMERCIAL
ASSET GROUP



**PRIME LA BREA SINGLE TENANT
RETAIL SPACE FOR LEASE**

612 S. LA BREA AVE, LOS ANGELES, CA 90036

SPACE SIZE

±7,700 RSF

(±6,300 SF GROUND + ±1,400 SF MEZZANINE)

LEASE RATE

\$3.85 PSF/MO + NNN

(NNN = ±\$0.79 PSF FOR 2025)

AVAILABLE

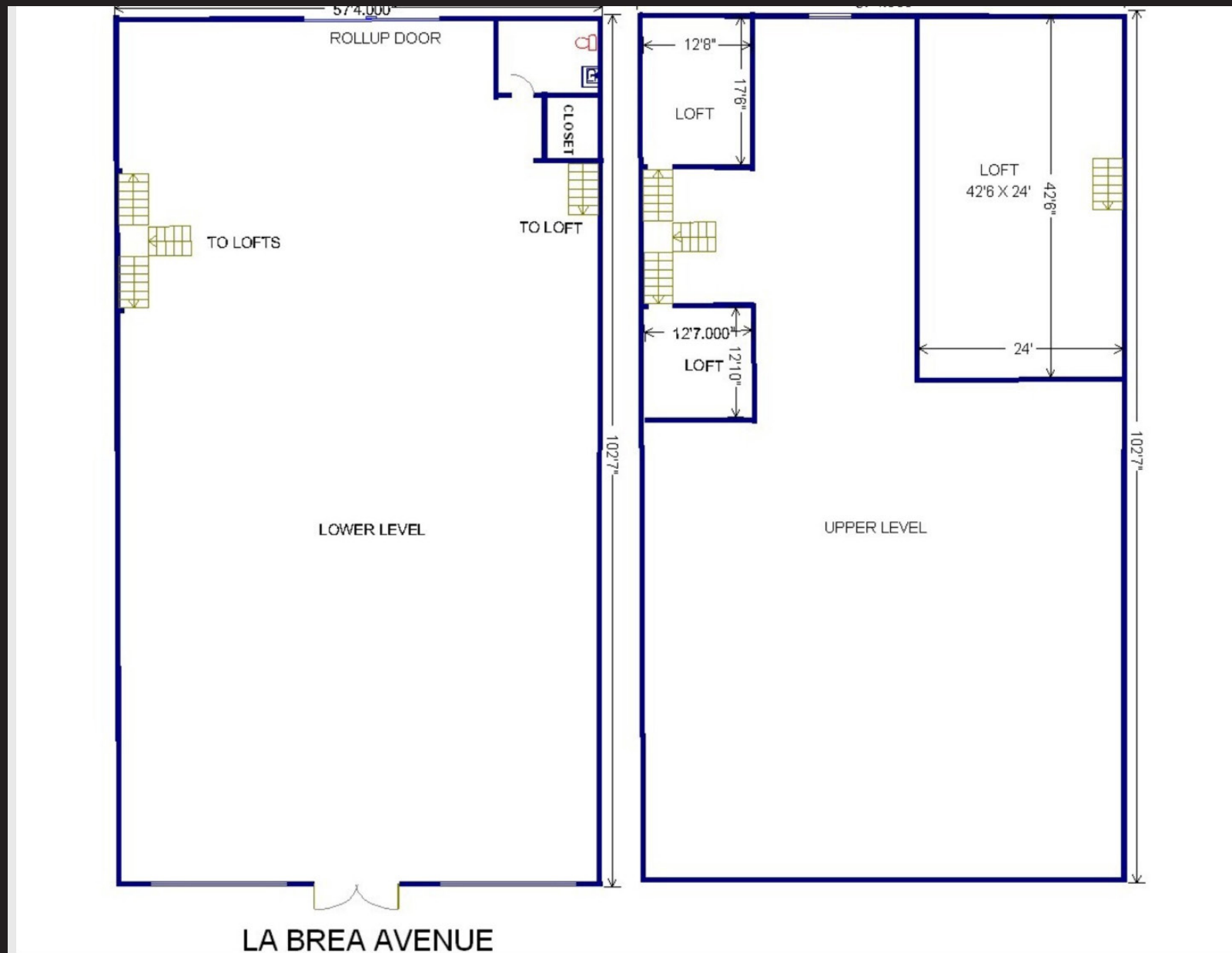
IMMEDIATELY

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- Beautiful bow truss building with 16 foot ceiling to the truss and 25 foot ceiling height to the top of the bow
- Unbelievable frontage on La Brea two doors down from Republique
- Down the street from the brand new Metro Station
- Extremely high traffic counters
- Located on the border of Hancock Park and Mid Wilshire which contributes to the diverse and high income customer base



INTERIOR PHOTOS



SPACE PLAN

PASADENA

EAST HOLLYWOOD

DTLA

6TH STREET

S. LA BREA AVE

AERIAL





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