



conroy

1155-1157
N. LA BREA AVENUE

High-Profile Corner Location at La Brea & Lexington ■ West Hollywood, CA 90038

PROPERTY SUMMARY

Property Address	1155-1157 N La Brea Ave West Hollywood, CA 90038
Property Price	\$3,790,000
Year Built	1928
APN	5531-010-011
Building SF	3,250 SF
Lot SF	5,571 SF
Total Units	1
Number of Buildings	1
Number of Stories	1
Parking	6 Spaces
Roof Type	Flat
Zoning	WDC2A



The Location



Investment Highlights

- ❖ **High-Profile Corner Location at La Brea & Lexington** Prominent signalized corner offering excellent visibility along one of Los Angeles' most active north-south commercial corridors.
- ❖ **Striking, Recently Improved Retail Building** Beautifully designed freestanding building featuring a dramatic contemporary interior, soaring ceilings, abundant natural light and high-end finishes throughout.
- ❖ **Approximately \$1 Million in Recent Tenant Improvements** The current tenant has made a substantial investment in the property, creating a highly customized, turn-key retail environment with premium fixtures, finishes and lighting.
- ❖ **Rare Private Parking on La Brea** Dedicated on-site parking is a significant amenity in this dense infill location, with the existing configuration accommodating substantially more vehicles operationally than the legally striped count.
- ❖ **3,250 SF Building Plus Approximately 550 SF Mezzanine** Efficient single-story retail footprint supplemented by additional mezzanine area, providing flexibility for office, storage or ancillary uses.
- ❖ **5,572 SF Corner Parcel** Generous lot relative to the building footprint, providing valuable on-site parking and excellent access from the surrounding street network.
- ❖ **Strong Existing Rental Income** Property currently generates \$18,000 per month in rent, providing immediate in-place cash flow.
- ❖ **Potential Additional Billboard Income** Existing billboard infrastructure provides an additional income component and potential opportunity for future revenue enhancement.
- ❖ **Dynamic La Brea / West Hollywood Location** Positioned near the West Hollywood border in a dense, affluent and highly desirable trade area surrounded by restaurants, entertainment, design showrooms, multifamily development and established retail.
- ❖ **Excellent Visibility and Branding Opportunity** Expansive street frontage, oversized windows and distinctive exterior architecture provide exceptional identity for the existing tenant and long-term value for the underlying real estate.
- ❖ **Irreplaceable Infill Real Estate** A rare opportunity to acquire a standalone, architecturally distinctive commercial property with parking in one of central Los Angeles' most supply-constrained submarkets.



TENANT OVERVIEW

TIKUN OLAM

Tikun Olam is an established medical cannabis company with over 20 years of experience in clinical cannabis research, cultivation and patient care. The company operates an approximately 150,000-square-foot cultivation and distribution facility, demonstrating substantial infrastructure and operations beyond its retail locations.

With a medical-first approach, Tikun Olam focuses on cannabis-based treatments for serious medical conditions and is supported by a five-member Medical Advisory Board of physicians and researchers. The company's long operating history, substantial infrastructure and medically focused platform distinguish Tikun Olam within the cannabis industry.







INTERIOR LAYOUT





West Hollywood

Neighborhood Vibe

West Hollywood is one of Los Angeles' most established urban retail corridors, driven by a dense population base, affluent consumers, tourism, nightlife, and global brand visibility. Positioned between Beverly Hills, Hollywood, and Fairfax, the city benefits from continuous pedestrian and vehicular traffic along major corridors including Sunset Boulevard, Santa Monica Boulevard, Melrose Avenue, and La Cienega Boulevard. The market attracts a mix of luxury retailers, fashion flagships, experiential concepts, wellness operators, restaurants, and entertainment-driven tenants seeking exposure within one of Southern California's most trend-influential trade areas.



1.15M

ANNUAL VISITORS



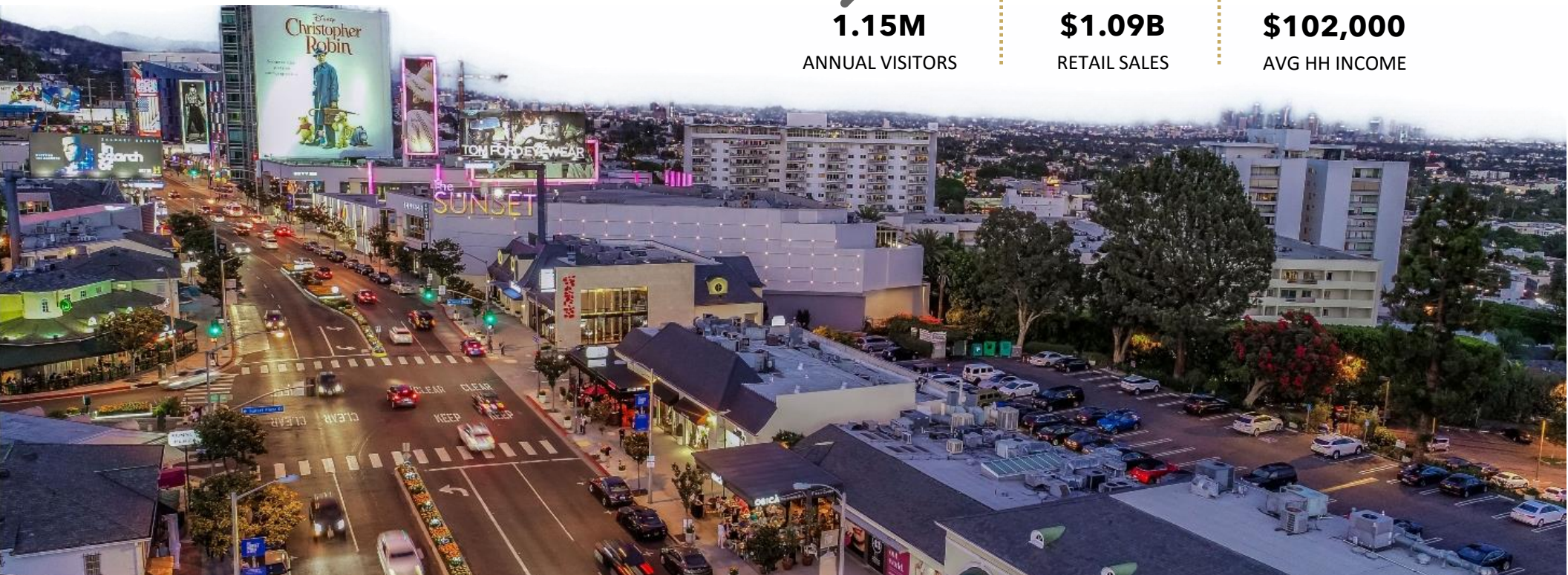
\$1.09B

RETAIL SALES

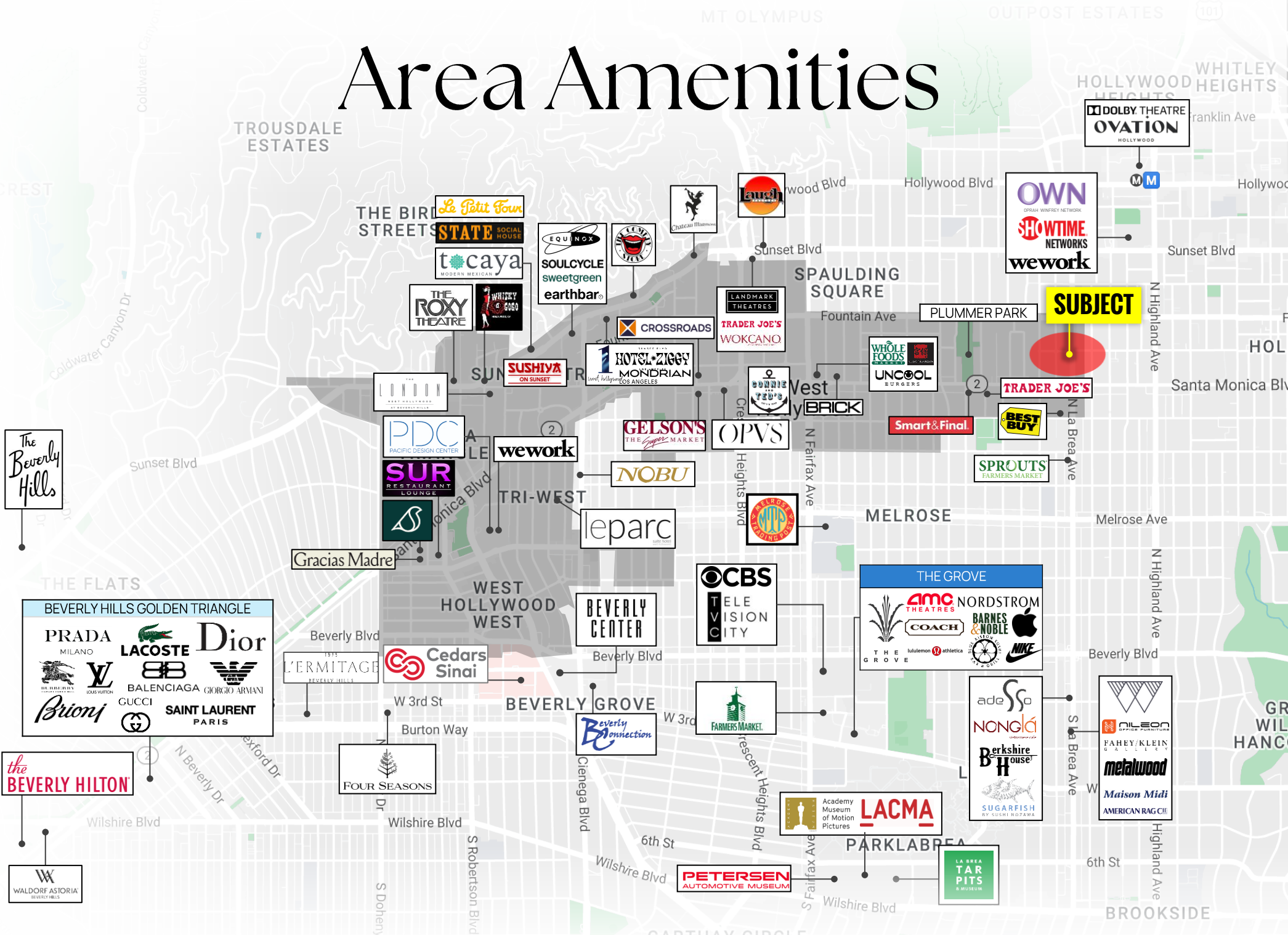


\$102,000

AVG HH INCOME



Area Amenities



Landmarks



Pacific Design Center

One of the world's premier destinations for interior design, architecture, and creative industries, the Pacific Design Center serves as a major regional employment hub and attracts thousands of design professionals and visitors annually.

Cedars-Sinai Medical Center

A nationally recognized medical institution and one of Los Angeles' largest employers, Cedars-Sinai generates significant daily traffic from healthcare professionals, patients, and visitors.

Beverly Center

Located just minutes from the property, Beverly Center is a luxury shopping destination featuring high-end retailers, dining options, and entertainment venues that attract both local residents and tourists.

Nearby Attractions & Hot Spots:

- Melrose Place – Alfred Coffee, Catch Steak, Nobu, The Row, CASSELLA, Violet Grey, Cucina Alba, Drake's, Craig's
- West Hollywood Design District – luxury showrooms, flagship fashion houses, art galleries
- The Grove & Original Farmers Market
- Beverly Center & Beverly Connection
- Sunset Strip – iconic hotels, entertainment venues, premier nightlife
- Cedars-Sinai Medical Center – Ranked #1 Hospital in California



WeHo Districts

**A THRIVING URBAN
NEIGHBORHOOD IN CENTRAL
LOS ANGELES**

DESIGN DISTRICT

West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Trends start here. More than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Today, West Hollywood Design District is an extraordinary mix of district pioneers that include such influential brands as Phyllis Morris, J. Robert Scott, Rag & Bone, Christian Louboutin Men's as well as the latest up and coming businesses and designers. Together, WHDD businesses are championing progressive style and timeless sophistication.

SUNSET STRIP DISTRICTS

Created in 2002, the Sunset Strip Business Improvement District is an assessment district that improves the business and neighboring residential environment on Sunset Blvd. through support services in digital and experiential marketing, event programming, municipal brand partnerships, special promotions, and much more. Our primary goal is to work together to support our commercial district's economic growth and vitality.

HIP HOTELS

WeHo has intimate, luxurious boutique hotels and hotels that are part of rock 'n roll history, providing a uniquely stylish setting that will energize and inspire attendees. Guests can relax and unwind at The London West Hollywood, a luxurious all-suite property with breathtaking views of L.A. or experience cutting-edge style and glamour at the 236 room Mondrian Hotel. With over a dozen world-class hotels, planners will have no trouble finding the right accommodation to suit their needs



Economy

West Hollywood's economy is only 0.3% of metro Los Angeles' \$1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. West Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

YEARLY VISITORS

10M

ANNUAL REVENUE

\$300M

Known for its creative workforce and affluent customer base, West Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.



MAJOR INDUSTRIES

LUXURY
RETAIL



FINANCIAL
SERVICES



HEALTHCARE



HOSPITALITY &
TOURISM



INTERNATIONAL
TRADE



ENTERTAINMENT
MEDIA



REAL ESTATE



TECHNOLOGY



1155-1157 N La Brea Ave West Hollywood, CA 90038

For additional information or to schedule a tour, contact us today



Lauren Aboulafia

310-429-7656 | lauren@conroycommercial.com

LIC 01895546



This Offering Memorandum is proprietary and confidential, intended solely for use by the party receiving it from Conroy Commercial. It may not be shared, copied, or distributed without written consent. By reviewing this information, the recipient agrees to maintain confidentiality. This material provides summary, unverified information for preliminary review only. It is not a substitute for independent due diligence. Conroy Commercial makes no warranties or representations regarding the property's financial performance, physical condition, regulatory compliance, or tenant matters. All information is believed to be reliable but is unverified and subject to change. Prospective buyers must conduct their own investigations and seek professional advice regarding legal, tax, financial, and physical aspects of the property. Conroy Commercial acts solely as a marketing agent and does not perform due diligence on behalf of buyers. Projected rents and financials are estimates only and may not be achievable, particularly in light of applicable rent regulations. Buyers should rely solely on their own analysis and independent verification.