

Marcus &
Millichap



COMMERCIAL
REAL ESTATE

the sign of a profitable property



PRIME LA BREA AVE RETAIL SPACE AVAILABLE

446-450 S La Brea Ave, Los Angeles, CA 90036

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1900 AVENUE OF THE STARS, SUITE 2000 - LOS ANGELES, CA 90067 - 310.909.5422/PHONE - WWW.MOSSANENCRE.COM - DRE #01978006

GROUND FLOOR RETAIL
LOS ANGELES, CA

PROPERTY FEATURES

446-450 S La Brea Ave, Los Angeles, CA 90036

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APPROX. 2,000 SF

GROUND FLOOR RETAIL SPACE

- ✓ ±738 SF of additional mezzanine space
- ✓ One car garage parking
- ✓ Kitchenette
- ✓ Significant street frontage on La Brea Ave

AREA AMENITIES

- ✓ Centrally located between West Hollywood, Hollywood, Fairfax, Miracle Mile, and Koreatown
- ✓ Surrounded by new mixed-use, office, and retail developments
- ✓ One block from Metro D Line station
- ✓ Walking distance to Target, Trader Joe's, and Republique
- ✓ Short drive to The Grove / Farmers Market

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	40,037	507,909	1,079,992
	Avg. HH Income	\$141,466	\$107,547	\$108,470
	Daytime Pop	43,743	539,427	1,119,297
	Traffic Count	± 63,186 CPD ON LA BREA AVE & W 6TH ST		

GROUND FLOOR RETAIL
LOS ANGELES, CA

INTERIOR PHOTOS

446-450 S La Brea Ave, Los Angeles, CA 90036

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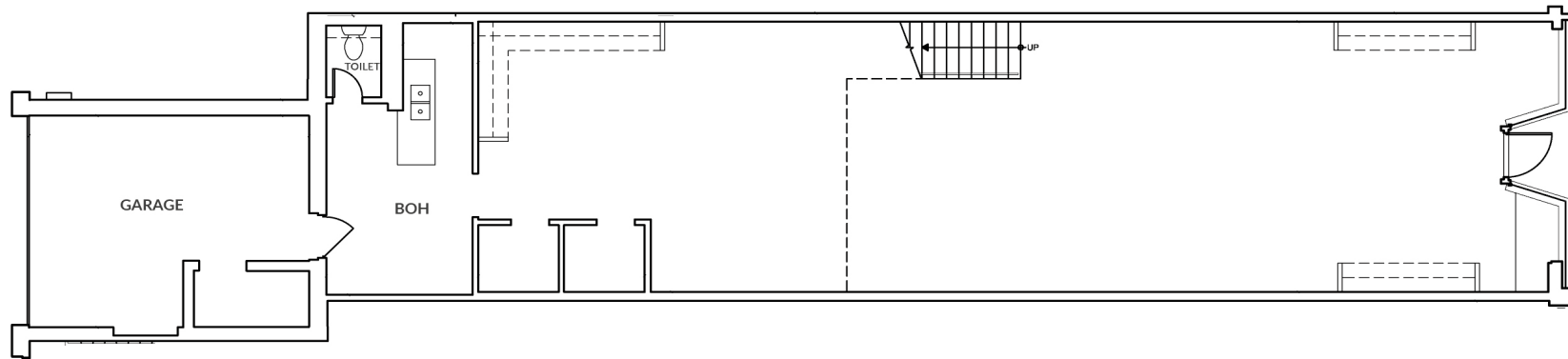


GROUND FLOOR RETAIL
LOS ANGELES, CA

FLOOR PLAN | FIRST FLOOR

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

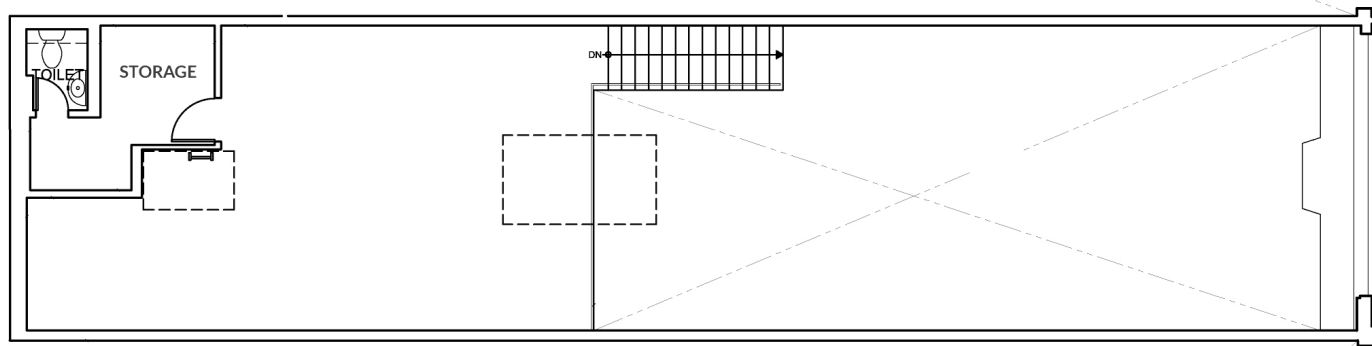
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GROUND FLOOR RETAIL

FLOOR PLAN | SECOND FLOOR

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AVAILABLE



AERIAL MAP



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.