

ADJACENT TO METRO D LINE STATION IN MIRACLE MILE

±42,000 SF of Vacant Land for Lease

639 S. La Brea Avenue, Los Angeles, CA 90036

KWP
REAL ESTATE



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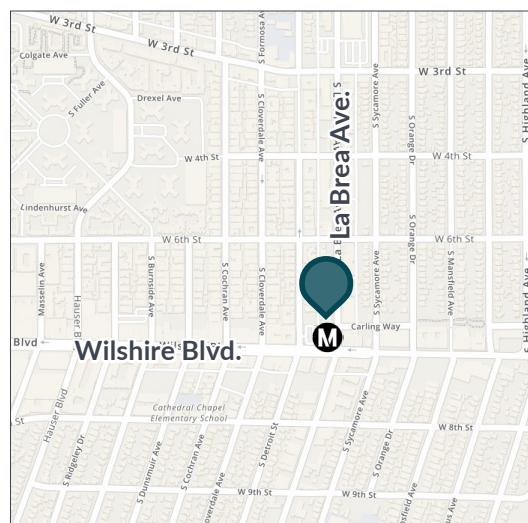
AVAILABLE

Size: ±42,000 SF / 0.96 Acres
Frontage: ±400 SF on La Brea Ave.
APN: 5508-007-018 thru 5508-007-023
Term: 1-2 Years (potentially longer)
Rent: Call broker for details

PROPERTY HIGHLIGHTS

- Large footprint vacant lot available for short term lease on extremely desirable La Brea Avenue across from Republique
- One block from Metro's Wilshire/La Brea D Line (formerly Purple Line) station
- Highly visible location above Miracle Mile and near Museum Row
- ±70,528 cars per day at Wilshire and La Brea; major thoroughfare from Hollywood to the I-10 Freeway
- Strong demographics with average HHI of ±\$159,435 with one mile

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



TRADE AREA



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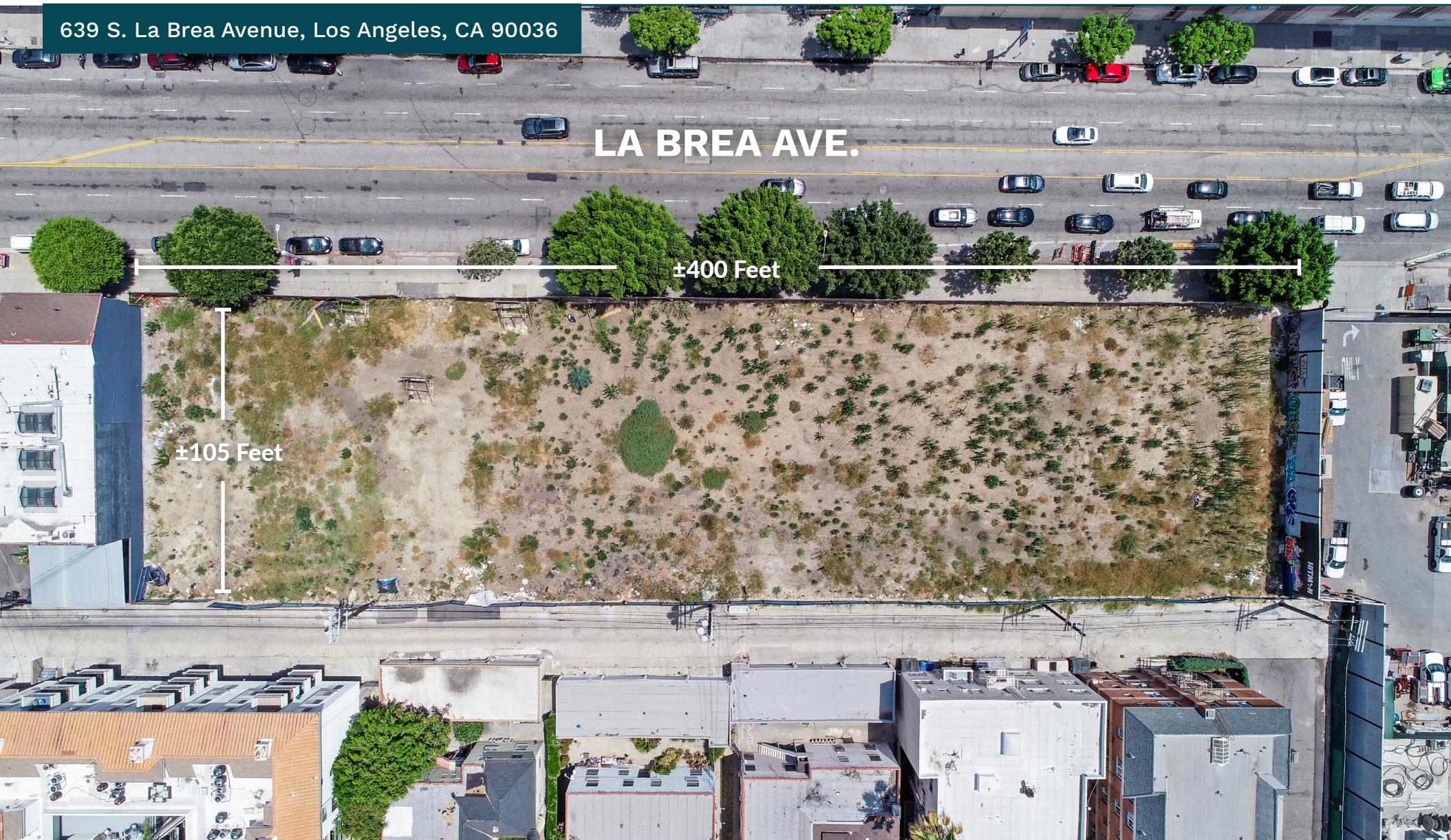
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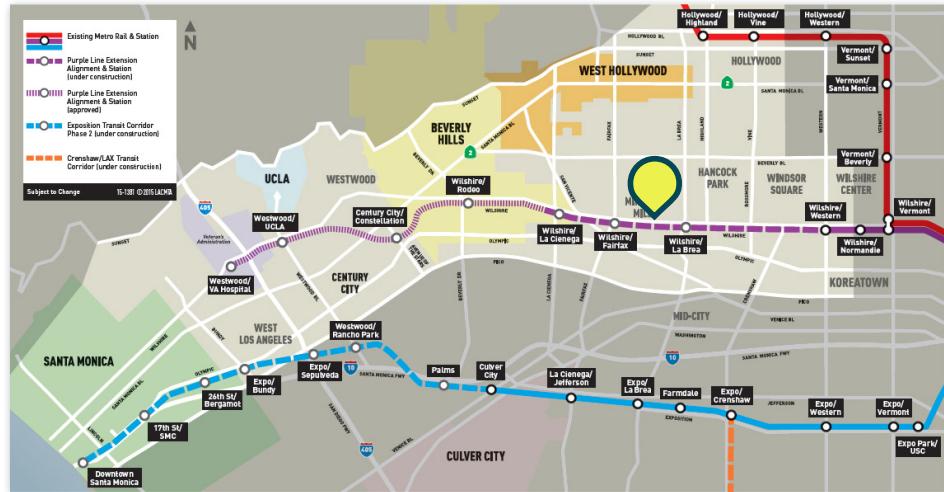


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METRO D LINE EXTENSION



The long-awaited Metro D Line Subway Extension is now under construction. From the current terminus at Wilshire/Western, the D Line Extension will extend westward for about nine miles with seven new stations.

It will provide a high-capacity, high-speed, dependable alternative for those traveling to and from LA's "second downtown," including destinations such as Miracle Mile, Beverly Hills, Century City and Westwood.

Los Angeles is closer than ever to this long-anticipated project a reality, connecting West Los Angeles to the region's growing rail network, and improving mobility for everyone who lives, works and plays throughout Los Angeles County.



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MUSEUM ROW ON MIRACLE MILE



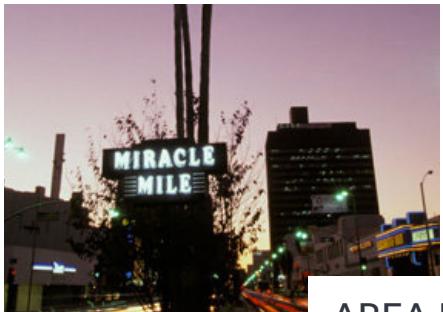
Museum Row on Miracle Mile is home to four major Los Angeles museums: L.A. County Museum of Art, La Brea Tar Pits and Museum, Craft and Folk Art Museum, and Petersen Automotive Museum. A fifth museum, The Academy Museum of Motion Picture Arts and Science (or Oscars Museum), is newly open.



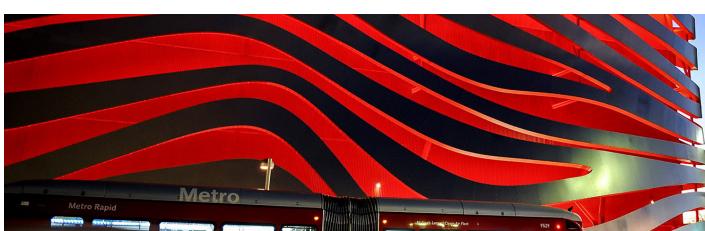
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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2023 Estimated Population	17,043	40,271	168,684
2028 Projected Population	16,616	39,277	166,580
2020 Census Population	17,524	41,501	172,653
2010 Census Population	15,721	39,801	170,437
Projected Annual Growth 2023 to 2028	-0.5%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2023	0.6%	-	-
2023 Median Age	35.0	36.7	37.5
HOUSEHOLDS			
2023 Estimated Households	9,318	20,550	78,132
2028 Projected Households	9,207	20,321	78,357
2020 Census Households	9,457	20,909	79,053
2010 Census Households	8,290	19,312	74,870
Projected Annual Growth 2023 to 2028	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2023	1.0%	0.5%	0.3%
RACE & ETHNICITY			
2023 Estimated White	51.8%	51.8%	43.2%
2023 Estimated Black or African American	9.1%	10.5%	11.0%
2023 Estimated Asian or Pacific Islander	21.7%	19.5%	18.5%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	1.1%
2023 Estimated Other Races	17.1%	17.8%	26.2%
2023 Estimated Hispanic	17.8%	18.9%	29.8%
INCOME			
2023 Estimated Average Household Income	\$145,379	\$159,435	\$145,378
2023 Estimated Median Household Income	\$90,594	\$102,813	\$95,092
2023 Estimated Per Capita Income	\$79,551	\$81,420	\$67,491
EDUCATION			
2023 Estimated High School Graduate	9.1%	10.7%	15.5%
2023 Estimated Some College	13.3%	13.9%	14.7%
2023 Estimated Associates Degree Only	5.8%	4.9%	5.1%
2023 Estimated Bachelors Degree Only	41.7%	39.5%	34.3%
2023 Estimated Graduate Degree	27.0%	25.9%	18.8%
BUSINESS			
2023 Estimated Total Businesses	1,608	3,665	15,547
2023 Estimated Total Employees	9,480	27,964	98,125
2023 Estimated Employee Population per Business	5.9	7.6	6.3
2023 Estimated Residential Population per Business	10.6	11.0	10.9



R E A L E S T A T E

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