

PRIME 2ND GEN RESTAURANT SPACE IN THE HEART OF LITTLE ETHIOPIA



1076
LOS ANGELES, CA 90019
SOUTH FAIRFAX AVE

FOR SALE OR LEASE

conroy 
conroycommercial.com

An aerial photograph of a modern urban development. The central focus is a courtyard with a large, multi-tiered fountain. The courtyard is surrounded by a mix of architectural styles, including a building with a prominent dome on the left and a building with a bay window on the right. In the background, a city skyline is visible under a clear blue sky, featuring several high-rise buildings, including a tall, slender tower. The overall scene is bright and sunny, suggesting a clear day.

Executive Summary

1076 S. FAIRFAX AVENUE



The Property

FOR SALE OR LEASE

4,000

SF AVAILABLE

5,002

LOT SIZE

47

TYPE LIQUOR
LICENSE

1076 S. Fairfax Ave | Los Angeles, CA 90019

PROPERTY SUMMARY

THE ASSET

OFFERING PRICE

- Upon Asking

LEASE RATE

- Upon Asking

BUILDING SF

- 4,000 SF

LOT SF

- 5,002 SF

APN

- 5086-001-042

ZONING

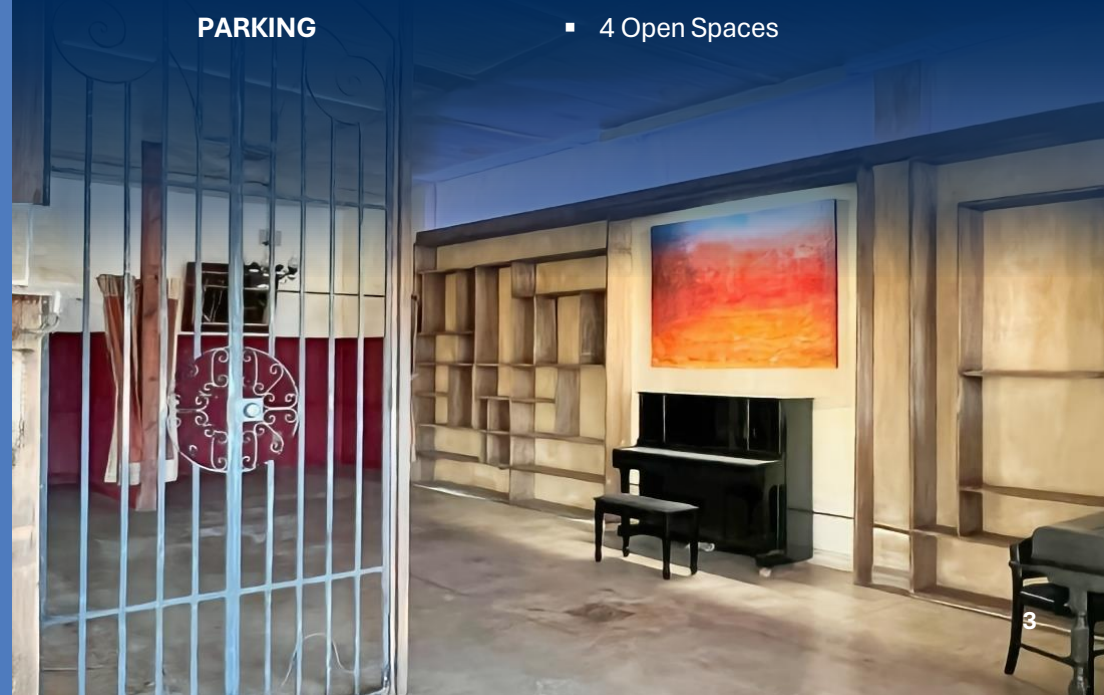
- LAC2

YEAR BUILT

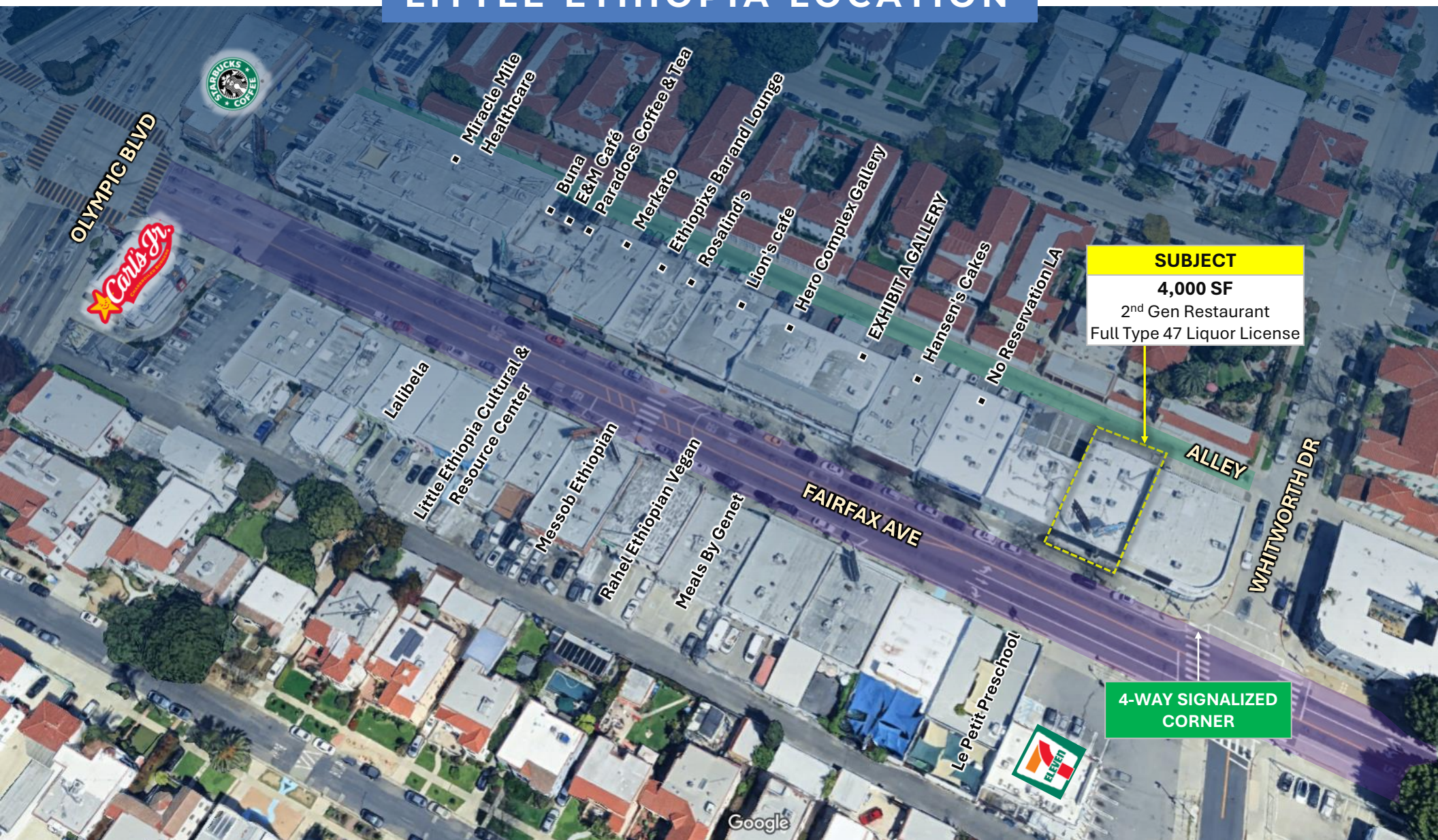
- 1953

PARKING

- 4 Open Spaces



LITTLE ETHIOPIA LOCATION



91

WALKSCORE

61

TRANSIT SCORE

66

BIKE SCORE

Property Overview

1076 S. FAIRFAX AVENUE

Located at 1076 South Fairfax Ave, Los Angeles, this **4,000 SF open-concept building offers a rare opportunity** in the heart of vibrant Little Ethiopia. Fully built out as a second-generation restaurant and bar, the property includes a coveted type **47 liquor license**, metered parking spaces in front, and a spacious rear parking lot accessible via alley, accommodating multiple vehicles.

Boasting a **WalkScore® of 91, this walker's paradise** benefits from high foot traffic and excellent proximity to major transportation routes and public transit. The **flexible layout provides immense potential** for adaptive reuse, whether as creative office space, retail, warehouse, or a showroom.



OPPORTUNITY

Prime 2nd gen restaurant space in the heart of Little Ethiopia



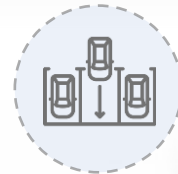
OPEN CONCEPT

Open concept building fully built out as a restaurant/bar concept



LIQUOR LICENSE

Full type 47 liquor license



PARKING

Includes metered parking spaces in front and parking lot in rear with room for multiple cars



LOCATION

Close proximity to major transportation routes and public transit



POTENTIAL

Potential for adaptive reuse, creative office, retail, warehouse, showroom, etc.



1076 S. FAIRFAX AVENUE





MID WILSHIRE

Mid-Wilshire is a neighborhood located in the central region of Los Angeles, California, USA. It is named after its location between the neighborhoods of Mid-City to the north and Wilshire Center to the east. The boundaries of Mid-Wilshire are roughly Wilshire Boulevard to the north, La Cienega Boulevard to the west, Pico Boulevard to the south, and Western Avenue to the east.



39,875
POPULATION



95.4%
WHITE COLLAR JOBS



\$134,478
AVG HH INCOME



1076 S. Fairfax Ave | Los Angeles, CA 90019

Little Ethiopia

Little Ethiopia the Mid-Wilshire District of Central Los Angeles. - a destination with an ample selection of Ethiopian restaurants, galleries, and shops located on Fairfax Ave - between Pico + Olympic Blvd.

VICINITY MAP





LOCATION

The subject is located at the epicenter of Los Angeles, just blocks from the CBS Studios and benefits from its immediate proximity to the Grove, Park La Brea, LACMA as well as shops along Melrose Avenue. The Immediate area boasts a dense and affluent residential and daytime population with incomes in excess of \$130,000 per year.

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HIGH PROFILE INFILL LOCATION

- ❑ Incredible demographic characteristics with a population of over 524,000 and 540,000 employees within a 5-mile radius
- ❑ Nearby Major Employment Hub Synergy from Mid-Wilshire, Hollywood, and Century City
- ❑ Close proximity to the Grove, LA County's most prestigious and successful retail destination

Miracle Mile

COMMUNITY OVERVIEW

Located near The Miracle Mile in Los Angeles, California, the subject is moments from the Mid-Wilshire district consisting of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. Luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, advertising agencies, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis of our city. Several museums are permanent residents of Museum Row on the Miracle Mile which includes Peterson Automotive Museum, LACMA, Craft & Folk Art Museum and La Brea Tar Pits.

Los Angeles County Museum of Art

LACMA's collections and particularly its exhibitions and programming have long been the most impressive in the city.

Petersen Automotive Museum

Miracle Mile was the first commercial development in LA designed expressly for the benefit of drivers, and so a former department store makes an apt home for this museum of car culture.

La Brea Tar Pits and Museum

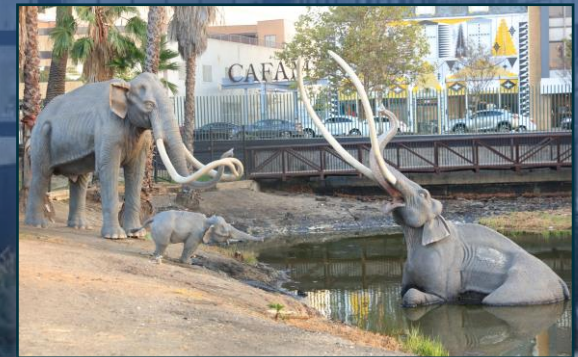
Paleontologists are still at work here, having dragged more than 3.5 million fossils from the mire over the years. Many of these specimens are now on display in this delightfully old-fashioned museum.



LOS ANGELES MUSEUM OF ART



PETERSEN AUTOMOTIVE MUSEUM







LA BREA TARPITS

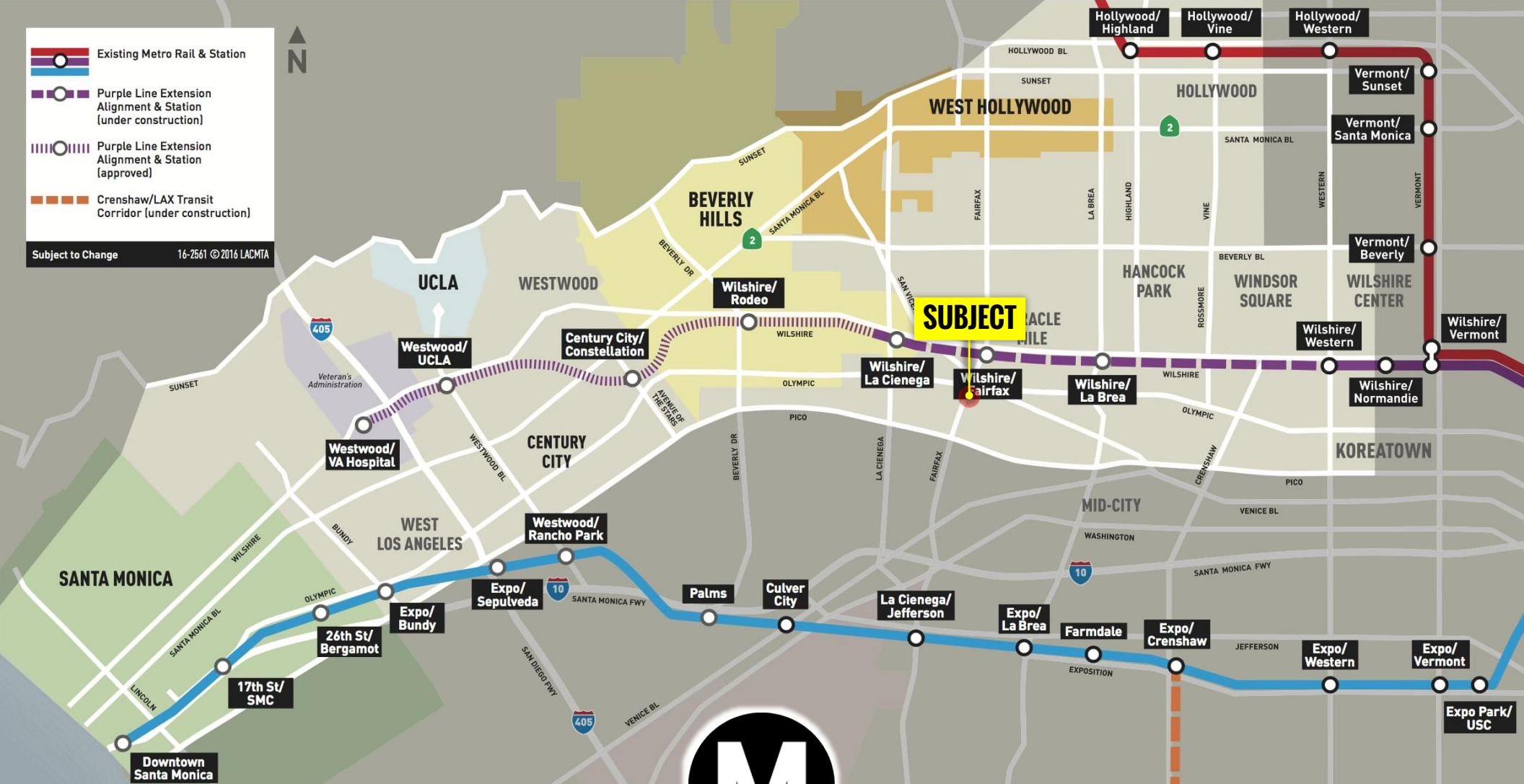
An aerial photograph of Los Angeles, California, showing a dense urban landscape. In the foreground, a large, modern building with a prominent glass dome structure is visible. The dome is made of a grid of glass panels and is partially covered by a white, curved architectural element. The surrounding area includes various residential and commercial buildings, streets, and greenery. The sky is clear and blue. The text 'CENTRAL LOCATION' is overlaid in white, sans-serif font on the left side of the image.

CENTRAL LOCATION

The central location provides a strategic point for those who work in creative fields. The area offers immediate access Hollywood, Culver City studios, and Silicon Beach. With the Purple Line Extension getting closer to completion, Miracle Mile's appeal will continue to attract young professionals throughout Los Angeles.

 Existing Metro Rail & Station
 Purple Line Extension Alignment & Station (under construction)
 Purple Line Extension Alignment & Station (approved)
 Crenshaw/LAX Transit Corridor (under construction)

Subject to Change 16-2561 © 2016 LACMTA



PURPLE LINE

Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2024.

Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.

Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.



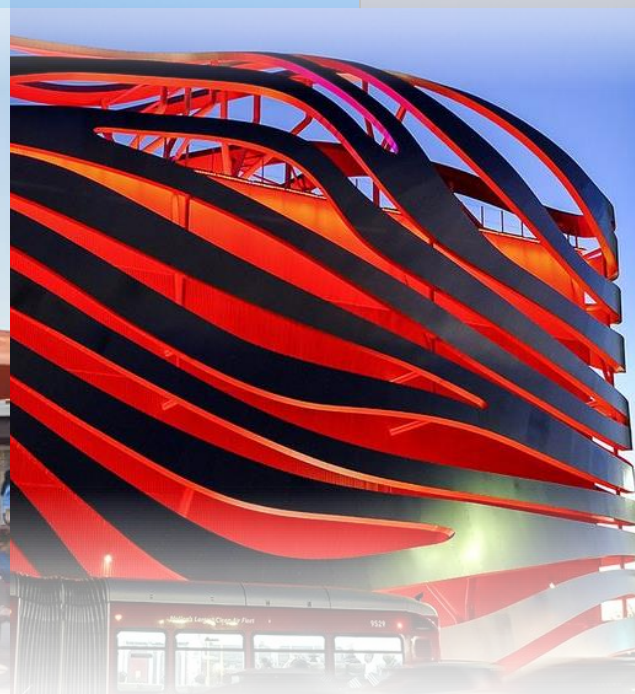
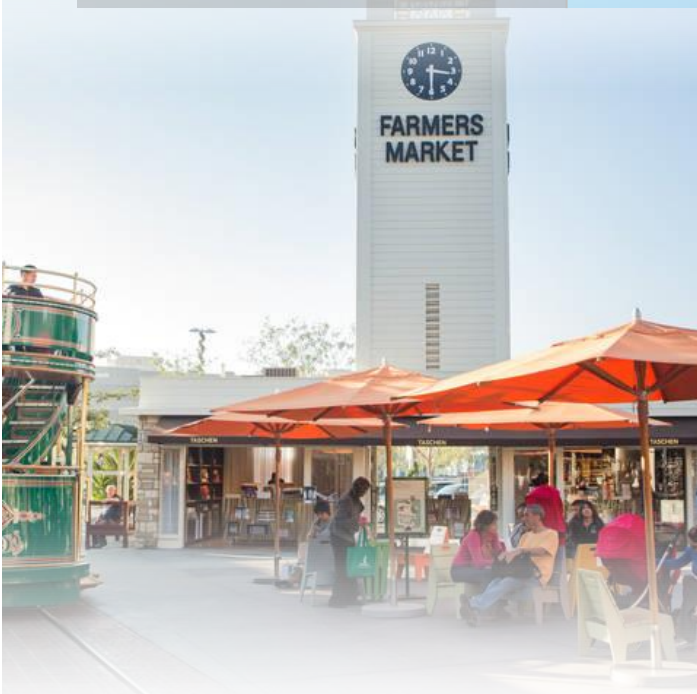


Los Angeles County Museum of Art (LACMA): LACMA is the largest art museum in the western United States, with a collection of over 140,000 works of art. It is located on Wilshire Boulevard and is a must-visit destination for art lovers.

La Brea Tar Pits and Museum: The La Brea Tar Pits is a famous natural tar pit where many prehistoric animals were trapped and preserved. The adjacent museum showcases fossils and exhibits related to the history of the area.

Petersen Automotive Museum: This museum displays a vast collection of classic and modern cars, motorcycles, and other vehicles. It's located on Wilshire Boulevard and is a must-visit for automobile enthusiasts.

The Wiltern Theatre: The Wiltern is a historic art deco theater located on Wilshire Boulevard. It has been beautifully restored and is now a popular venue for concerts, comedy shows, and other events.



Landmarks

Mid-Wilshire is known for its rich architectural history, with many notable Art Deco and Modernist buildings, as well as its diverse cultural offerings, including museums, galleries, and theaters. Some of the most prominent landmarks in Mid-Wilshire include the Los Angeles County Museum of Art (LACMA), the La Brea Tar Pits, the Petersen Automotive Museum, and the Wilshire Boulevard Temple.

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LOS ANGELES, CA 90019

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