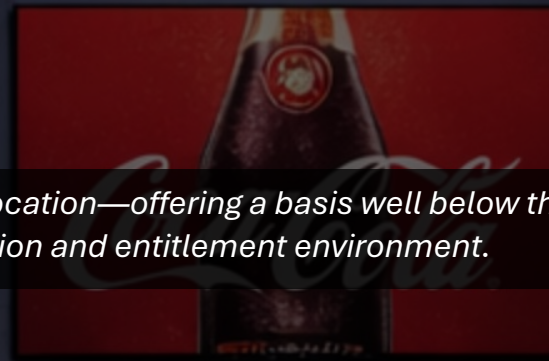
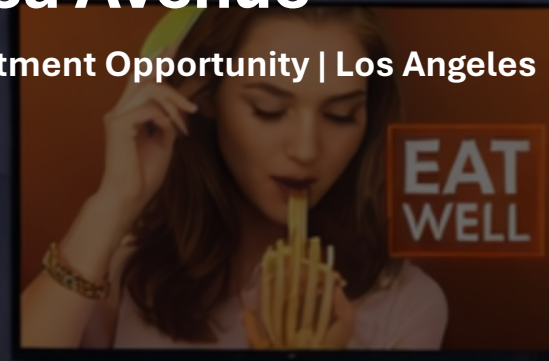


# 600 S. La Brea Avenue

Institutional-Grade Mixed-Use Investment Opportunity | Los Angeles



*A rare combination of scale, existing infrastructure, and irreplaceable location—offering a basis well below the cost required to recreate a comparable asset in today's construction and entitlement environment.*

# Investment Highlights

Core asset advantages that support pricing, lease-up velocity, and owner-user appeal.

- \$5M+ restaurant buildout invested in the 1st floor space alone
- Configured by prior operator for 200+ seats
- Nearly 1,500 SF of outdoor patio for LA-style indoor/outdoor dining
- Ample on-site parking with valet potential for approximately 35-40 cars
- Dedicated loading area, walk-in cooler, and separate IT room
- Signalized SE corner of La Brea & 6th with approximately 75,000 VPD
- Delivered vacant for maximum owner-user or investor flexibility



# Flagship Restaurant Opportunity and/or Flagship Retail Showroom

The ground floor presents a near turn-key hospitality environment while also supporting flagship showroom, experiential retail, or branded concept uses.



**Prior operator seating: 200+ guests | Outdoor patio: nearly 1,500 SF | Capital already invested: \$5M+**

Existing bar and lounge configuration, private speakeasy component, and finished dining environment materially reduce construction timelines, capital expenditure, and entitlement risk relative to a new repositioning.

# Operational Infrastructure

Physical features that enhance usability for hospitality, showroom, and mixed-use operators.



- Commercial kitchen with professional hood systems and service flow
- Walk-in cooler and back-of-house support infrastructure
- Dedicated loading access and separate IT room
- 2nd-floor parking deck with 15 assigned spaces and expanded valet throughput

# Financial Overview (Pro Forma)

Base rental assumptions are derived from prior leasing history; previous lease agreements can be provided upon request to validate the base pro forma.

Income Source	Monthly	Annual	Commentary
Ground Floor Retail / Restaurant	\$37,000	\$444,000	Base assumption from prior lease history
2nd Floor Office	\$3,350	\$40,200	Flexible office / support income
3rd Floor Residential	\$5,500	\$66,000	Loft-style unit
4th Floor Residential	\$3,750	\$45,000	Loft-style unit
Parking / Valet Upside (Est.)*	-	\$75,000 – \$120,000	Buyer verification required
Digital Signage Upside (Est.)*	-	\$60,000 – \$150,000	Subject to city approval / buyer verification

\* Parking / valet and digital signage figures are estimates only, are not supported by prior lease history, and remain subject to buyer verification, feasibility, and applicable city approvals. Ownership makes no representation or guarantee as to income realization.

# Location & Connectivity

Positioned at the southeast corner of La Brea Avenue and 6th Street, the asset sits along a major Los Angeles gateway linking LAX to Hollywood and Beverly Hills to Downtown LA.



- Walking distance—approximately half a block—to the new Metro Purple (D) Line station
- Close proximity to The Grove and the broader Mid-City / Miracle Mile retail ecosystem
- One Metro stop from the La Brea Tar Pits, LACMA, Academy Museum of Motion Pictures, Museum Row, and Petersen Automotive Museum
- Immediate adjacency to République and a strong mix of destination dining, retail, and cultural demand drivers

## Major gateway corridor

The intersection serves as a strategic connector from LAX to Hollywood and from Beverly Hills to Downtown Los Angeles—positioning the property at the center of regional mobility and daily consumer flow.

## Embedded value. Irreplaceable corner. Multiple paths to upside.

Previous lease support available for base pro forma assumptions upon request.

*Supplemental parking / signage income assumptions remain subject to buyer verification and applicable city approvals.*

