



ERE
PARKING
ONLY
VAN
ACCESSIBLE
MINIMUM
FINE \$250

1302 - Ste D

1302

La Brea Ave, Suite D | Los Angeles, CA

1,872 SF Available

Prime Corner Retail Space at Mid-City's Premier Shopping Center

PROPERTY OVERVIEW

1302 La Brea Suite D offers 1,872 SF of prime corner retail space in the heart of Mid-City Los Angeles. Newly renovated with modern building systems and a dedicated outdoor patio, this versatile space sits alongside national retailers Target, Sprouts, and Michaels. With high visibility on La Brea Avenue and immediate access to the 10 Freeway, Suite D presents an exceptional opportunity for retailers and creative businesses in a thriving shopping destination.



Prominent corner location with dedicated outdoor patio



Warm shell delivery in Early Q1 2025



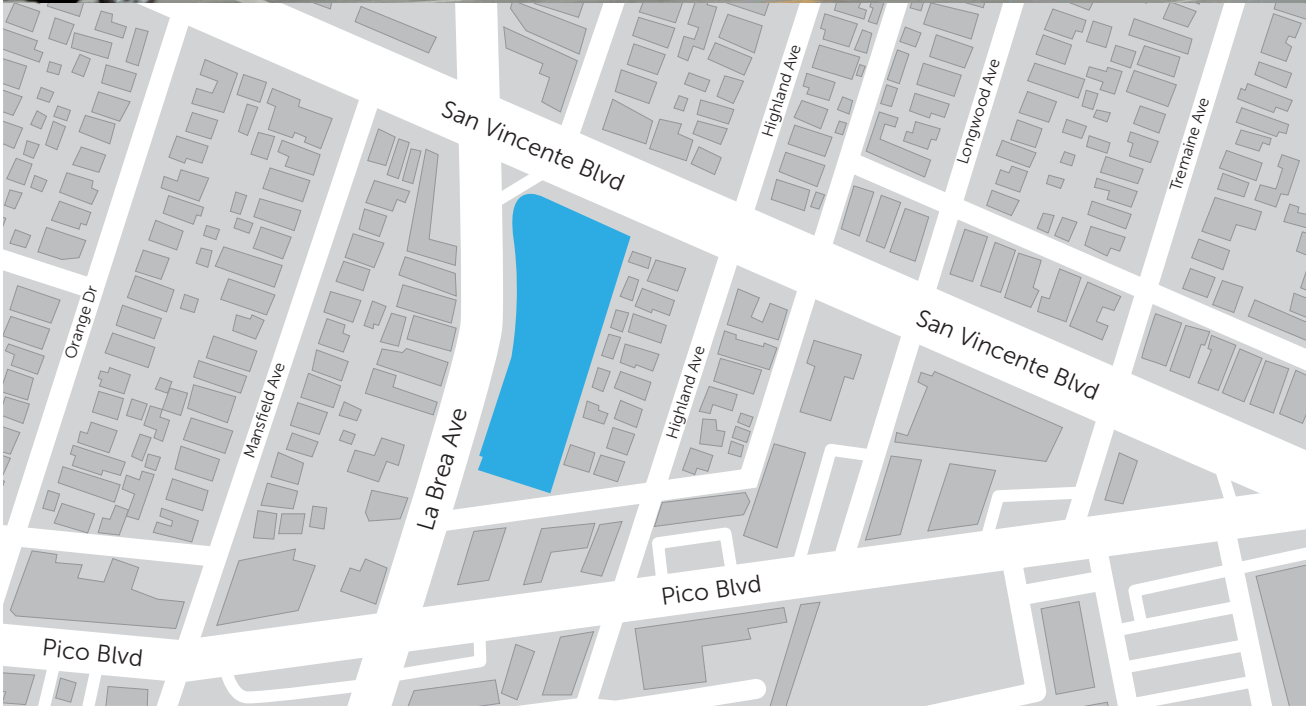
Ample on-site parking



Built in 2021



High-traffic corner on La Brea Avenue
La Brea & San Vicente traffic volume: 58,522 CPD



SPACE DETAILS

New Building Improvements

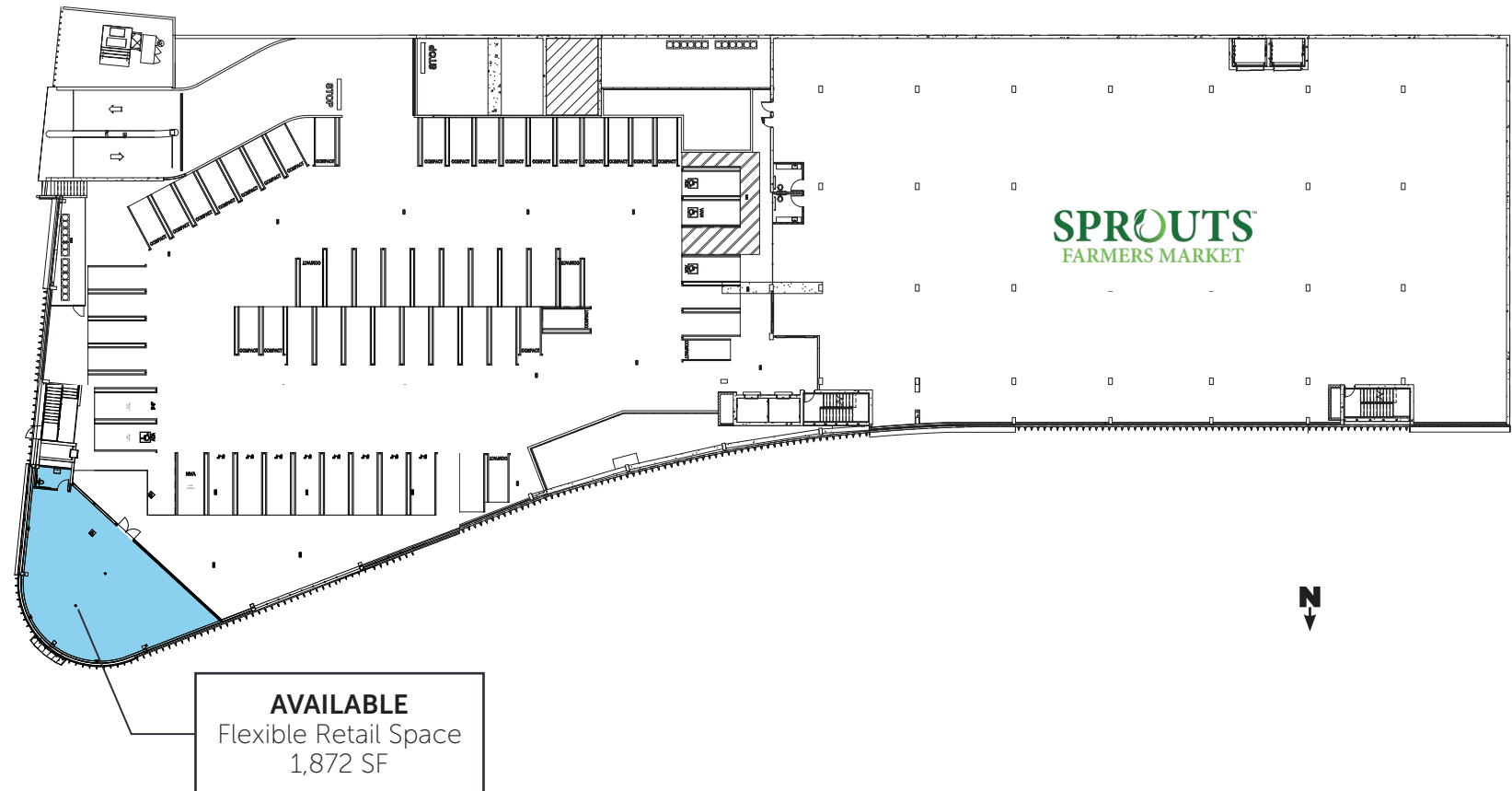
- » New HVAC system with full distribution
- » Modern bathroom with new fixtures and accessories
- » Updated electrical system with new panel
- » Fresh drywall and paint
- » New lighting throughout

Warm Shell Delivery Includes

- » Concrete floors
- » Exposed ceiling
- » Modern facade
- » Dedicated restrooms
- » New lighting
- » HVAC system
- » Dedicated outdoor patio space

Ideal For

- » Retail concepts
- » Creative office users
- » Food and beverage
- » Service retail
- » Beauty and wellness



LOCATION ADVANTAGES



High-traffic corner on La Brea Avenue
La Brea & San Vicente traffic volume: 58,522 CPD*



Direct access to 10 Freeway

Part of established shopping center anchored by:



AREA DEMOGRAPHICS*

2024 Population

3 Miles | 444,063

5 Miles | 1,173,567

Avg HH Income

3 Miles | \$95,609

5 Miles | \$93,902

Total Employees

3 Miles | 244,752

5 Miles | 670,844

Businesses

3 Miles | 33,265

5 Miles | 88,629

*Source: Costar

1302

LA BREA, SUITE D
LOS ANGELES, CA

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