

Freestanding 18,450 SF Building For Lease  
Gateway to Sycamore District!

SEC La Brea Avenue & Willoughby Avenue  
852 North La Brea Avenue  
Los Angeles, CA 90038



**NEWMARK | PACIFIC**

BRYAN NORCOTT  
213-298-3595  
bryan.norcott@ngkf.com  
CA DRE License# 01200077

 **AXIOM**  
Retail Advisors  
**axiomra.com**

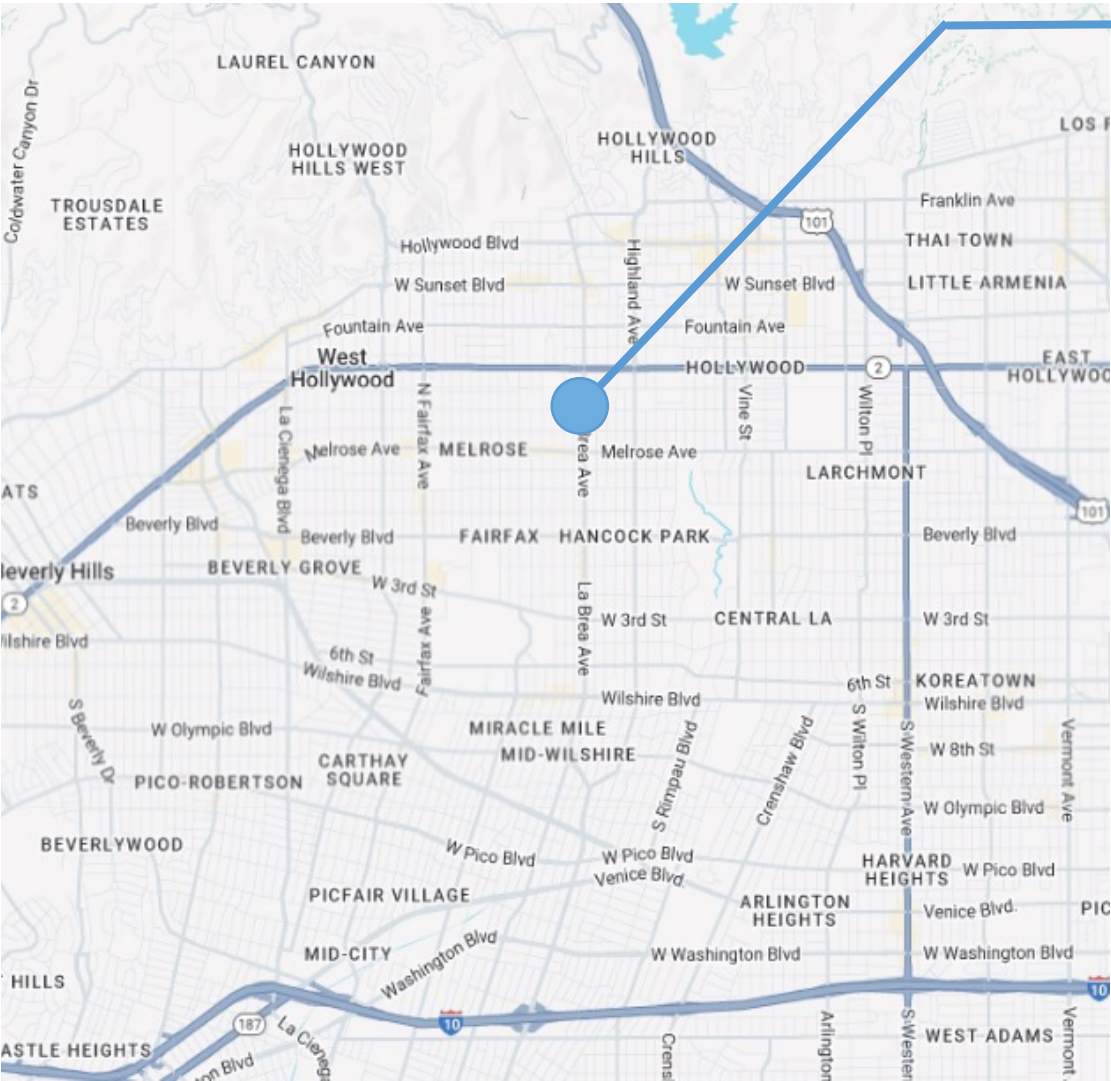
LEA CLAY PARK  
949-521-7437  
lea@axiomra.com  
CA DRE License# 01087365

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

# Freestanding 18,450 SF Building For Lease

## Gateway to Sycamore District!

SEC La Brea Avenue & Willoughby Avenue  
 852 North La Brea Avenue  
 Los Angeles, CA 90038



### Property Highlights:

- Freestanding retail location on La Brea Avenue with 42,053 CPD
- Building is at the forefront of Sycamore District with high profile users including: Sightglass Coffee, Tartine, Tre Lune, Mr.T, Mizlala, Nilli Lotan, Lizzie Mandler, Supervinyl, Brella, Pause Studio, Gigi’s Hollywood, and many more
- Located on the revitalized La Brea retail corridor, south of Santa Monica Blvd., at a signalized intersection
- Prominent signage and MTA bus stop in front of the building
- Ample gated rear parking with 53 spaces and street parking available
- Proximate to high-performing Target and Sprouts Farmer’s Market
- High walkability score with exceptional pedestrian traffic
- Area retailers include:



### Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	51,854	421,071	973,328
AHH Income	\$148,888	\$142,450	\$137,428
Daytime Pop	33,794	252,728	549,624

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.



Freestanding 18,450 SF Building For Lease  
Gateway to Sycamore District!

SEC La Brea Avenue & Willoughby Avenue  
852 North La Brea Avenue  
Los Angeles, CA 90038



NEWMARK | PACIFIC

BRYAN NORCOTT  
213-298-3595  
bryan.norcott@ngkf.com  
CA DRE License# 0120077

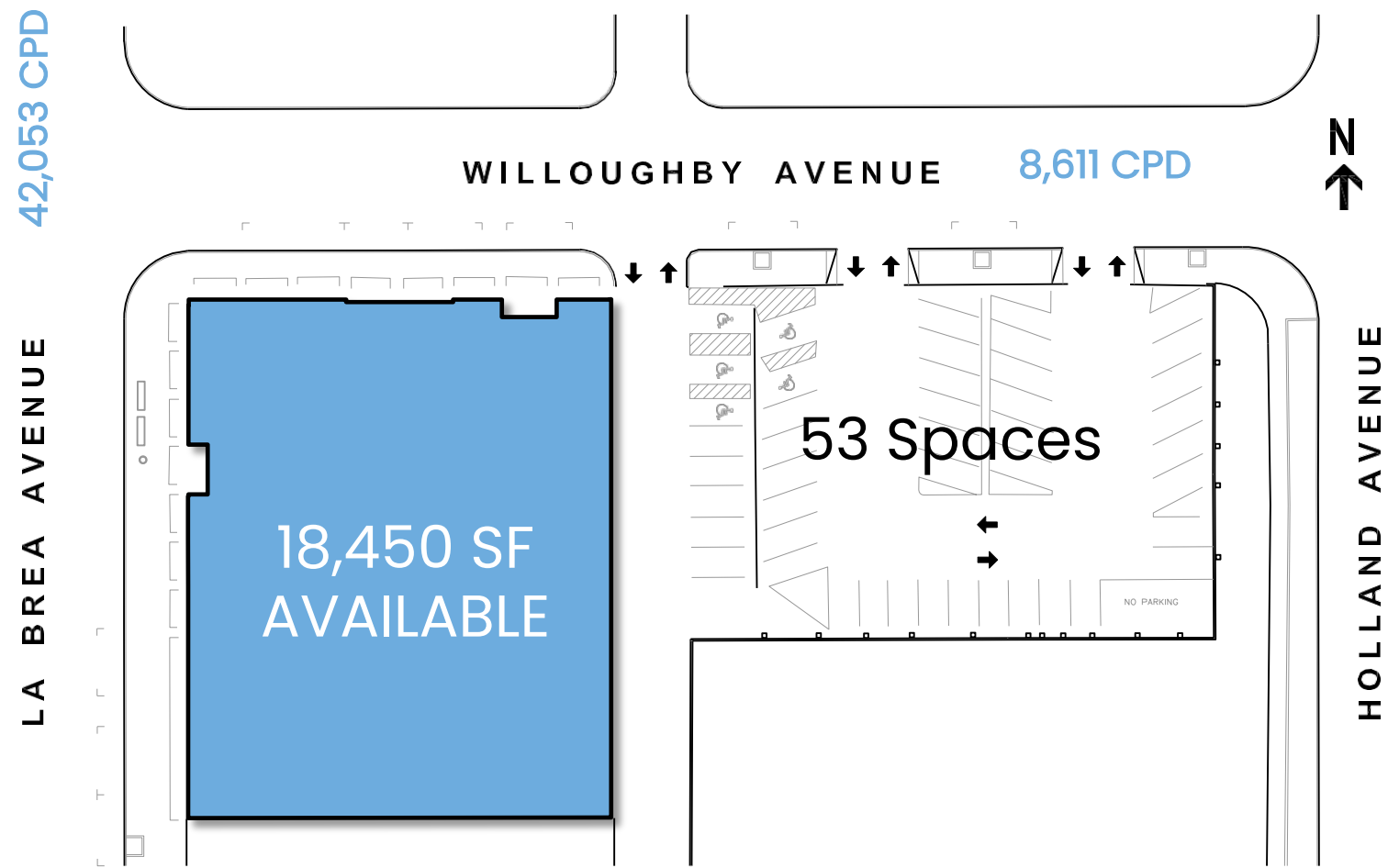
 **AXIOM**  
Retail Advisors  
axiomra.com

LEA CLAY PARK  
949-521-7437  
lea@axiomra.com  
CA DRE License# 01087365

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

Freestanding 18,450 SF Building For Lease  
Gateway to Sycamore District!

SEC La Brea Avenue & Willoughby Avenue  
852 North La Brea Avenue  
Los Angeles, CA 90038



**NEWMARK | PACIFIC**

BRYAN NORCOTT  
213-298-3595  
bryan.norcott@ngkf.com  
CA DRE License# 0120077

 **AXIOM**  
Retail Advisors  
axiomra.com

LEA CLAY PARK  
949-521-7437  
lea@axiomra.com  
CA DRE License# 01087365

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.



Freestanding 18,450 SF Building For Lease  
Gateway to Sycamore District!

SEC La Brea Avenue & Willoughby Avenue  
852 North La Brea Avenue  
Los Angeles, CA 90038



**NEWMARK | PACIFIC**

BRYAN NORCOTT  
213-298-3595  
bryan.norcott@ngkf.com  
CA DRE License# 0120077

**AXIOM**  
Retail Advisors  
axiomra.com

LEA CLAY PARK  
949-521-7437  
lea@axiomra.com  
CA DRE License# 01087365

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.



Freestanding 18,450 SF Building For Lease  
Gateway to Sycamore District!

SEC La Brea Avenue & Willoughby Avenue  
852 North La Brea Avenue  
Los Angeles, CA 90038



NEWMARK | PACIFIC

BRYAN NORCOTT  
213-298-3595  
bryan.norcott@ngkf.com  
CA DRE License# 01200077

 **AXIOM**  
Retail Advisors  
axiomra.com

LEA CLAY PARK  
949-521-7437  
lea@axiomra.com  
CA DRE License# 01087365