

FOR SALE

457-467 S LA BREA AVE

LOS ANGELES, CA 90036

VALUE-ADD INVESTMENT HARD CORNER OF LA BREA AVE & 6TH ST



RYAN GURMAN
Senior Vice President
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

BRONSON MORGAN
Senior Associate
+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02194401

CBRE

THE AREA



CENTURY CITY

BEVERLY HILLS

WEST HOLLYWOOD

HOLLYWOOD HILLS

THE GROVE

PARK LA BREA

457-467 S LA BREA AVE

TARGET

LAND ROVER

260 ENTITLED MIXED-USE
HOTEL / RESIDENTIAL UNITS

RÉPUBLIQUE

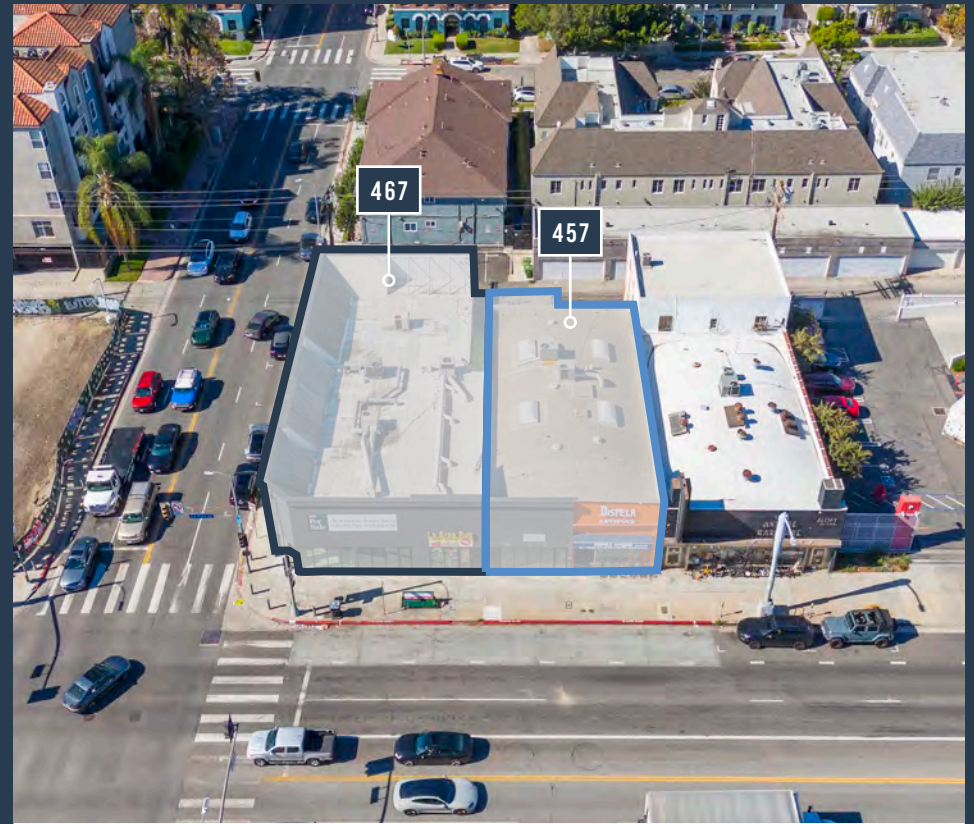
LA BREA AVE

6TH ST



2ND TIME ON THE MARKET IN 50 YEARS!

This premier property anchors the high-traffic corner of La Brea Ave and 6th St and is centrally located between West Hollywood, Hollywood, Fairfax, Miracle Mile, and Koreatown. This area is rapidly developing into a key live-work-entertainment destination, with new mixed-use, office, and retail projects that enhance the established mix of chic restaurants and flagship retailers.



HIGHLIGHTS



Building Size

457: ±4,716 SF

467: ±5,250 SF

Total: ±9,966 SF



Land Size

±9,500 SF



Sale Price

457: \$3,950,000

463-467: \$4,950,000

457-467: \$8,950,000

*Parcels can be sold together or separately



Zoning

LAC2



APN

457: 5508-006-013

467: 5508-006-014



TOC

Tier 4



Development

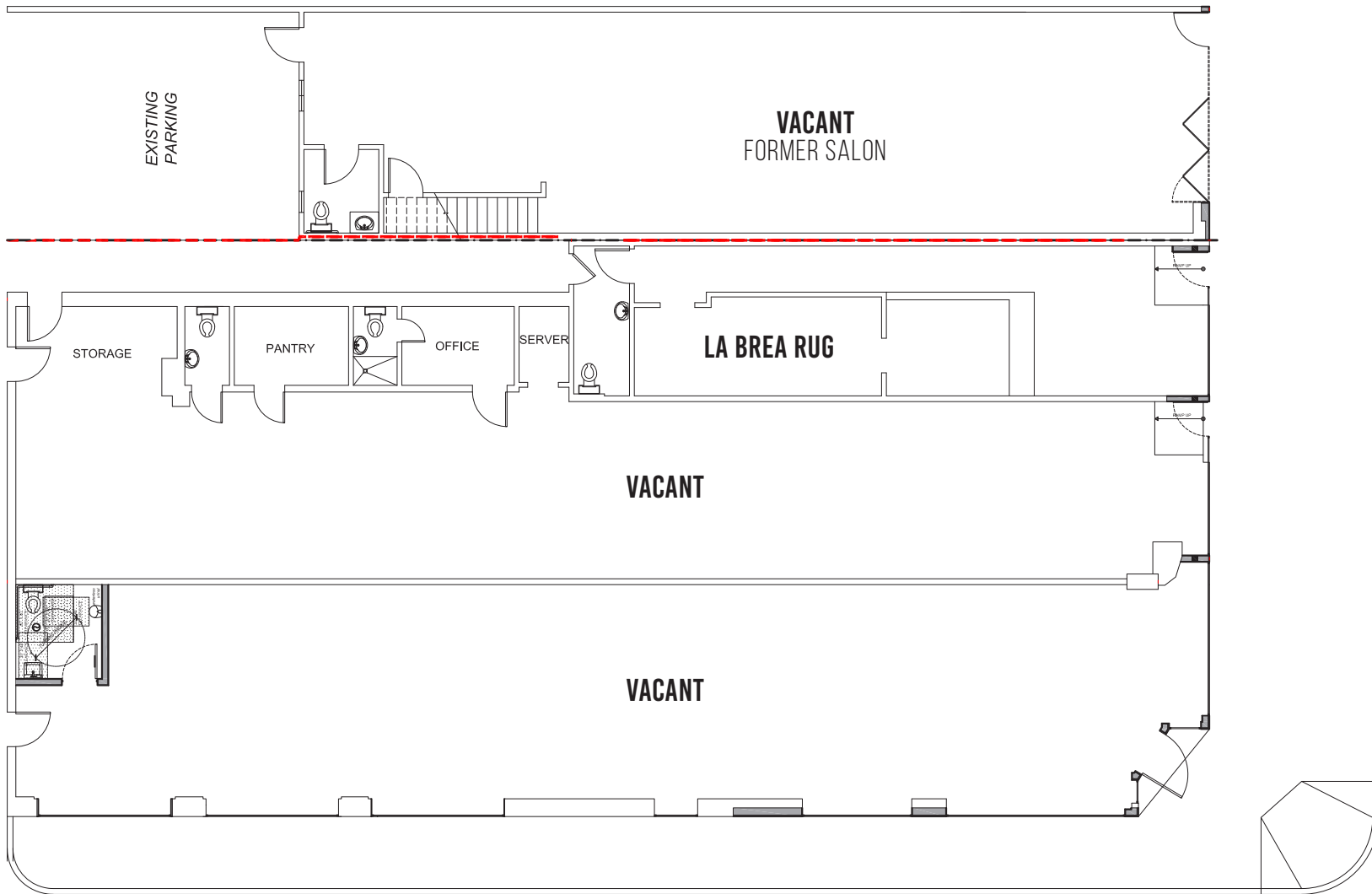
Potential to build 50+ Units

*BUYER TO DO ALL DUE DILIGENCE



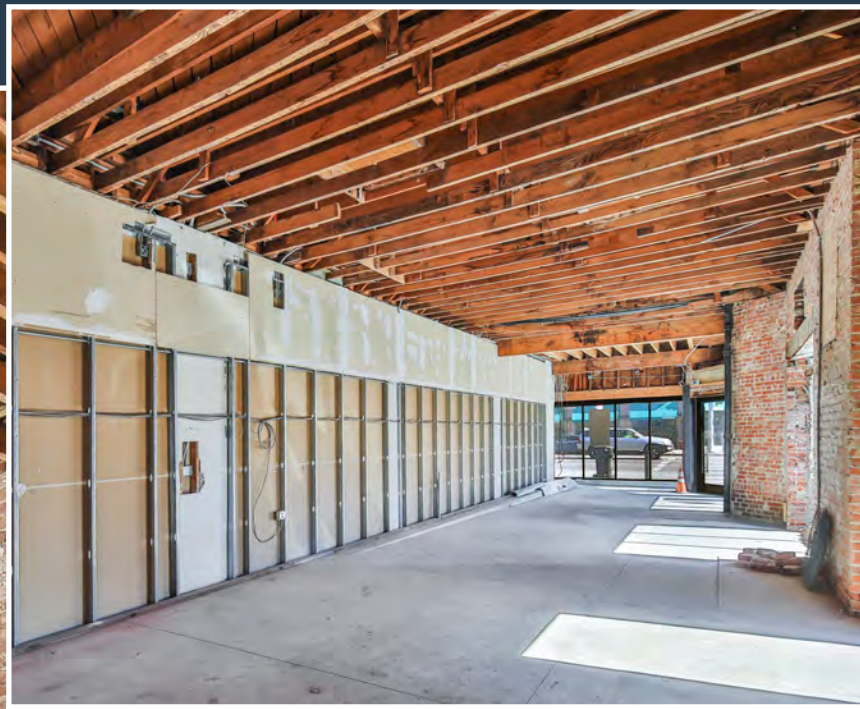
SITE PLAN

↑ DISPELA ANTIQUES

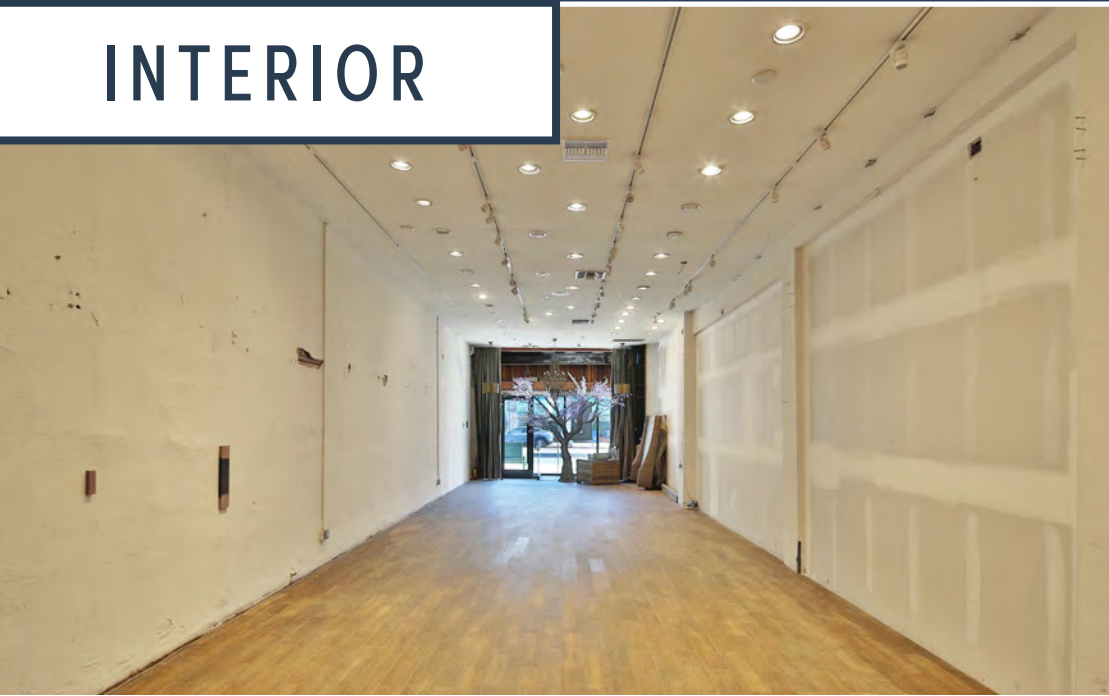


LA BREA AVENUE

INTERIOR



INTERIOR



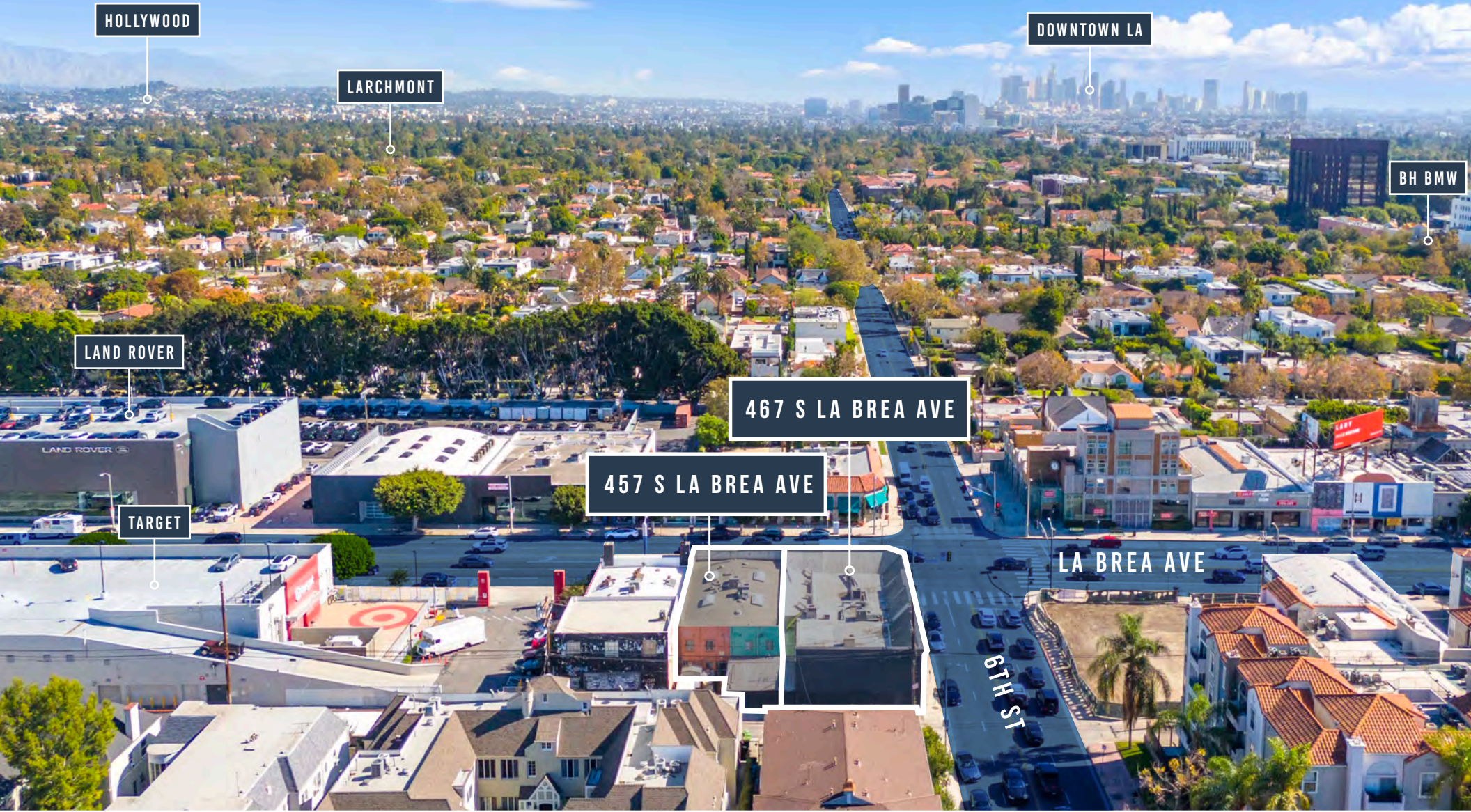
INTERIOR



PARKING



THE AREA



HOLLYWOOD

LARCHMONT

DOWNTOWN LA

BH BMW

LAND ROVER

467 S LA BREA AVE

457 S LA BREA AVE

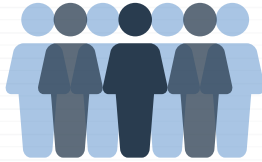
TARGET

LA BREA AVE

6TH ST

LOS ANGELES

40,364
RESIDENTS



36.7
MEDIAN AGE



75.7%
RENT



17.1%
OWN



\$3BN

YEARLY TOTAL SPENDING
IN CITY OF LOS ANGELES

\$169k

AVERAGE HOUSEHOLD
INCOME

45K

DAYTIME POPULATION

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	40,364	493,558	1,057,111
2029 Population - Five Year Projection	41,007	499,733	1,069,816
2020 Population - Census	41,492	497,862	1,064,189
2010 Population - Census	38,942	498,844	1,059,309
2020-2024 Annual Population Growth Rate	-0.52%	-0.17%	-0.13%
2024-2029 Annual Population Growth Rate	0.32%	0.25%	0.24%



HOUSEHOLDS

2024 Households - Current Year Estimate	20,771	234,383	474,351
2029 Households - Five Year Projection	21,596	243,530	492,910
2020 Households - Census	20,296	226,462	457,202
2010 Households - Census	19,015	215,056	432,219
2020-2024 Compound Annual Household Growth Rate	0.44%	0.66%	0.70%
2024-2029 Annual Household Growth Rate	0.78%	0.77%	0.77%
2024 Average Household Size	1.94	2.07	2.17



HOUSING INCOME

2024 Average Household Income	\$168,635	\$123,410	\$125,229
2029 Average Household Income	\$184,443	\$135,761	\$137,618
2024 Median Household Income	\$108,808	\$77,439	\$77,110
2029 Median Household Income	\$120,195	\$86,140	\$86,007
2024 Per Capita Income	\$86,847	\$58,621	\$56,270
2029 Per Capita Income	\$97,216	\$66,184	\$63,473



EDUCATION

	1 MILE	2 MILES	3 MILES
2024 Population 25 and Over	30,992	381,700	799,573
HS and Associates Degrees	8,147	132,996	280,276
Bachelor's Degree or Higher	21,884	198,237	395,210



HOUSING UNITS

2024 Housing Units	22,401	256,502	519,589
2024 Vacant Housing Units	1,630	22,119	45,238
2024 Occupied Housing Units	20,771	234,383	474,351
2024 Owner Occupied Housing Units	3,824	43,569	103,251
2024 Renter Occupied Housing Units	16,947	190,814	371,100



PLACE OF WORK

2024 Businesses	3,095	34,910	66,428
2024 Employees	23,282	273,485	575,168



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Ryan Gurman Bronson Morgan
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Morgan
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RYAN GURMAN

Senior Vice President
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

BRONSON MORGAN

Senior Associate
+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02194401

CBRE

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