

A TWO-STORY
RESTAURANT, BAR & LOUNGE
ON LOS ANGELES'S LA BREA CORRIDOR

141

N LA BREA AVENUE
LOS ANGELES, CA 90036

- SPANISH REVIVAL ARCHITECTURE
- 5,200 SF
- OWNER-USER OR INVESTMENT OPPORTUNITY



OFFERED IN CONJUNCTION WITH
133 N La Brea Avenue – A separately addressed parking and land component nearby.

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141

N L A B R E A A V E N U E

LOS ANGELES, CA 90036

EXCLUSIVELY LISTED BY

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O I A RARE BUILT-OUT HOSPITALITY ASSET ON THE LA BREA CORRIDOR

141
N LA BREA AVE



THE ASSET

141 N La Brea Avenue is a distinctive two-level restaurant and bar property positioned on the high-traffic west side of La Brea Avenue, just south of Beverly Boulevard and north of 3rd Street. Built in 1928 in the Spanish/Moorish Revival vernacular, the building carries one of the most recognizable façades on the corridor – an arched upper colonnade, domed cupola, ornate plasterwork, oculus window, and three street-level bays with operable roll-up doors that open the interior directly onto the sidewalk.

THE INTERIOR

Inside, the building is fully improved as a hospitality asset. The ground floor presents a custom U-shaped granite bar with seating for over twenty, set beneath an embossed coffered ceiling, alongside checker-tile floors, exposed steel columns, banquette dining in olive and ochre velvet, a full commercial kitchen, and rear-of-house support. The upper floor – accessed via an interior stairwell or independently via the alley to the south – presents as a separately programmable lounge and speakeasy with arched window bays, layered velvet seating, intimate ottomans, and a dedicated second bar.

THE PORTFOLIO

The property is being offered in conjunction with 133 N La Brea Avenue, a separately parceled 4,190 SF parking and land component two parcels south. The parcels are not contiguous – one intervening parcel sits between them – but together create a rare La Brea pairing: a built-out, character-rich hospitality building alongside a nearby dedicated parking parcel on a corridor where on-block parking is functionally nonexistent. Separately addressed and separately listed, but marketed together as a portfolio.

LIST PRICE	\$2,750,000
PRICE/SF BUILDING	\$529/SF
ADDRESS	141 N La Brea Avenue, Los Angeles, CA 90036
APN	5513-002-009
BUILDING SIZE	± 5,200 SF
LOT SIZE	± 4,190 SF
LOT DIMENSIONS	Approximately 40 ft × 105 ft
YEAR BUILT	1928
ARCHITECTURE	Spanish / Moorish Revival
NO. OF STORIES	Two (2)
FRONTAGE	Approximately 40 ft on N La Brea Avenue
ZONING	C2-1VL
LAND USE	Restaurant / Bar / Food Services
EXISTING IMPROVEMENTS	Main bar, dining room, commercial kitchen, upstairs lounge / speakeasy
PARKING SUPPORT	Companion parcel at 133 N La Brea Avenue
WALK SCORE	92 – Walker's Paradise
COMPANION PARCEL	133 N La Brea Avenue
DELIVERY	Vacant at Close

02 / PROPERTY PROFILE



THE GROUND FLOOR

Approximately 2,600 SF organized around a custom U-shaped granite bar with seating for over twenty, set beneath an embossed coffered ceiling and warmed by pendant lighting and a jewel-tone palette. Checker-tile floors, exposed steel columns, banquette dining in olive and ochre velvet, and three operable roll-up doors open the room directly onto La Brea Avenue. A full commercial kitchen, multiple service stations, and rear-of-house infrastructure are all in place – substantial restaurant infrastructure is already in place, subject to buyer verification.

THE UPPER LOUNGE & SPEAKEASY

A second story of approximately 2,600 SF presents as a separately programmable lounge, accessed via a dramatic interior stairwell washed in deep purple light and lined with brass scroll sconces, or independently via a discreet alley entrance to the south. Inside: arched window bays, layered banquette seating in olive and ottoman-orange velvet, intimate ottomans and low tables, and a dedicated second bar. The configuration unlocks dual revenue programs from one footprint – dinner service downstairs, late-night and private events upstairs.

THE ARCHITECTURE

Built in 1928 in the Spanish / Moorish Revival vernacular, the building reads as one of the most distinctive pre-war commercial addresses on La Brea – domed cupola, arched upper colonnade, oculus window, and ornate plasterwork above three street-level bays. The kind of patinated character buyers cannot replicate at any price.

All measurements approximate. Buyer to verify. Furniture, fixtures, and equipment subject to separate negotiation.

03 / FLOOR PLAN & HOSPITALITY LAYOUT



The layout supports a layered hospitality program – a primary dining and bar environment on the ground floor, with a separately programmable lounge and speakeasy above. Together they give a future operator multiple ways to activate the building within one address.

Plans are diagrammatic and not to be relied on for construction. Buyer to verify all dimensions and conditions.

04 / LA BREA DINING, DESIGN, CULTURE, AND DAILY TRAFFIC



La Brea has become one of central Los Angeles's most recognizable creative corridors – a north-south thoroughfare where restaurants, galleries, showrooms, boutiques, design-oriented retail, and destination food and beverage concepts have densified into a destination of their own. 141 N La Brea sits at the convergence of four high-demand geographies: the architectural grandeur of Hancock Park to the east, the youth-culture density of the Fairfax District to the west, the Sycamore Creative District one block east, and the Miracle Mile museum corridor a half-mile south.

Within an eighteen-month window, this single block has received four generational catalysts: CIM Group's December 2024 acquisition of the adjacent 82,000 SF District La Brea collection; the January 2025 City Council approval of Hackman Capital's \$1.25 billion Television City redevelopment by Foster + Partners; the April 2026 opening of LACMA's David Geffen Galleries by Peter Zumthor; and the May 2026 opening of the Metro D Line subway extension at Wilshire/La Brea. Few corridors in Los Angeles have absorbed this much cultural, capital, and infrastructure investment in this short a time.

ADJACENT RETAIL (WITHIN ONE BLOCK)

Arc'teryx

Stone Island

Undefeated

SugarFISH

Sycamore Kitchen

Garrett Leight

AETHER Apparel

Schott NYC

American Rag

Stussy

Recess LA

Wirtshaus

HOSPITALITY WITHIN WALKING DISTANCE

République

Pizzeria Mozza

CULTURAL DESTINATIONS

LACMA

David Geffen Galleries (opened April 2026)

Academy Museum of Motion Pictures

La Brea Tar Pits

Petersen Automotive Museum

LIFESTYLE & RETAIL ANCHORS

The Grove

Original Farmers Market

Beverly Center

Sycamore District

CBS Television City

MAJOR EMPLOYERS

Cedars-Sinai Medical Center

Paramount Studios

TRANSIT

Metro D Line Wilshire/La Brea Station

Wilshire/Fairfax Station (opened May 8, 2026)

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*To request additional information, schedule a property tour,
or discuss the portfolio relationship in further depth, please
contact the listing team.*

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