

344 S LA BREA AVE

2ND GEN RESTAURANT // CAFE



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Located at 344 S La Brea Avenue, just south of 3rd Street, this prime location offers an exceptional opportunity for any restaurant or café concept. The property is surrounded by a dense mix of commercial businesses, trendy boutiques, and residential neighborhoods. With high pedestrian and vehicular traffic throughout the day, the area provides outstanding visibility and access.



The La Brea corridor is renowned for its eclectic energy, attracting locals, professionals, and visitors alike. Its central location places it within minutes of popular neighborhoods such as Miracle Mile, West Hollywood, and the Fairfax District, drawing a diverse and loyal customer base. Whether catering to busy lunchtime crowds, weekend shoppers, or evening diners, this address is primed to deliver consistent business opportunities.

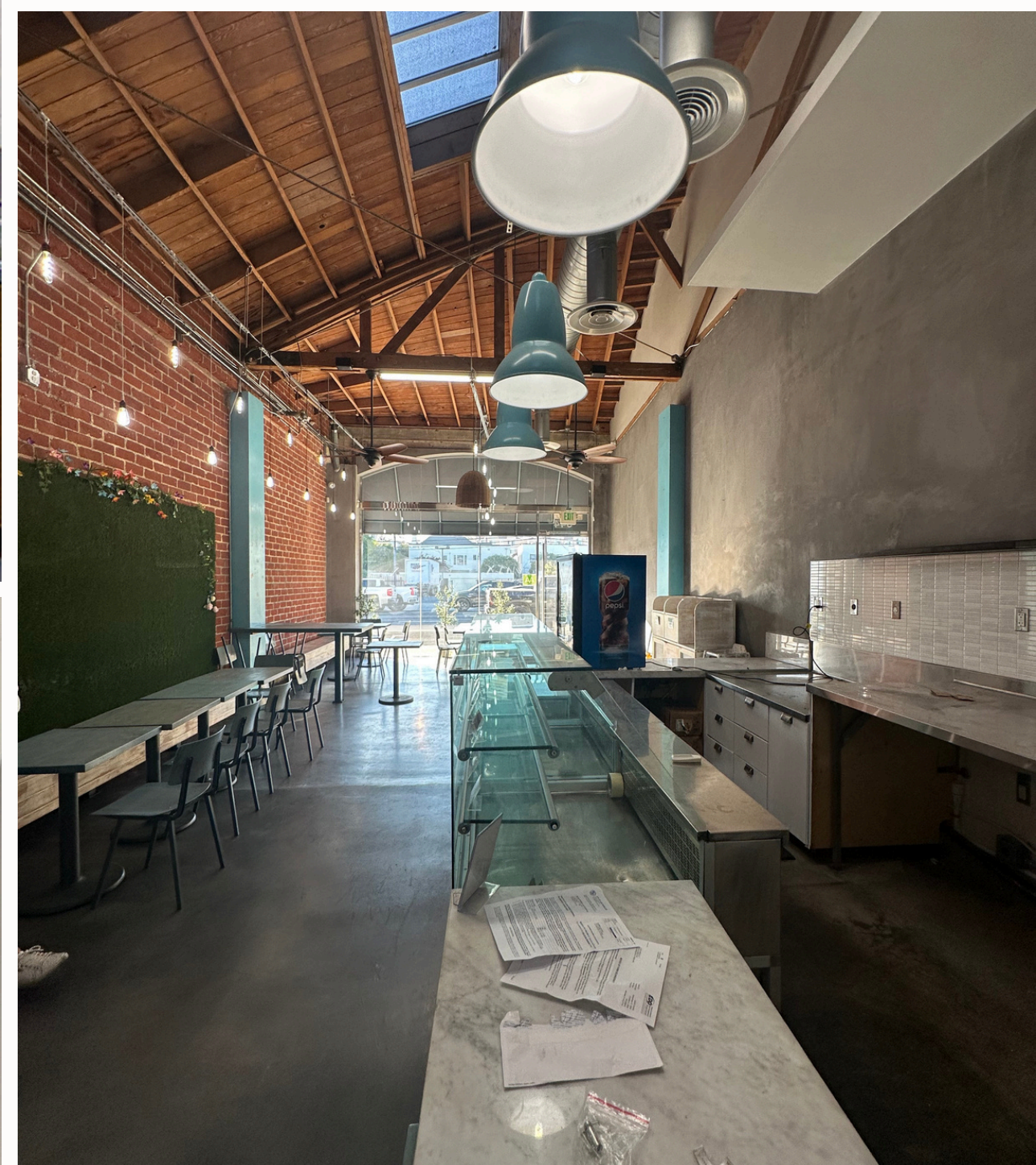
Features

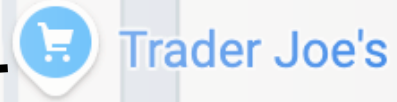
- 2nd Gen Restaurant / Cafe
- Beautiful Bow-Truss Ceilings
- ~ 2,000 SF
- Rent: Call Broker
- Approx. 12' Hood
- Grease Interceptor
- Walk-in cooler
- Two Restrooms
- RBP Eligible
- Office space

Neighbors include:

Susiecakes, Modo Yoga, Lekfit, Target, Range Rover/Jaguar, Wild Bird, Spelling Thai Bistro, and more!







W 3rd St

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Sycamore Ave

S Orange Dr

S Mansfield Ave

Citrus Ave

S Highland Ave

WILDBIRD



SPELLING
Thai Bistro

4th St

4th St

4th St

Cloverdale Ave

Detroit St

Citrus Ave



MODO YOGA LA

LEK FIT

6th St

6th St

6th St

La Brea Ave

Citrus Ave

S Highland Ave



TARGET



République Café Bakery
& République Restaurant

Contact

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