

# FOR LEASE

HIGH PROFILE SINGLE TENANT BUILDING ON LA BREA  
500 NORTH LA BREA AVENUE | LOS ANGELES, CA 90036



**JASON EHRENPREIS**

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LEASING

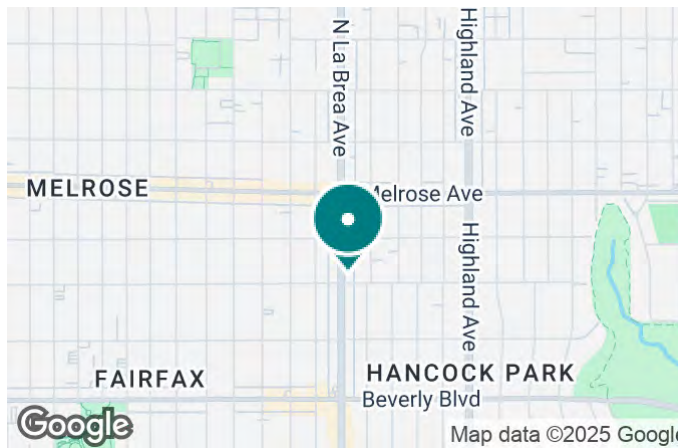
BROKERAGE

INVESTMENTS



# FEATURES & AMENITIES

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## FEATURES & AMENITIES

- 6,800 SF freestanding street retail building on high traffic La Brea Avenue
- Prime location in the heart of Los Angeles with high visibility + heavy foot traffic
- Modern, stylish interior design with spacious and versatile open floor plan
- 12' exposed ceiling lending to expansive open-feel interior
- Glased-in front wall of windows offers excellent natural light
- Dedicated parking in front gated lot
- Pole signage and onsite billboard
- Suitable for creative offices, boutique retail + more
- Close to affluent Hancock Park + Mid City neighborhoods boasting high annual household income

### NEIGHBORING RETAILERS

TRADER JOE'S



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	20,152	204,908	416,025
Total Population	39,134	419,728	930,553
Average HH Income	\$140,141	\$112,857	\$109,011

EXCLUSIVELY REPRESENTED BY

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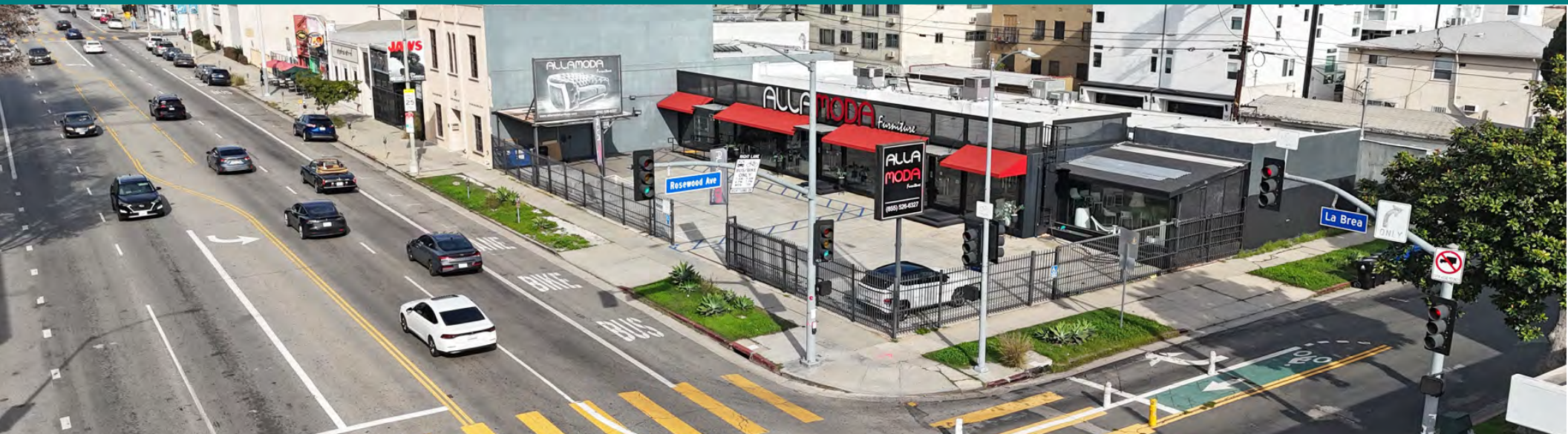
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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Upscale, single-tenant 6,800 SF retail building fronting onto busy La Brea Avenue. Currently a high-end furniture store, the interior features polished concrete floors, exposed 12' ceilings, a conference room, an employee break room, private restrooms, and an expansive front window wall, flooding the space with abundant natural light. Site includes pole sign and on-site billboard, plus rare on-site parking in a front gated lot. Expansive, open-plan interior is suitable for creative offices, boutique retail, and more.

## LOCATION DESCRIPTION

Situated on bustling La Brea Avenue, between Beverly Blvd and Melrose Avenue, along a major retail and commuter corridor in prime Los Angeles. Surrounded by Hancock Park + Mid City neighborhoods, affluent communities boasting high annual household income. Trendy, high-end retail outlets, cafes, and restaurants line La Brea Avenue and the various notable cross streets in proximity to the property.

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## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,800 SF
Building Size:	6,800 SF

SPACES	LEASE RATE	SPACE SIZE
500	Negotiable	6,800 SF



## INTERIOR VIEWS

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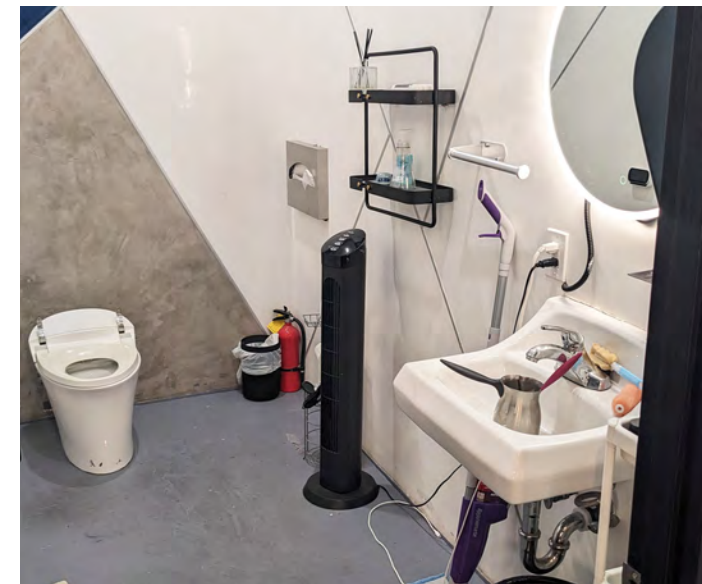
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## INTERIOR VIEWS

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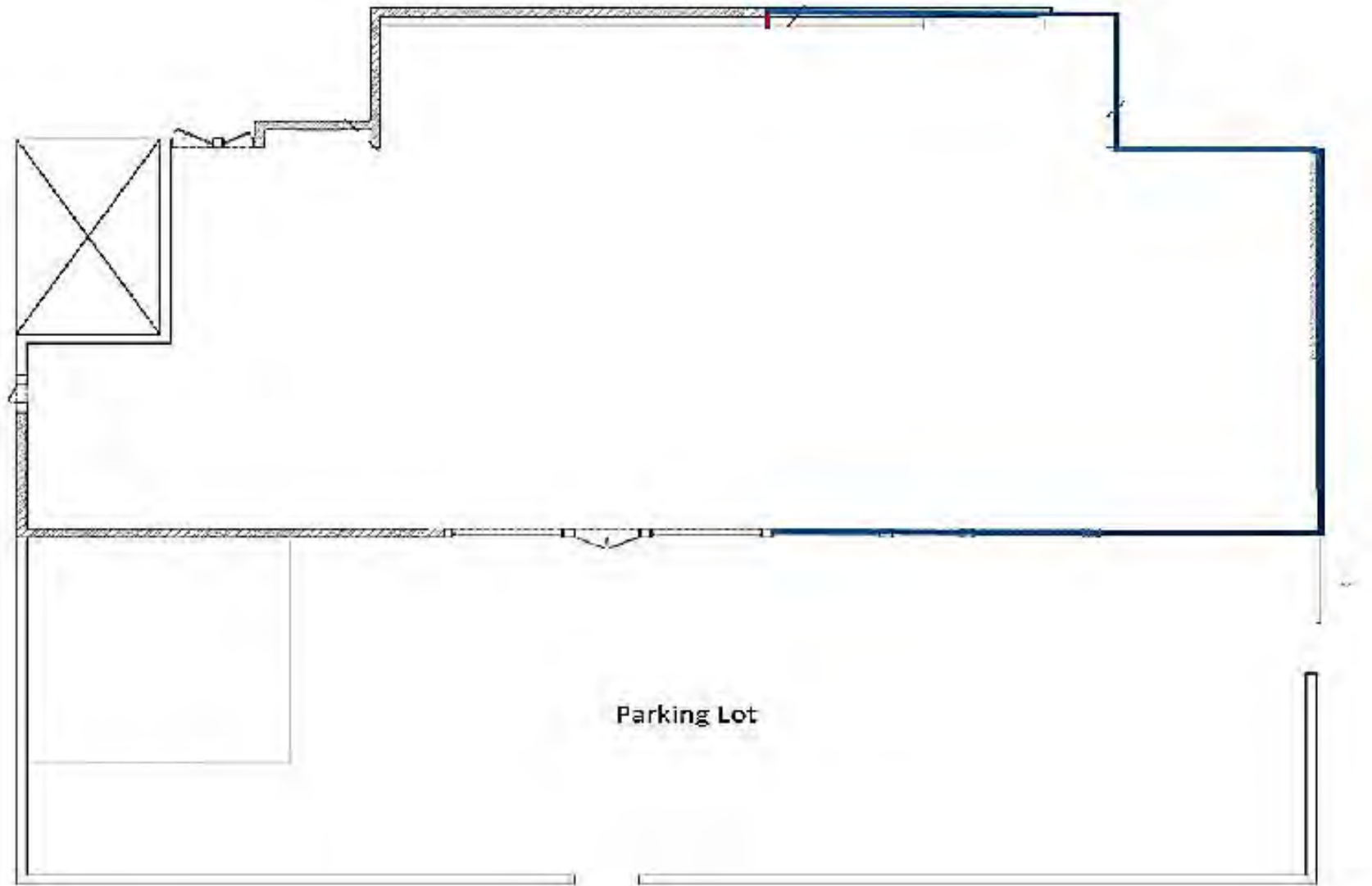
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# FLOOR PLAN

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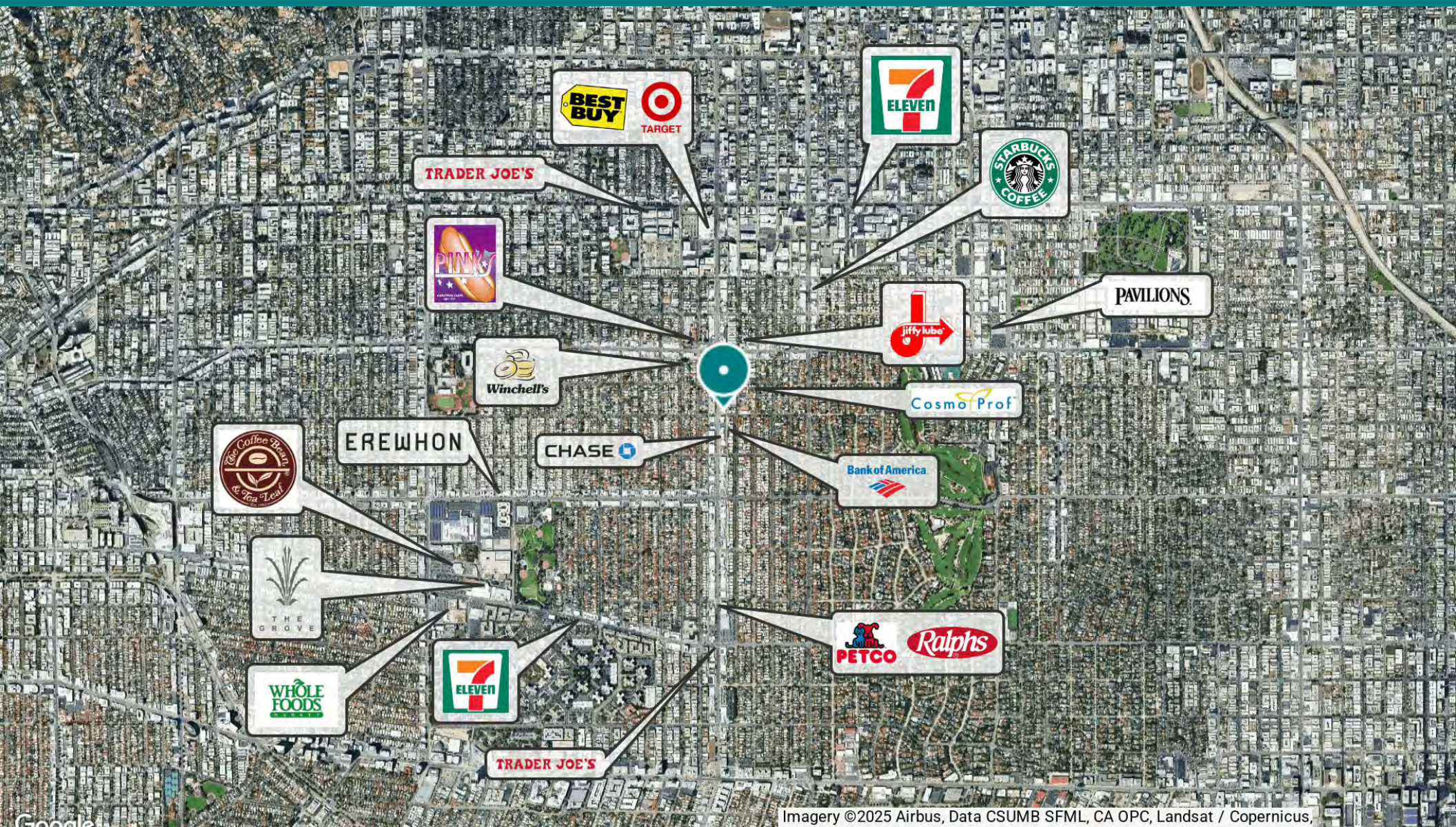
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## RETAILER MAP

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,134	419,728	930,553
Average Age	40	41	41
Average Age (Male)	40	41	40
Average Age (Female)	40	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	20,152	204,908	416,025
# of Persons per HH	1.9	2	2.2
Average HH Income	\$140,141	\$112,857	\$109,011
Average House Value	\$1,675,392	\$1,385,954	\$1,279,603
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	14.5%	29.9%	38.3%
RACE	1 MILE	3 MILES	5 MILES
% White	65.4%	45.2%	37.5%
% Black	5.2%	7.1%	8.9%
% Asian	11.4%	16.5%	15.1%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	0.5%	1.3%	1.8%
% Other	6.3%	18.3%	24.6%

Demographics data derived from AlphaMap

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