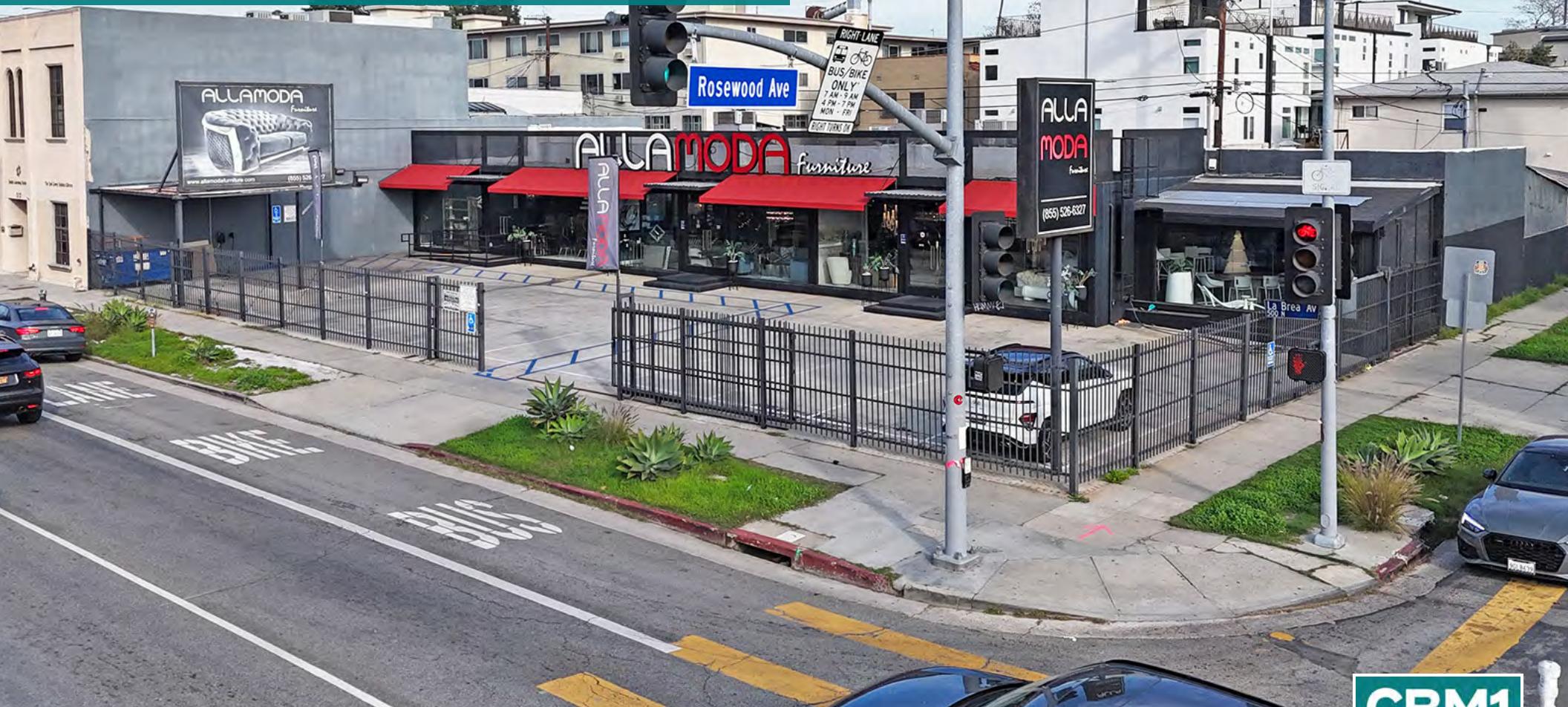


FOR LEASE

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



JASON EHRENPREIS

CALDRE #1741961

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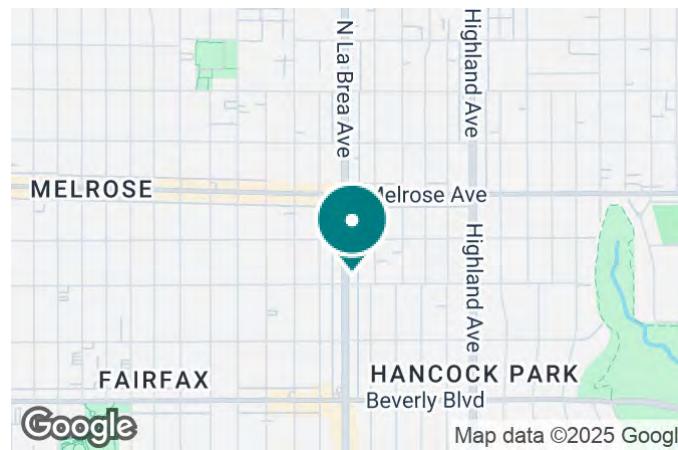
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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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

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
- Glassed-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

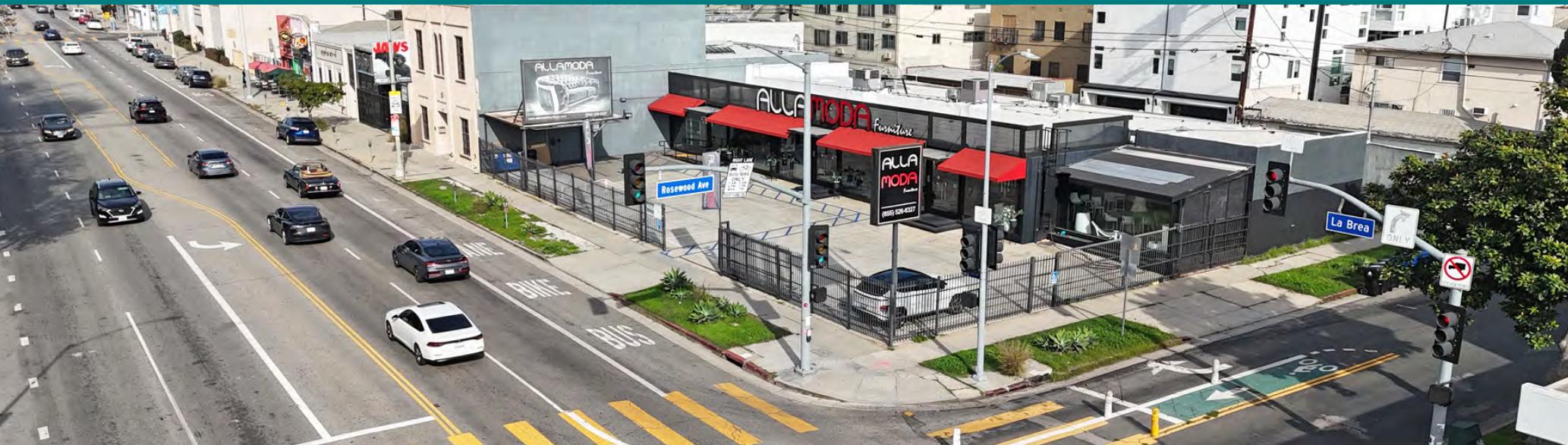
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PROPERTY SUMMARY

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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

HIGH PROFILE SINGLE TENANT BUILDING ON LA BREA | 500 NORTH LA BREA AVENUE, LOS ANGELES, CA 90036 BROCHURE | PAGE 4

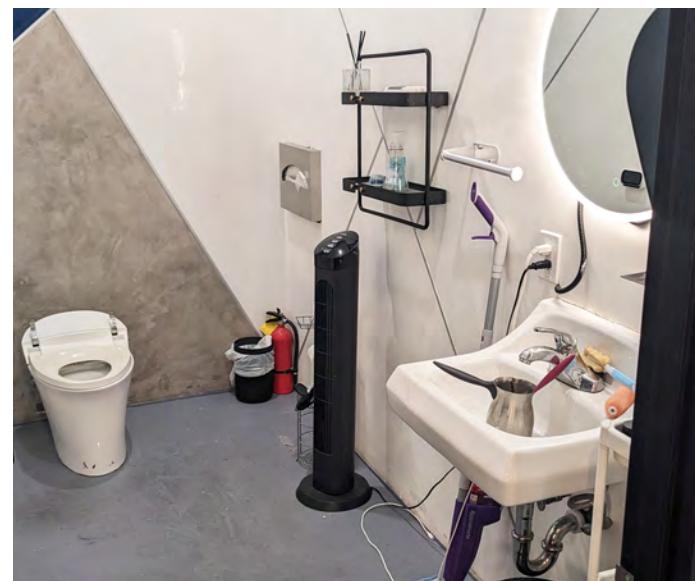


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INTERIOR VIEWS

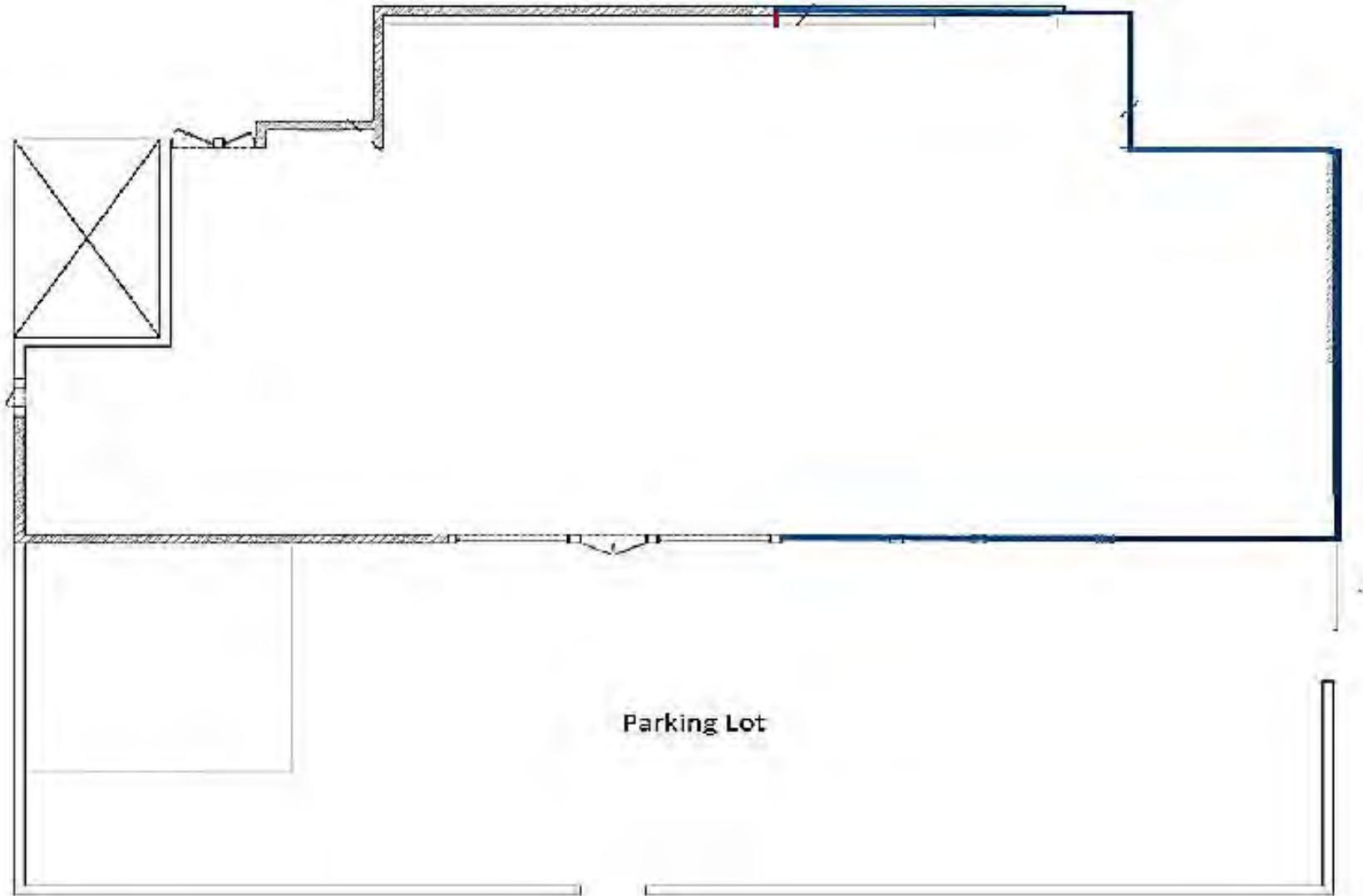
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FLOOR PLAN

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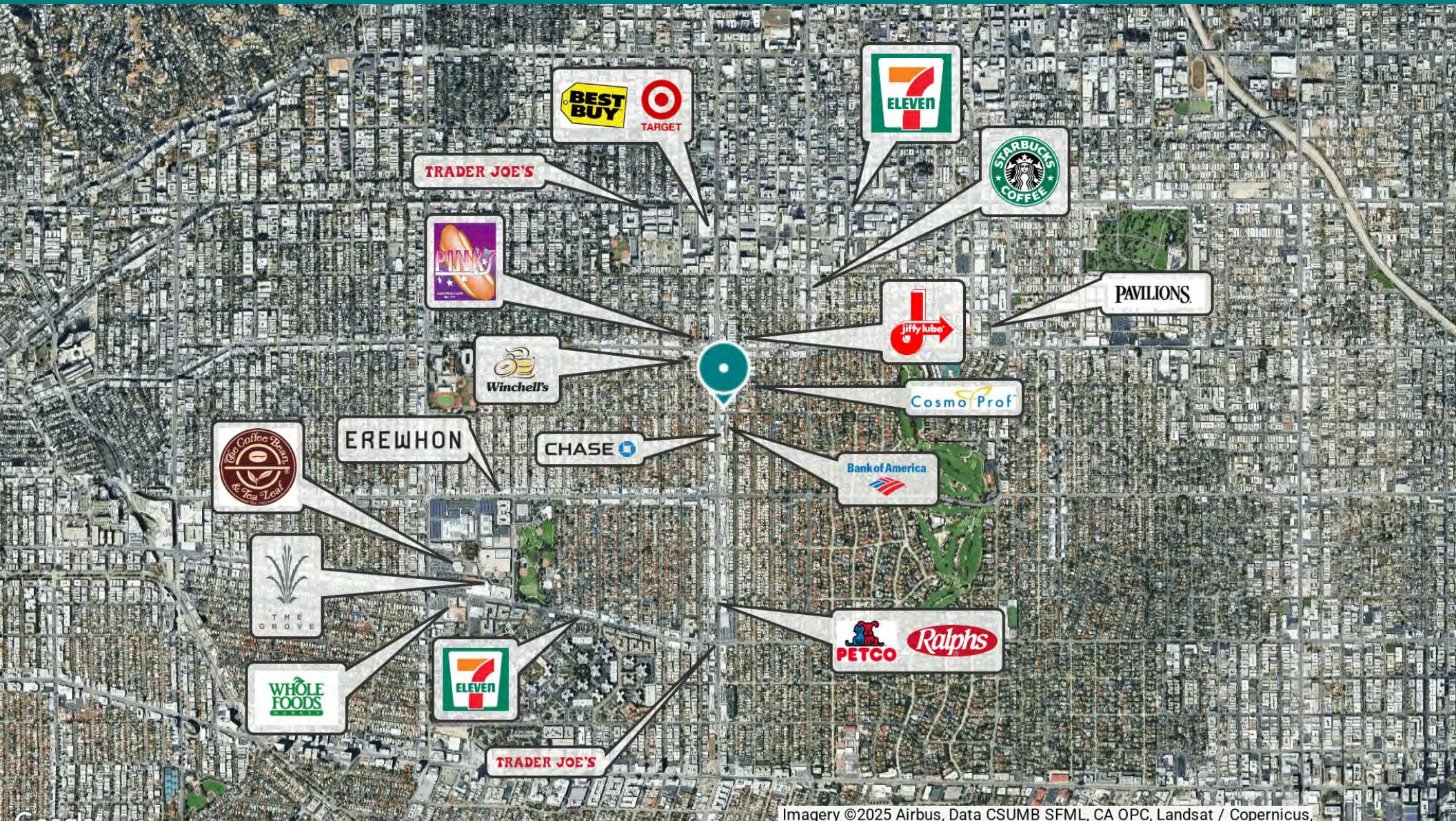
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RETAILER MAP

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DEMOCRAPHICS MAP & REPORT

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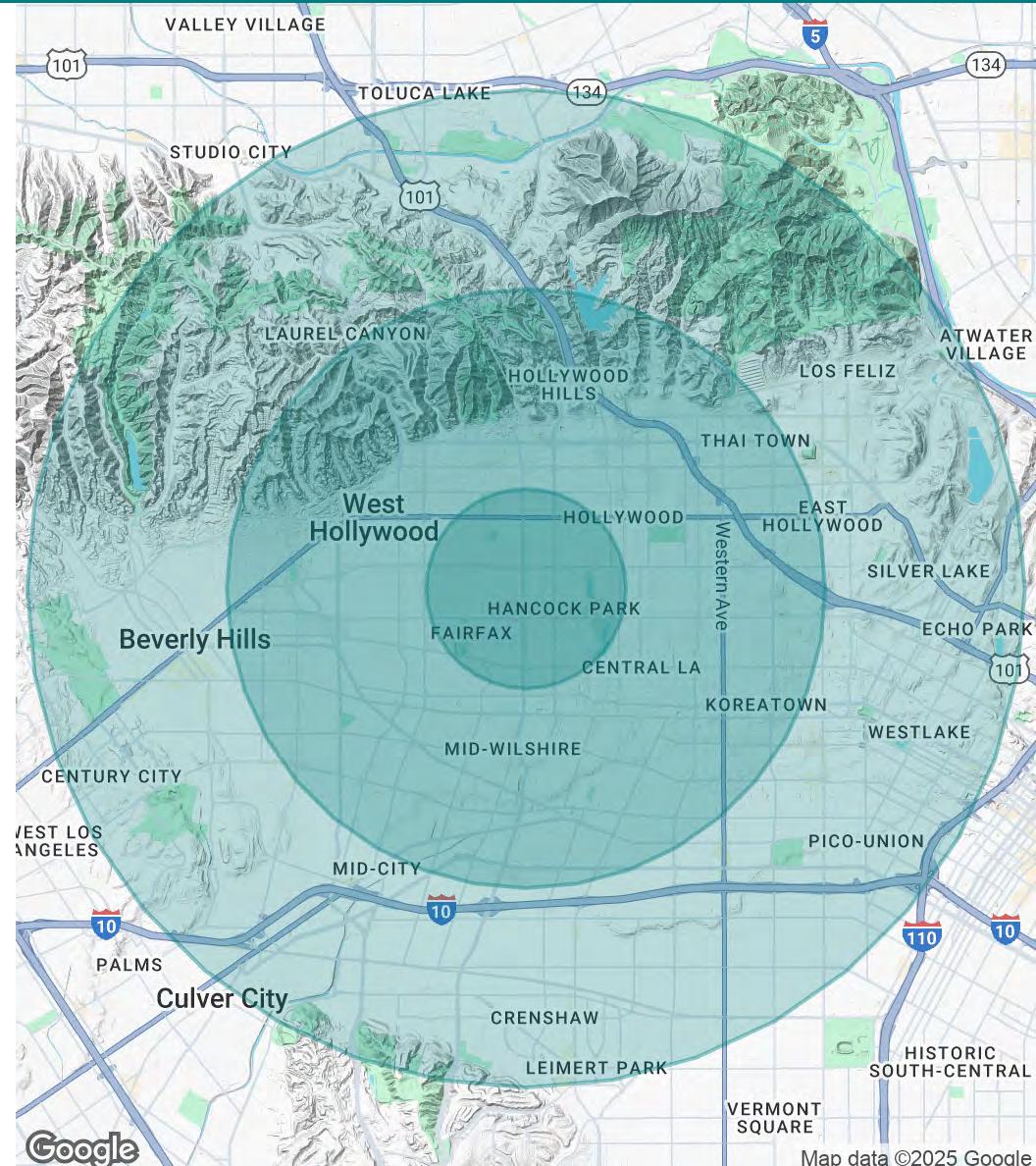
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,134	419,728	930,553
Average Age	40	41	41
Average Age (Male)	40	41	40
Average Age (Female)	40	42	42

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



Map data ©2025 Google

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