



824 S La Brea,  
Los Angeles, CA 90036



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RISE  
REAL ESTATE

# PROPERTY AERIAL MAP



# PROPERTY OVERVIEW

**TYPE**

Retail

**SIZE**

878 SF

**RATE**

\$4,500 MG

**YEAR BUILT**

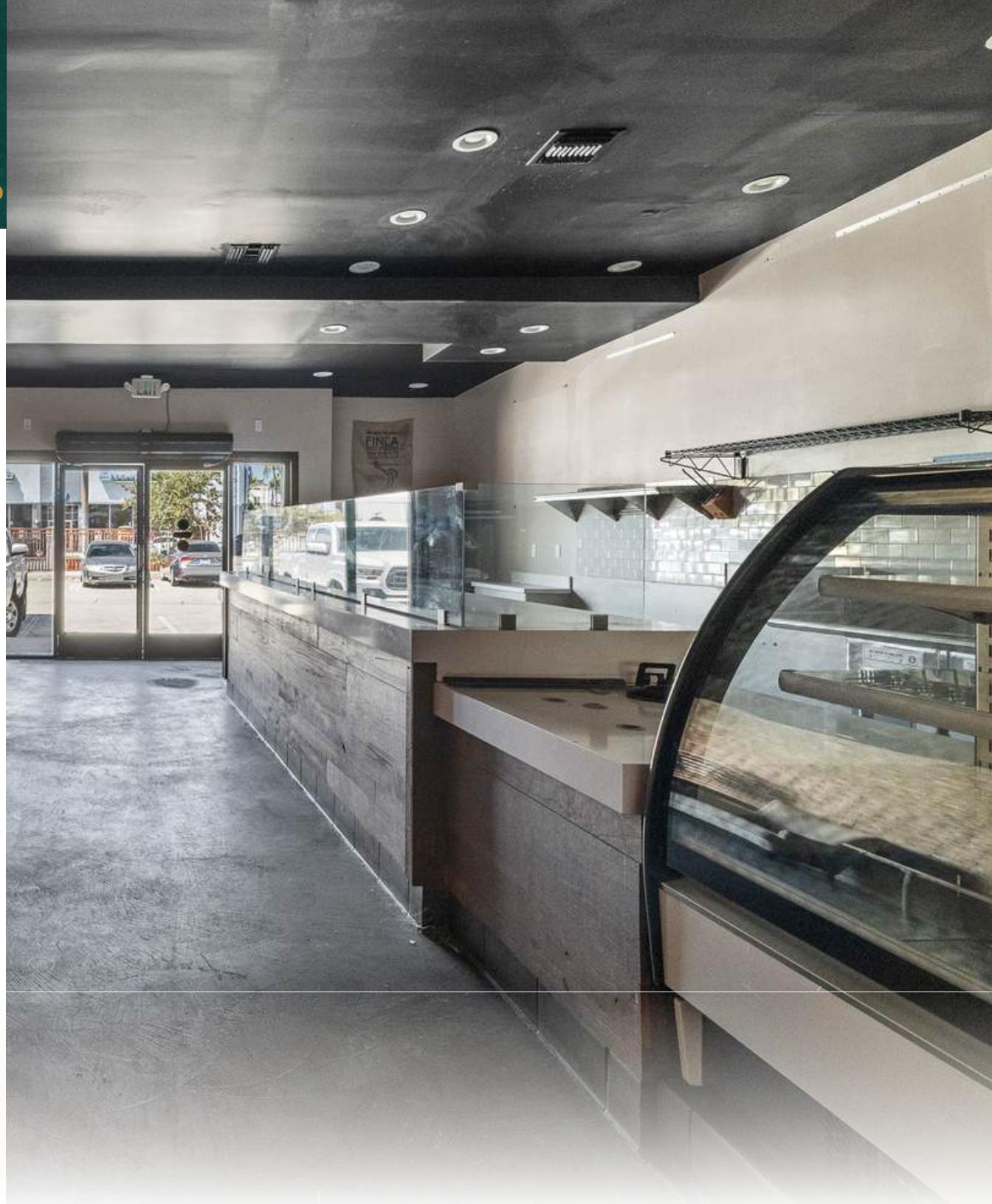
2014

**TERM**

3-5 years

**ZONING**

LAC2

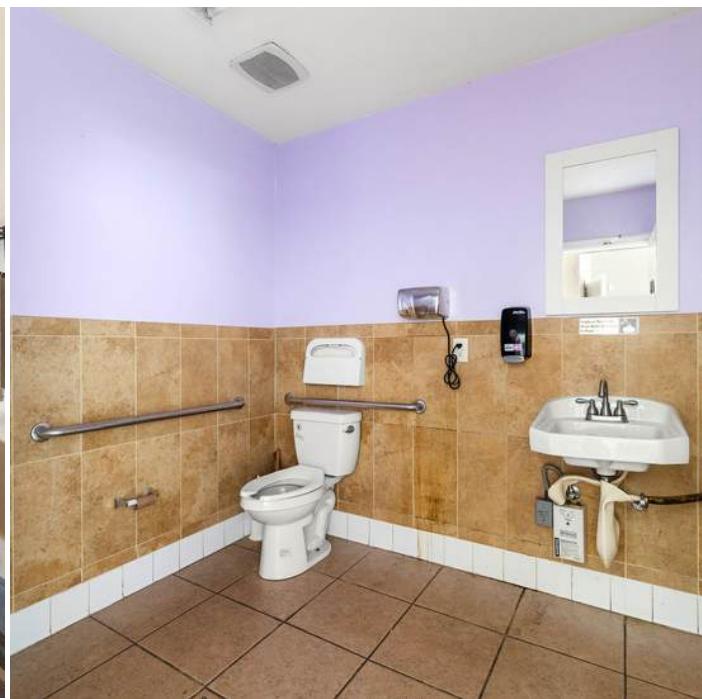


# PROPERTY SHOWCASE



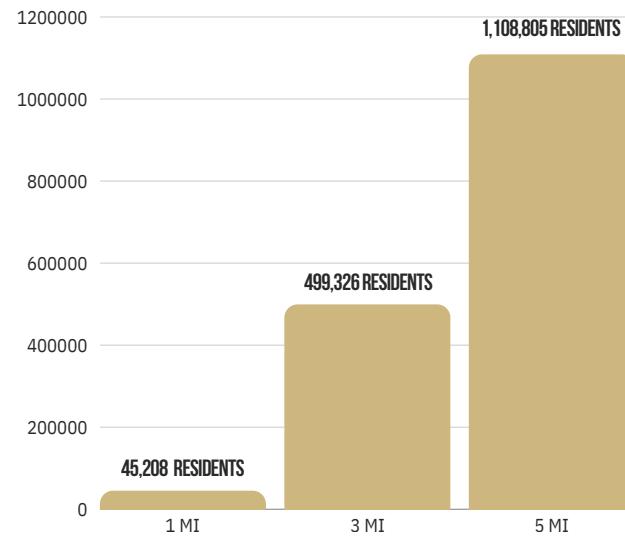
- **Prime Mid-City Location** – Situated in the bustling, neighborhood-friendly Leandro's Plaza between Wilshire and Olympic.
- **Ideal for Food & Beverage** – Perfect for a coffee shop, boba house, ice cream shop, juicery, etc.
- **Turnkey Setup** – Includes a coffee machine, refrigerated display, four sinks, dishwasher, storage unit, two floor drains, and a private restroom.
- **High Visibility & Convenience** – Strong foot traffic, excellent exposure, and ample on-site customer parking at 824 S La Brea Ave.

# PROPERTY PHOTOS

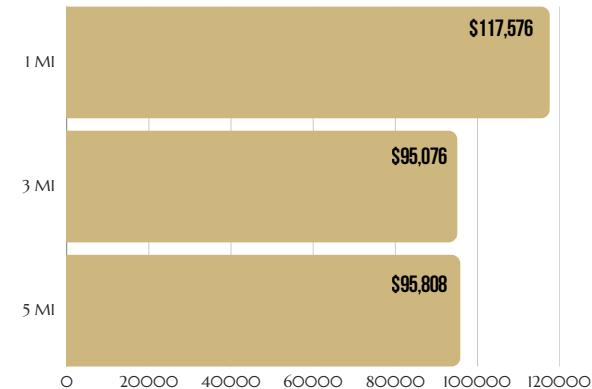


# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W 8th St	S Detroit St	9,123 vehicles/day	.07 miles
W 8th St	S Detroit St	9,186 vehicles/day	.07 miles
Ia Brea Ave	W 8th St	47,092 vehicles/day	.10 miles
Ia Brea Ave	W 8th St	47,096 vehicles/day	.10 miles
W 9th St	S Detroit St S	1,947 vehicles/day	.10 miles
W 9th St	S Detroit St S	1,943 vehicles/day	.10 miles
W 8th St	S Cloverdale Ave	9,757 vehicles/day	.12 miles
W 8th St	S Cloverdale Ave	9,828 vehicles/day	.12 miles
Ia Brea Ave	W Olympic Blvd	45,849 vehicles/day	.14 miles
Ia Brea Ave	W Olympic Blvd	46,518 vehicles/day	.14 miles



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