



PROPERTY AERIAL MAP



SUBJECT

LA BREA AVE

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PROPERTY OVERVIEW



TYPE
Retail



SIZE
878 SF



RATE
\$4,500 MG



YEAR BUILT
2014



TERM
3-5 years



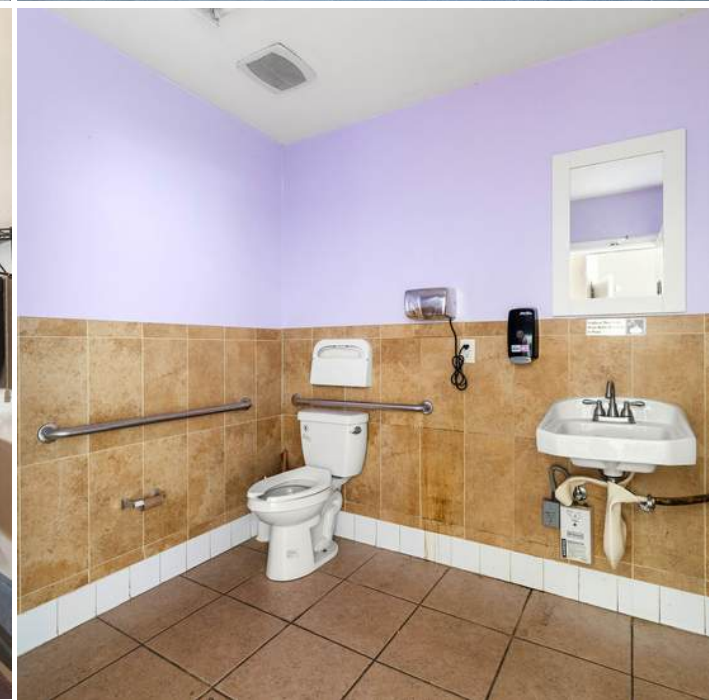
ZONING
LAC2





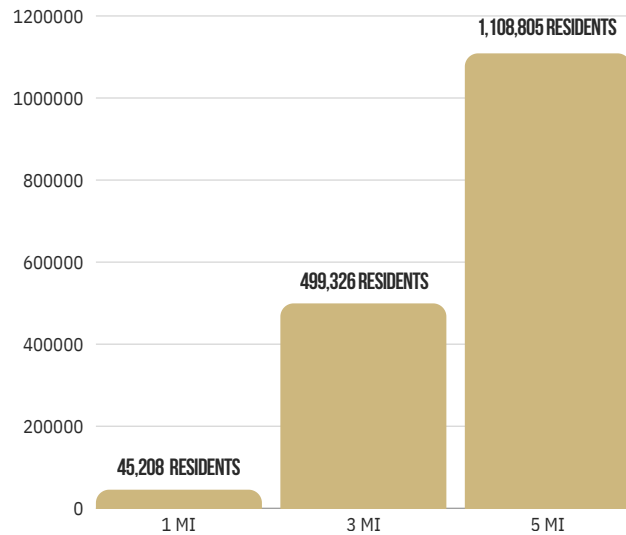
- **Prime Mid-City Location** – Situated in the bustling, neighborhood-friendly Leandro's Plaza between Wilshire and Olympic.
- **Ideal for Food & Beverage** – Perfect for a coffee shop, boba house, ice cream shop, juicery, etc.
- **Turnkey Setup** – Includes a coffee machine, refrigerated display, four 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

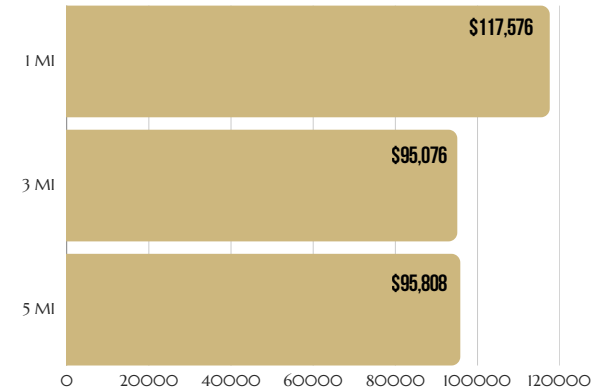


COMMUNITY PROFILE

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 |
| la Brea Ave | W 8th St | 47,092 vehicles/day | .10 miles |
| la 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 |
| la Brea Ave | W Olympic Blvd | 45,849 vehicles/day | .14 miles |
| la Brea Ave | W Olympic Blvd | 46,518 vehicles/day | .14 miles |



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