



SOUTH PARK GROUP

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FOR SALE

PRIME LA BREA RETAIL COMPLEX

446, 450 and 452 S. La Brea Avenue, Los Angeles, California 90036

12,600 Square Feet

SOUTH PARK GROUP | 8322 Beverly Blvd., Suite 301 | Los Angeles, CA 90048



First time this building has been on the market since its construction in 1931. Significant period detail has been retained with exposed brick and trusses and period ironwork. A new Title 24-compliant roof was installed in 2013.

Two of the three units (446 and 452) encompassing approximately 78% of the total square footage have been extensively remodeled within the past year and have ADA-compliant bathrooms.

PROPERTY HIGHLIGHTS

Over 80 feet of La Brea frontage

Prime location surrounded by Hollywood, Beverly Hills, West Hollywood and Downtown.

1.5 blocks North of the future Wilshire La Brea Metro Station.

For information on La Brea Avenue: **www.DistrictLaBrea.com**

PROPERTY INFORMATION

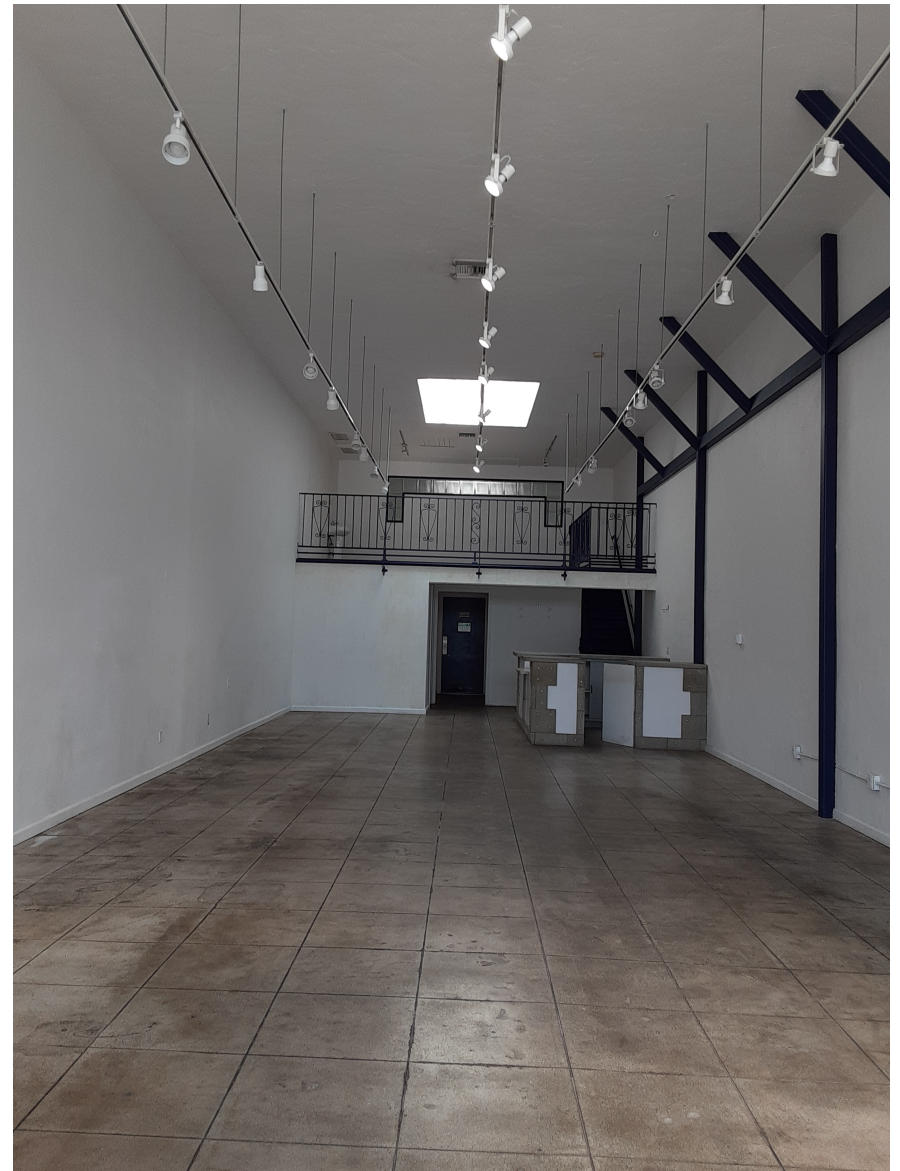
SQUARE FEET	12,600 sqft (8,400 sqft Ground Floor and 4,200 sqft Mezzanine
LOT FEET	8,404 sqft
FLOORS	One (1) plus Mezzanine
ZONING	LAC2
ASSESSOR PARCEL NUMBER	5507-09-015
PRICING	\$6,200,000



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INTERIOR





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TENANT DESCRIPTION

446 S. La Brea | Vacant (58% of sqft)

450 S. La Brea | Golyester (22% of sqft)

A vintage clothing store that has been in business since 1976.

452 S. La Brea | Powder Painted Dreams (20% of sqft)

A new, upscale nail salon which also offers facials and hair removals.

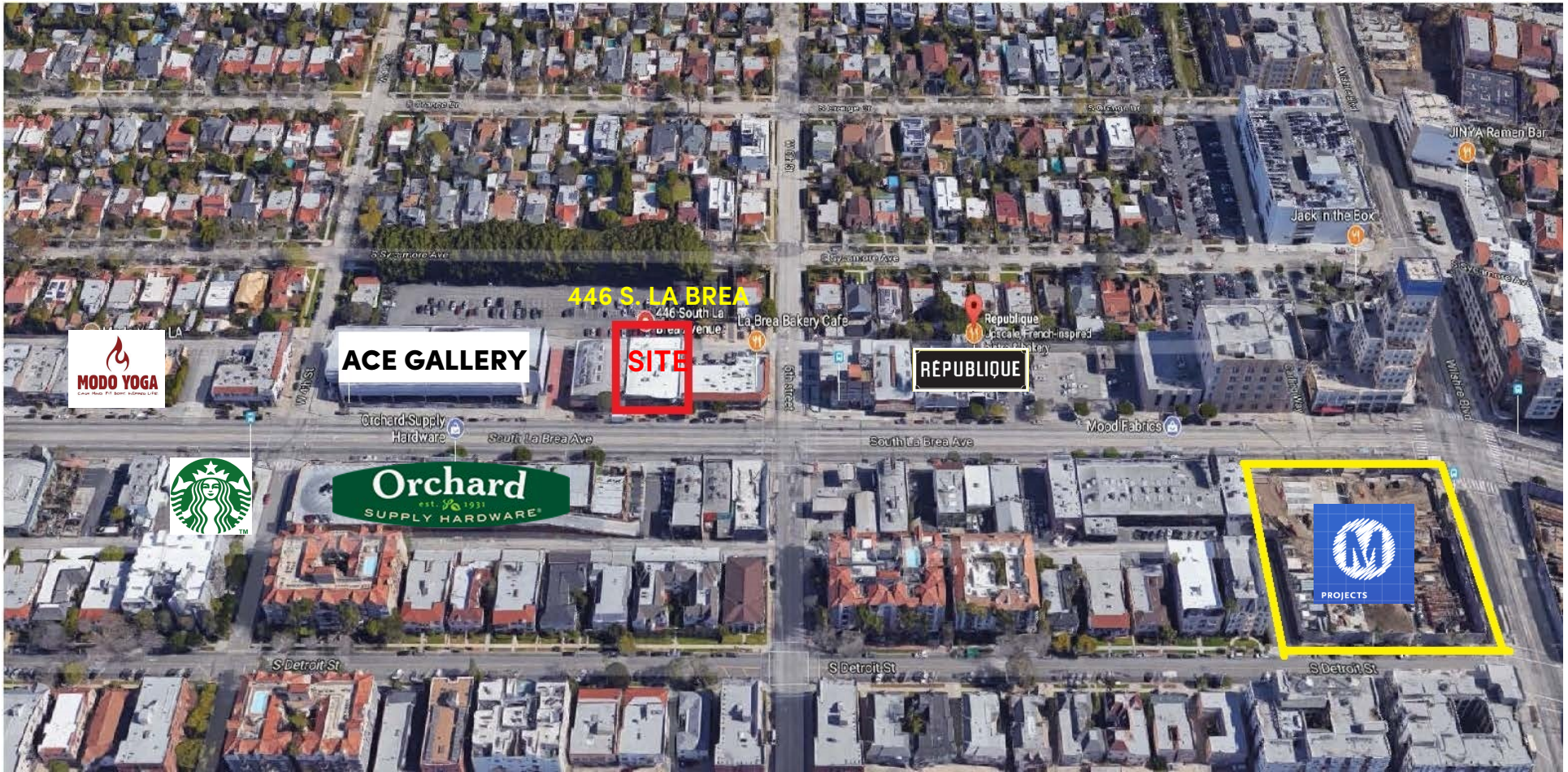




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AREA MAP



DAVID RAVANSHENAS

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