
OFFERING MEMORANDUM

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CAROLWOOD

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601-609 N La Brea Avenue,
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COMMERCIAL

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FOR SALE & LEASE

601-609 N LA BREA AVE
LOS ANGELES, CA 90036
\$6,450,000

FOR LEASE:

601 N LA BREA - \$3.50 PSF NNN PER MONTH
605 N LA BREA - \$3.00 PSF NNN PER MONTH
607 N LA BREA - \$3.00 PSF NNN PER MONTH

We are pleased to present 601-609 N La Brea Avenue, an exceptional and rare opportunity to acquire a 13,125 sf corner land parcel with 125 feet of frontage on La Brea Avenue, with approximately 11,300 single story building, centrally located just south of Melrose Avenue. The in-place income is stabilized by a diverse tenant roster, notably including three vacant spaces, a candle store, and the internationally recognized and acclaimed Bludso's BBQ Restaurant.

This area is undergoing development with many projects such as 1000 N La Brea all benefiting from this highly trafficked North La Brea Avenue, prestigious neighborhoods of Hollywood, West Hollywood, and Hancock Park. The property offers the opportunity for both immediate income and potential future developmental upside. The property's development potential is supported by its desirable C2 zoning, which permits a multitude of uses, including retail, office, and or mixed-use residential. The site benefits from TOC Tier 3 zoning, an ED1 designation, an OC3 overlay, and status as a High Quality Transit Corridor, collectively providing significant incentives for density, height, and reduced parking for a future mixed-use residential project (Buyer shall confirm all developmental possibilities with a licensed and competent contractor, architect, and consultant).

All interested parties to contact Chris Mara (310) 927-5865.
Please do not disturb current tenants.



BUILDING SIZE | 607 N LA BREA

± 2,685 SF*

BUILDING SIZE | 605 N LA BREA

± 1,729 SF*

BUILDING SIZE | 601 N LA BREA

± 1,638 SF*

TOTAL BUILDING SIZE

± 11,300 SF*

TOTAL LOT SIZE

± 13,100 SF*

USAGE

Retail/Office/Mixed-Use Residential

*Approximately per assessor's records



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LEASE SUMMARY

ADDRESS	CURRENT RENT	LEASE TYPE	SPACE SIZE	SECURITY DEPOSIT	LEASE EXPIRATION
601 N LA BREA AVE	VACANT	VACANT	± 2,710 SF	N/A	VACANT
603 N LA BREA AVE	\$5,716.50	MODIFIED GROSS LANDLORD PAYS WATER	± 1,540 SF	\$11,100	JULY 25, 2026 ONE (1) ONE (1) YEAR OPTION
605 N LA BREA AVE	VACANT	VACANT	± 1,720 SF	VACANT	VACANT
607 N LA BREA AVE	VACANT	VACANT	± 1,630 SF	N/A	VACANT
609 N LA BREA AVE	\$18,000 EFFECTIVE MAY 19, 2026	MODIFIED GROSS	± 3,700 SF	\$36,000	MAY 20, 2027 ONE (1) FIVE (5) YEAR OPTION AT FMV



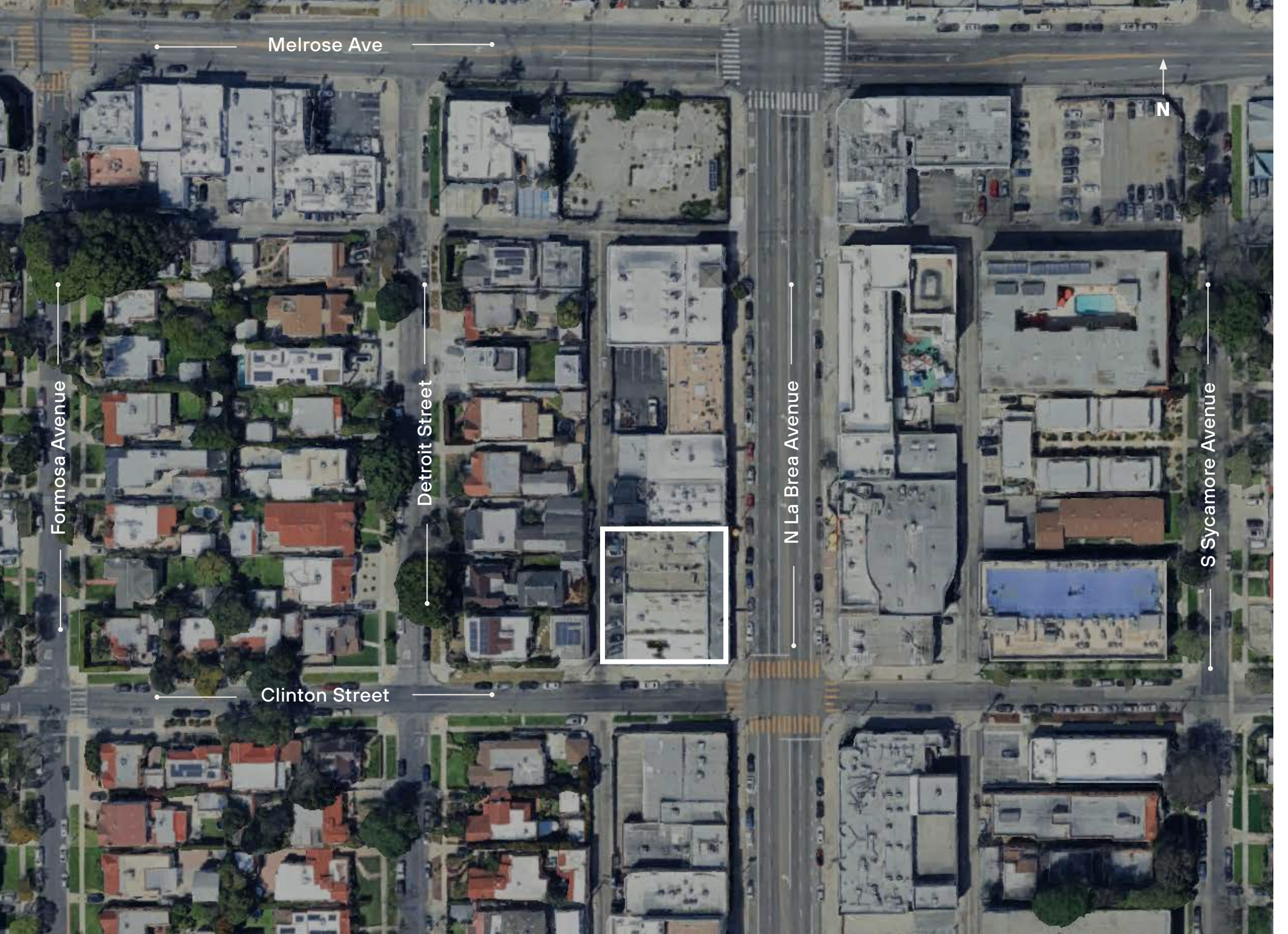




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Melrose Ave

Formosa Avenue

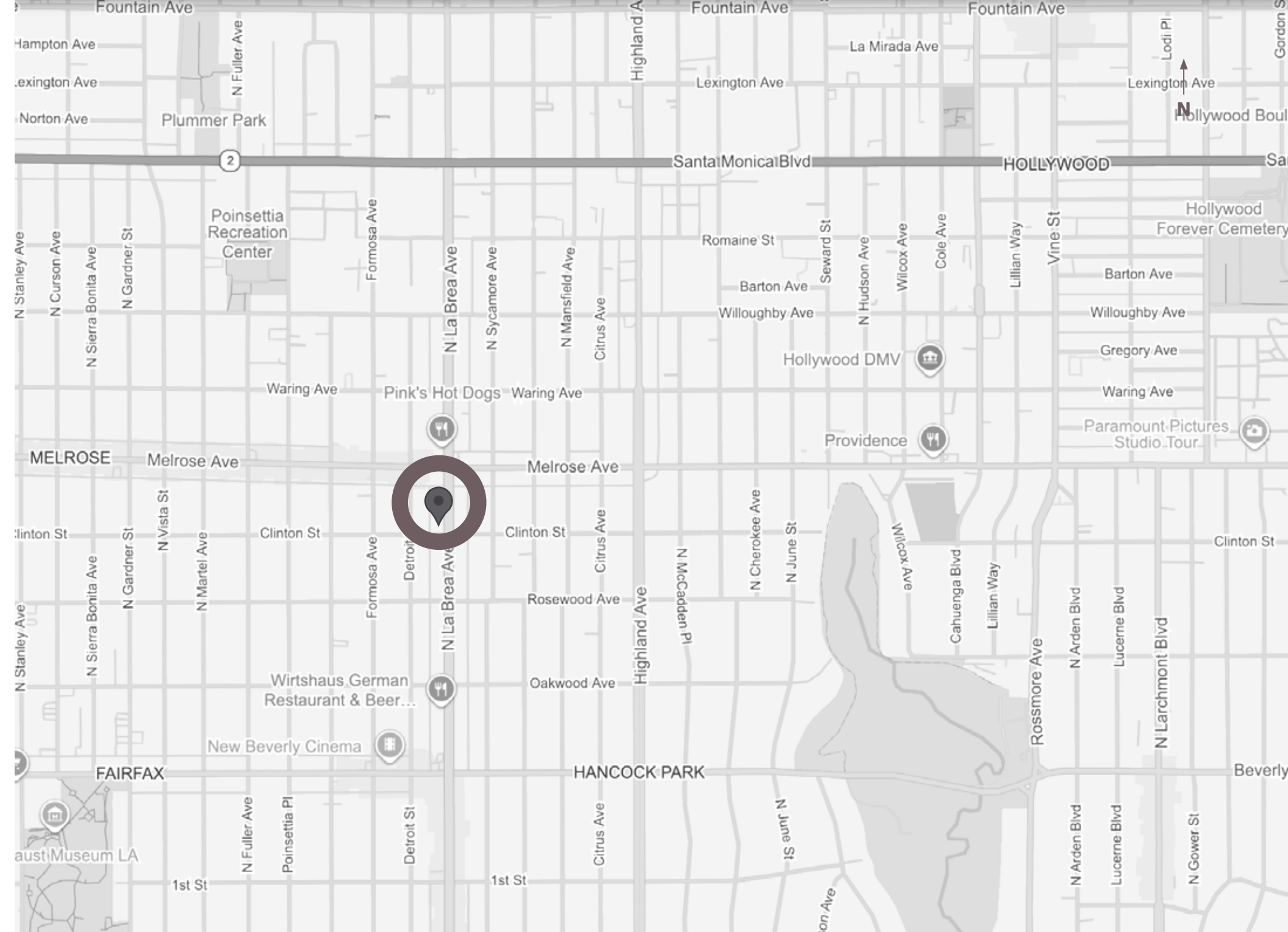
Detroit Street

N La Brea Avenue

S Sycamore Avenue

Clinton Street







Hollywood Sign

N →

In-N-Out Burger

Tesla Diner

Rick Owens

Pink's Hot Dogs

Milk Bar

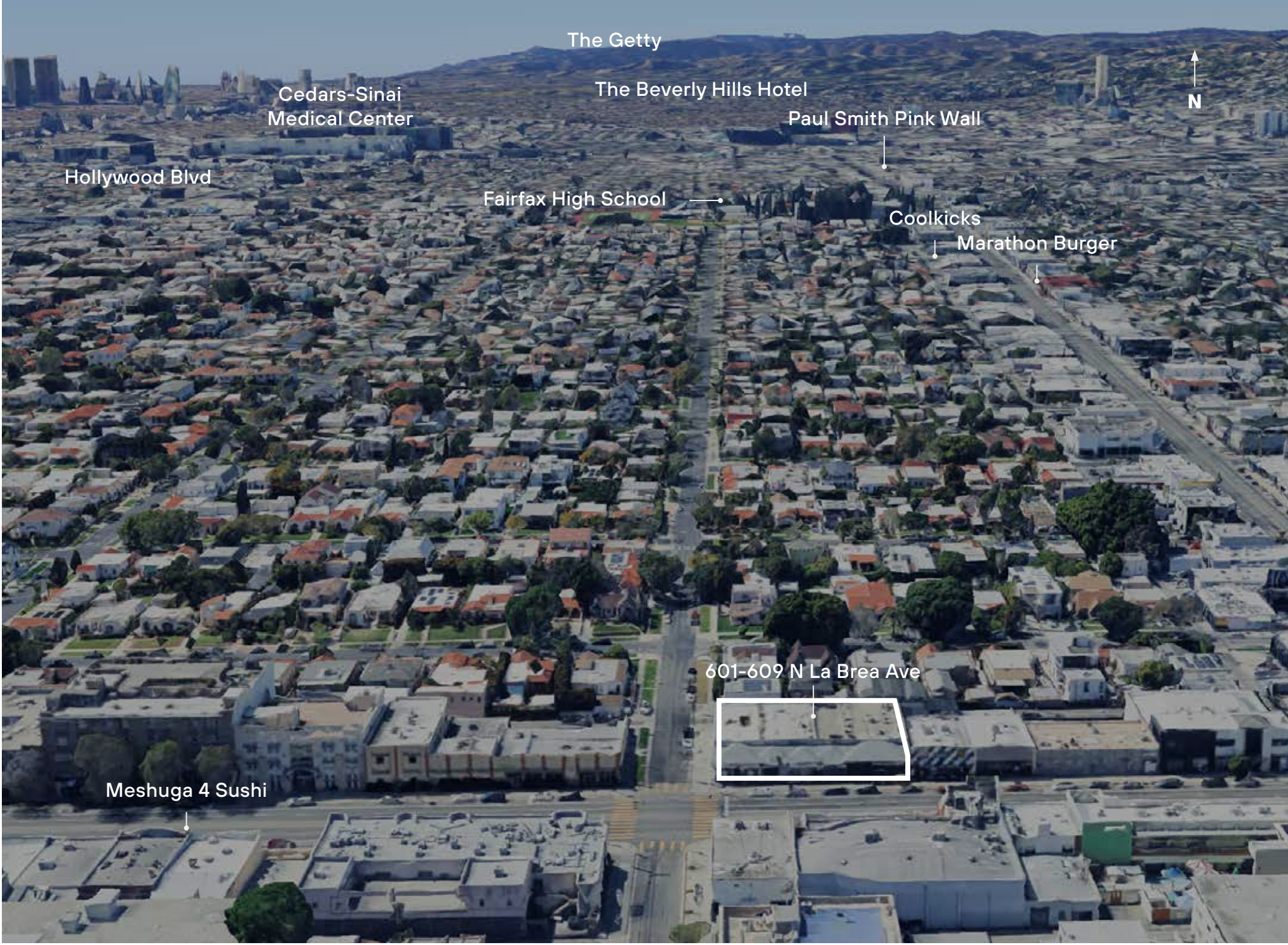
Orangetheory Fitness

601-609 N La Brea Ave

Bludso's BBQ

Mr Charlie's
TMS Vegan

byjsb candles



The Getty

Cedars-Sinai
Medical Center

The Beverly Hills Hotel

Paul Smith Pink Wall



Hollywood Blvd

Fairfax High School

Coolkicks

Marathon Burger

601-609 N La Brea Ave

Meshuga 4 Sushi

Community

Recently Hollywood has progressed beyond just a hub of the entertainment industry. All over Hollywood redevelopment is underway causing significant expansions in housing, retail, hospitality, recreation and transit, making it one of the largest urban infill redevelopment zones in the country. Bounded roughly by Melrose Avenue to the North, West Hollywood to the west, the Hollywood Hills on the north, and Silver Lake on the east. Hollywood has countless new and upcoming developments to the area. The area's central location, expanded transit and access options, world-class entertainment and nightlife, and the expansion of companies migrating to the area all serve to drive additional demand for development. Previously under-served by quality housing stock, transit, and community-serving retail, thousands of class-A housing units and retail projects have been added to the area to service the expanding population.

This area of Los Angeles similarly has desirable demographics, with an average household income of \$123,513, with this section of La Brea laying West of Hancock Park. Hollywood boasts a culture unlike any other, entertaining the world and leading the way in social progress. Hollywood is at the cultural and geographical heart of the Los Angeles region, surrounded by must-see hot spots in every direction. Go west to the beaches, north to the Hollywood Bowl and the Hollywood Walk of Fame; south to the Los Angeles County Museum of art, The Petersen Automotive Museum, and the La Brea Tar Pits on Museum Row; or east to downtown's Disney Concert Hall and LA Live. Travel a few miles east to Runyon Canyon, nestled into the famous Hollywood Hills. After a day of adventures, come back to West Hollywood's thriving restaurant and nightlife scene.





1.
American Rag CIE
150 S La Brea
An LA Clothing insitution since 1984

2.
Sugar Fish
101 S La Brea
by Sushi Nozawa

3.
FAHEY / CLINE
148 N La Brea
one of LA's most revered
20th Century and Contemporary
Fine Art Photography Galleries



Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion
due for Completion 2028

6000+

Restaurants, Bars and Music Venues in
L.A. County, Beverly Hills & Santa Monica

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

230K+

Estimated non-farm jobs added in
2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants
In LA County and Santa Monica

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