

FOR LEASE
353 S La Brea Ave



THE OPPORTUNITY

Position your brand in one of Los Angeles' most dynamic retail corridors. This 1,800 SF storefront offers an exceptional blend of classic architectural charm and modern retail functionality. Located on a high-traffic stretch of South La Brea Avenue between 3rd and 4th Street, this space sits at the intersection of three powerhouse neighborhoods: Miracle Mile, Hancock Park, and West Hollywood. With the Metro D Line (Purple Line) Extension set to open its Wilshire/La Brea station just blocks away in 2026, this location offers immediate high-volume exposure with massive future upside in foot traffic and regional accessibility.

HIGHLIGHTS

PROPERTY INFO

Square Footage:

Approx 1,800

Rental SF

Location:

Miracle Mile

Lease Rate:

Negotiable (NNN)

Available:

Immediately

Expansive Frontage:

Approximately 10 feet of glass frontage along La Brea, providing unmissable visibility to over 45,000 daily vehicles.

Turnkey Aesthetic:

Features 12 foot high ceilings, polished hardwood floors, and upgraded accent lighting – perfect for a boutique, showroom, gallery, or creative office.

Comfort & Convenience:

Equipped with central HVAC (AC/Heat) and 24-hour access, including ground floor loading doors into back of unit.

Parking:

Includes 1 parking space in the rear, plus ample street parking and lots nearby for customers

Signage:

Prominent building signage opportunities to capture both pedestrian and vehicular traffic.

THE NEIGHBORHOOD

Situated on a main street in a tree-lined walkable residential neighborhood, 353 S La Brea Ave is located in the pulse of L.A.'s creative retail scene. This specific block attracts a sophisticated demographic, blending the affluent residents of Hancock Park with the trend-conscious crowds of the Miracle Mile design district.

Walker's Paradise (Walk Score: 92):

Heavy daily foot traffic driven by a dense mix of luxury apartments, creative offices, and destination dining.

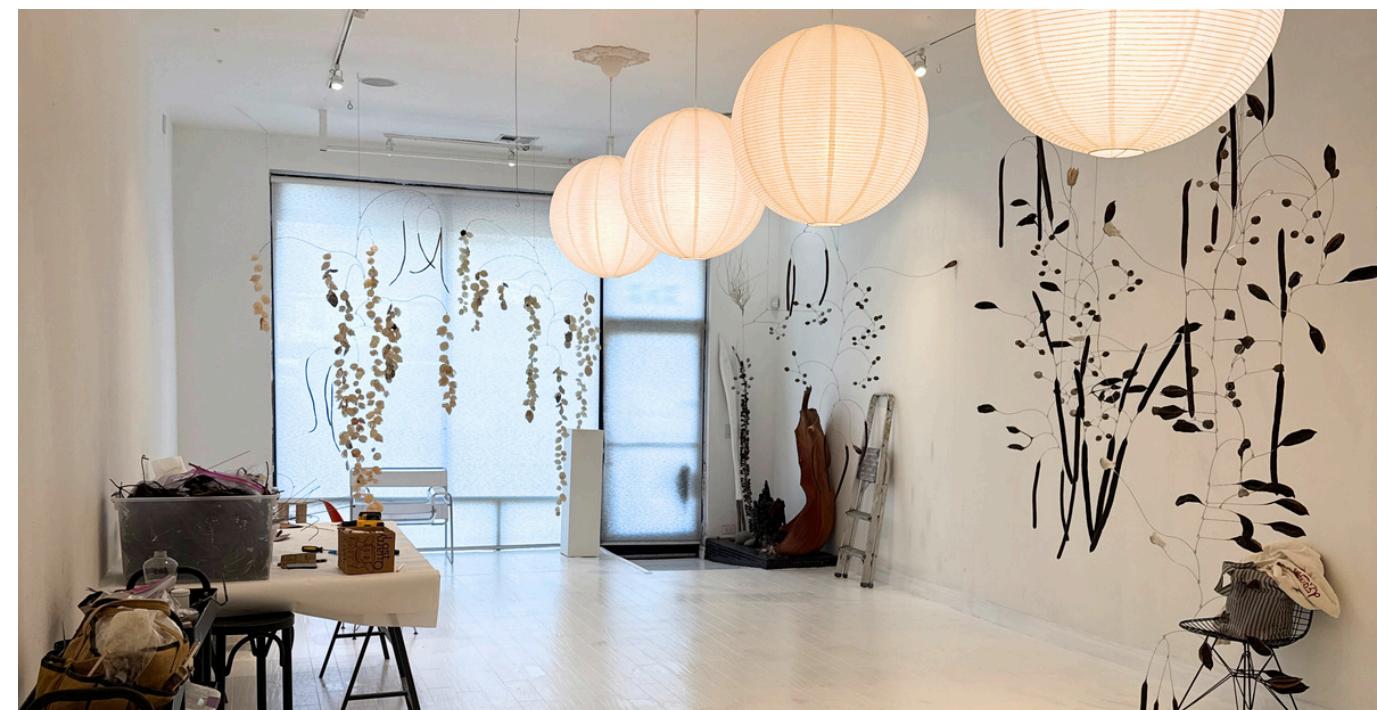
Retail Neighbors:

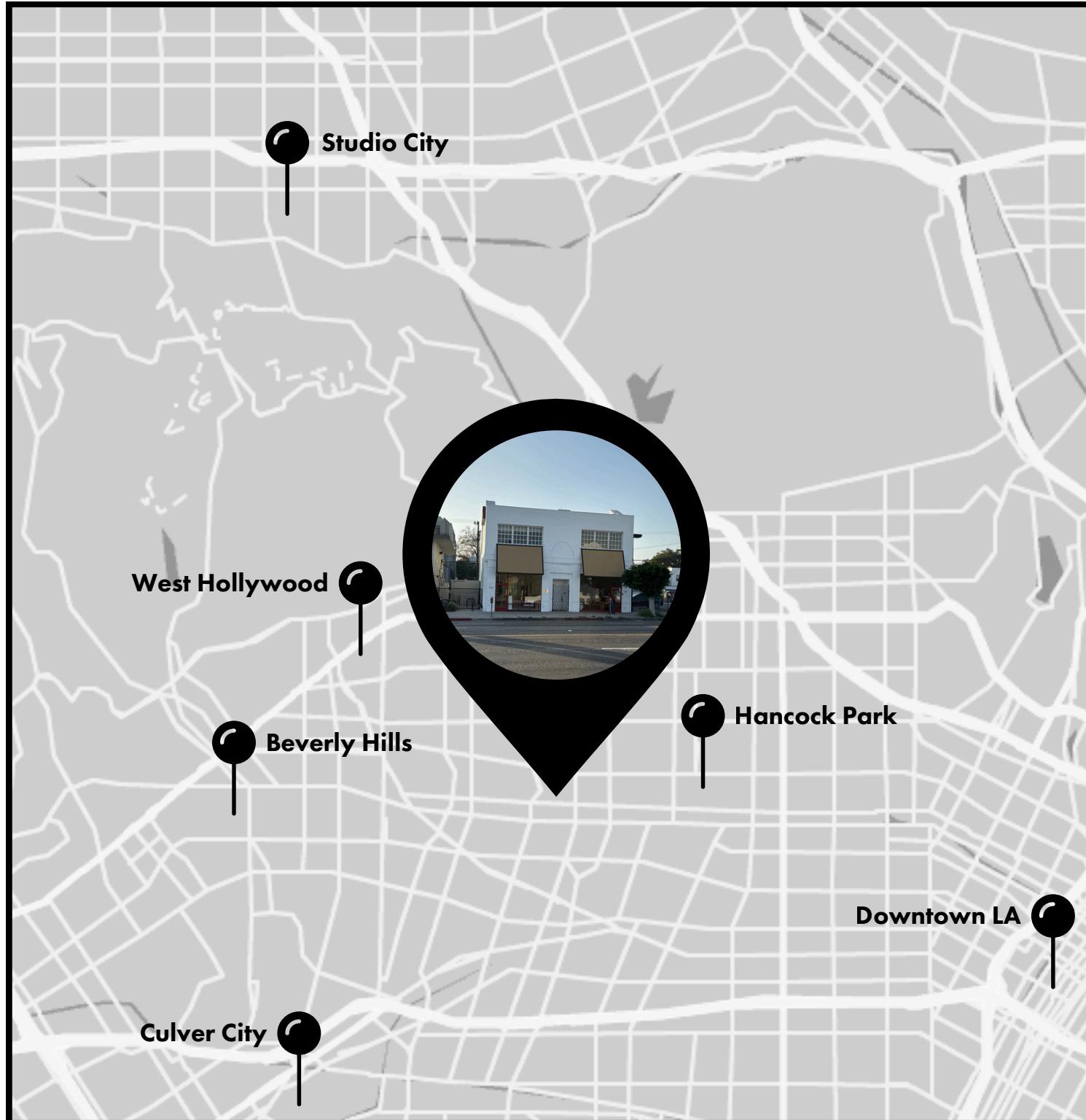
Join an elite community of neighbors, including The Sycamore Kitchen and Republique. A host of high-end furniture showrooms, fashion boutiques, cafes, restaurants, grocery stores, and fitness studios are all within one block.

Destination Anchors:

Walking distance to The Grove, The Original Farmers Market, The LACMA, The Academy Museum, and The La Brea Tar Pits.







TRANSPORT + FUTURE GROWTH

Metro D Line Connection (Opening 2026):

Located less than 0.5 miles from the new Wilshire/La Brea Subway Station. This station will connect the Westside (Beverly Hills/Century City) to Downtown LA, turning this block into a primary pedestrian gateway for commuters and tourists alike.

Central Accessibility:

Minutes from the 10 Freeway, Hollywood, Beverly Hills, and West Hollywood.

WHO WE ARE

Figure 8 Realty is a full-service brokerage with Residential, Income Property, Commercial, Property Management, and Design & Construction Services. Based in Melrose Hill, we are local experts focused on the creative hotspots throughout Los Angeles.

With vast experience in homes, commercial spaces, and income property, our residential and commercial agents come from various backgrounds — ranging from music and film, to development and finance. Through our diverse referral network within the creative industry, we cater to artists, musicians, fashion designers, production companies, studios, local shop owners, bars & restaurants. We understand the need for an inspiring space.

**\$1.2+
BN**

In Sales
& Leases
Figure 8 Realty

**\$600+
MM**

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Management
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100+

Renovation
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The Fix Construction

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