

R E T A I L

463 UNIT A & B & 457 S LA BREA

FOR LEASE

463 S La Brea
UNIT A – 2,111 SF

463 S La Brea
UNIT B – 2,071 SF

OCCUPIED
463 S La Brea Rug
UNIT C – 1,020 SF
La Brea Rug

OCCUPIED
459 1/2 S La Brea
2,315 SF

DISPELA
459 S La Brea
2,315 SF

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463 UNIT A&B & 457 S LA BREA

PROPERTY HIGHLIGHTS

**Signalized Corner End Cap &
In-line Flagship Spaces Available Now**

456 S LA BREA

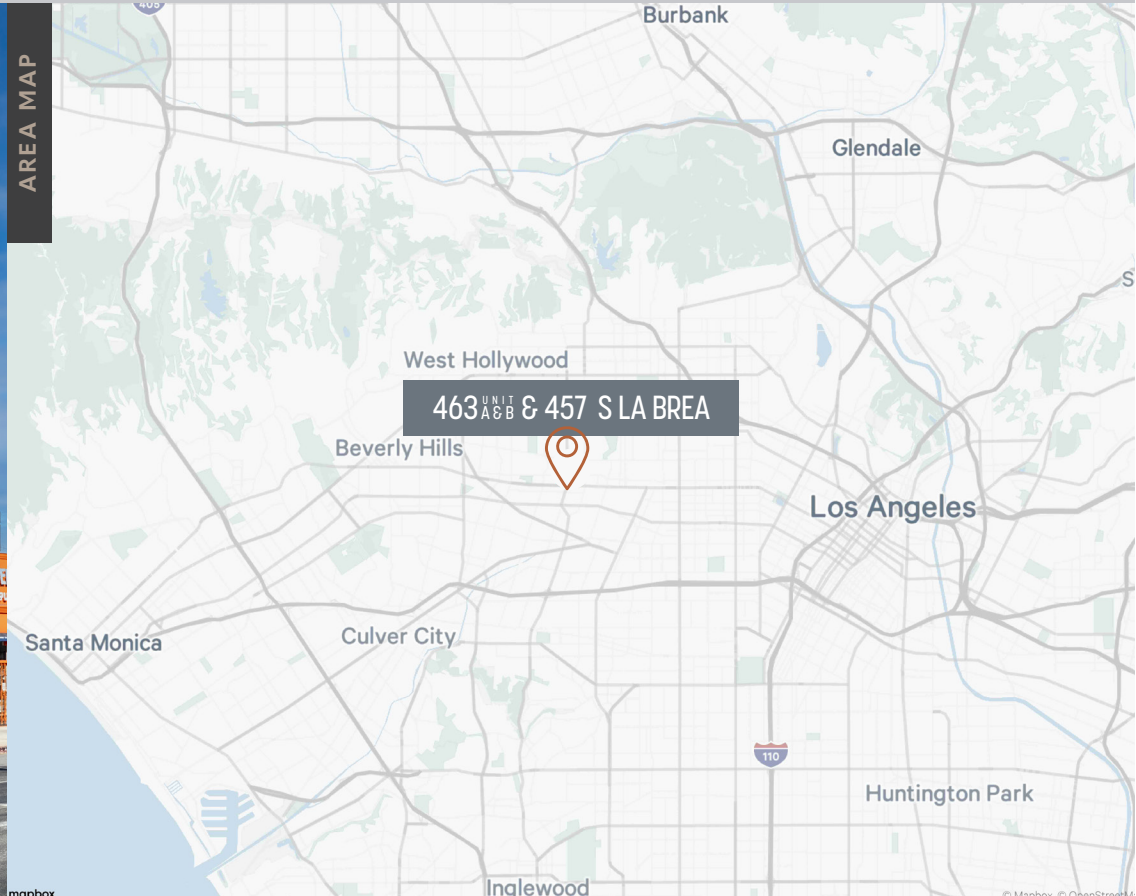
- › 2,071 SF - 2,315 SF
- › Brick Interior With Exposed Ceilings
- › 4 Rear Parking Spaces
- › Available Immediately

457 S LA BREA

- › 2,315 SF
- › Bow Truss Ceilings
- › Available 04.01.2025



AREA MAP

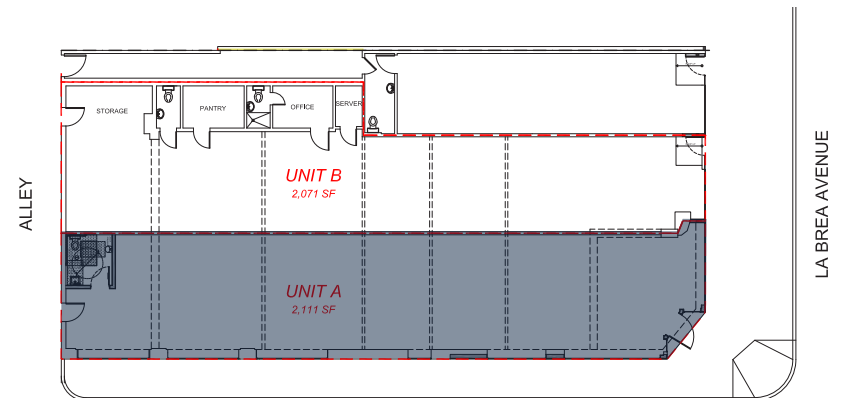
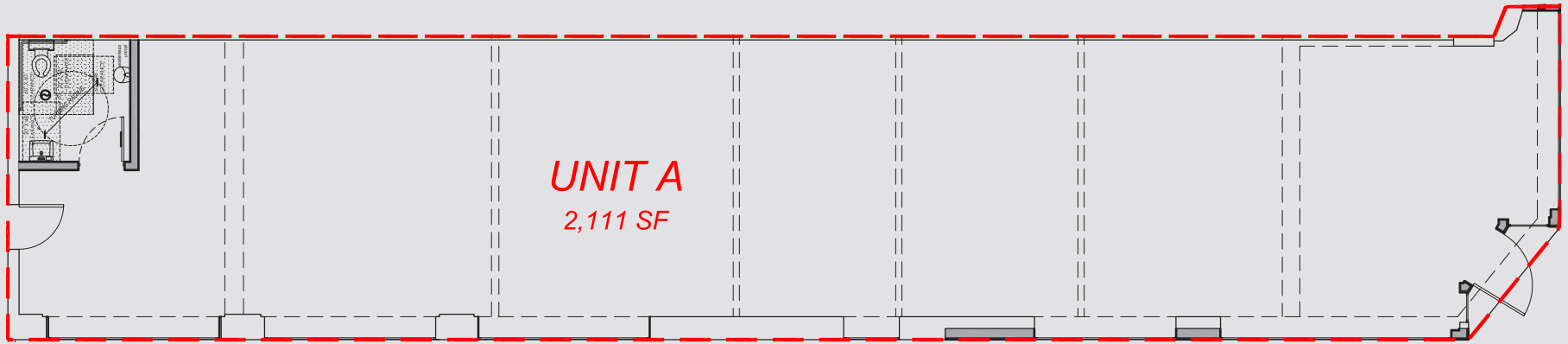


mapbox

© Mapbox, © OpenStreetM

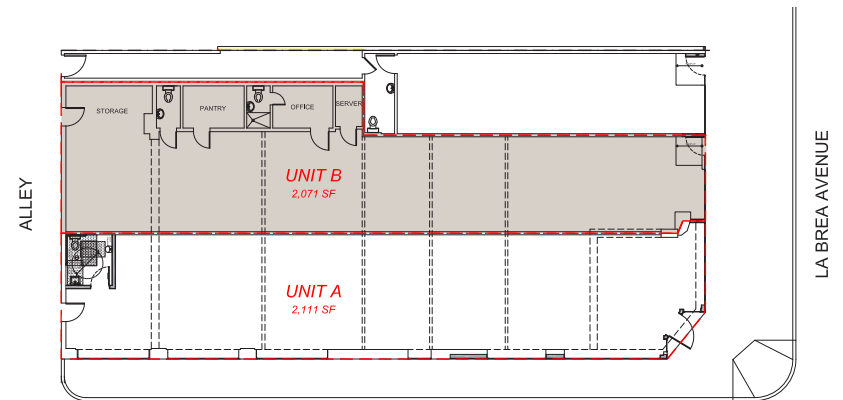
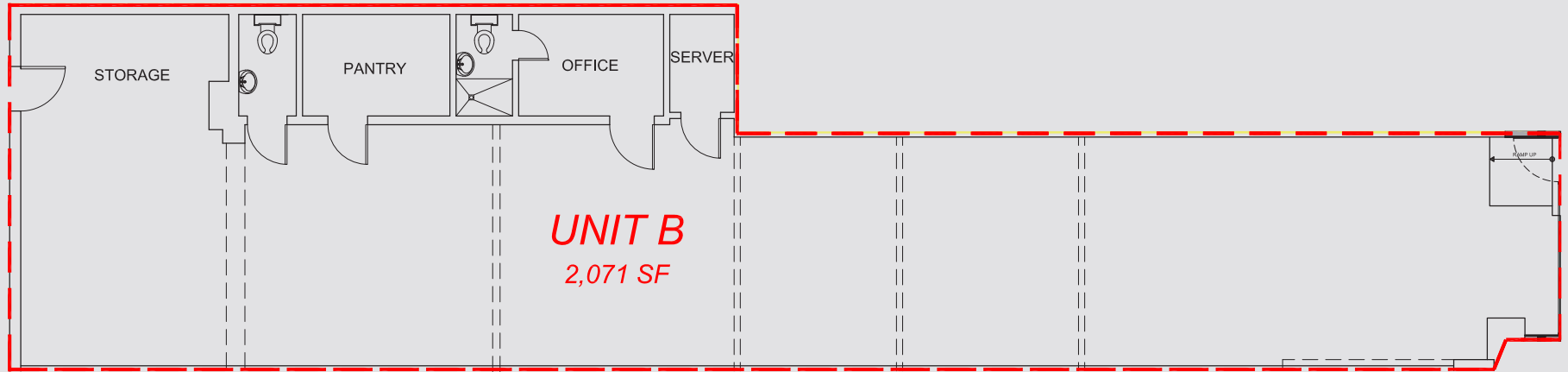
FLOOR PLAN

Unit A - 2,111 SF



FLOOR PLAN

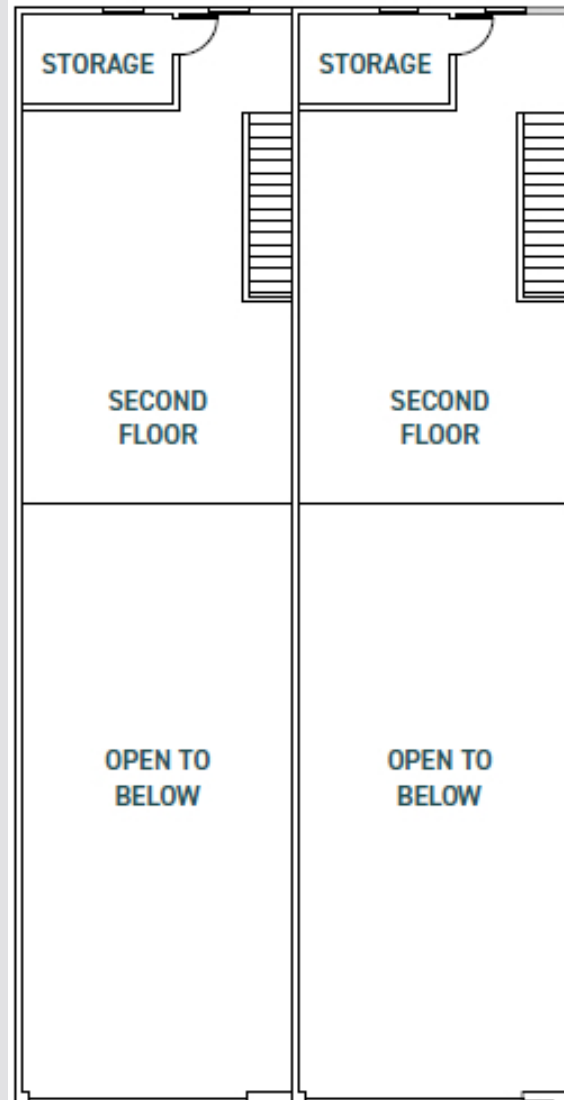
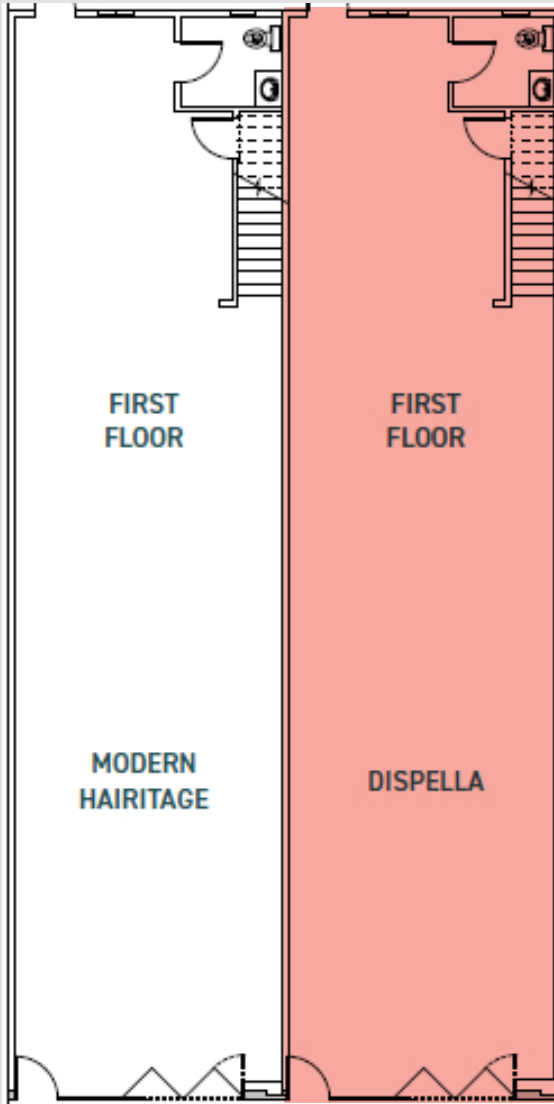
Unit B - **2,071 SF**



459 S LA BREA

FLOOR PLAN

2,315 SF



IMMEDIATE NEIGHBORS

Adjacent to West Hollywood, Larchmont, and Mid-Wilshire, this pocket features LA's best in-the-know establishments and ready for a new neighborhood favorite.



RÉPUBLIQUE
3 buildings over



LEOPARDO PIZZA
Directly across the street



Met Her At A Bar



ALL SEASON BREWING
3 blocks away and always packed



EL REY THEATRE
4 miles away | 771 capacity



THE GROVE
One of the highest-grossing shopping centers in the country



LA BREA
Stussy, Carhartt, Undefeated, Fjällräven, AETHER, Union & More



METRO Purple Line
OPENING MARCH 2025

CARS PER DAY (6th Street): 23,000 | CARS PER DAY (La Brea): 39,000

DEMOGRAPHICS

POPULATION	1 MILE	2 MILE	3 MILE
2024 Population - Current Year Estimate	40,170	173,667	495,461
GENERATIONS			
Generation Z (Born 1999-2016)	6,502 (41.5%)	28,360 (16.3%)	86,891 (17.5%)
Millenials (Born 1981-1998)	16,653 (41.5%)	65,230 (37.6%)	184,250 (37.2%)
Generation X (Born 1965-1980)	7,586 (18.9%)	34,760 (20.0%)	98,164 (19.8%)
HOUSEHOLD INCOME			
2024 Average Household Income	\$155,877	\$139,842	\$115,524

CONTACT INFORMATION

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