

SECOND GENERATION BREWERY & RESTAURANT

# 600 S LA BREA

6TH & LA BREA

FOR LEASE



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**CBRE**

# 600 S LA BREA

6TH & LA BREA

## PROPERTY HIGHLIGHTS



CUB for full liquor with a micro brewery



8,407 SF interior and 1,592 SF patio



14 parking spaces

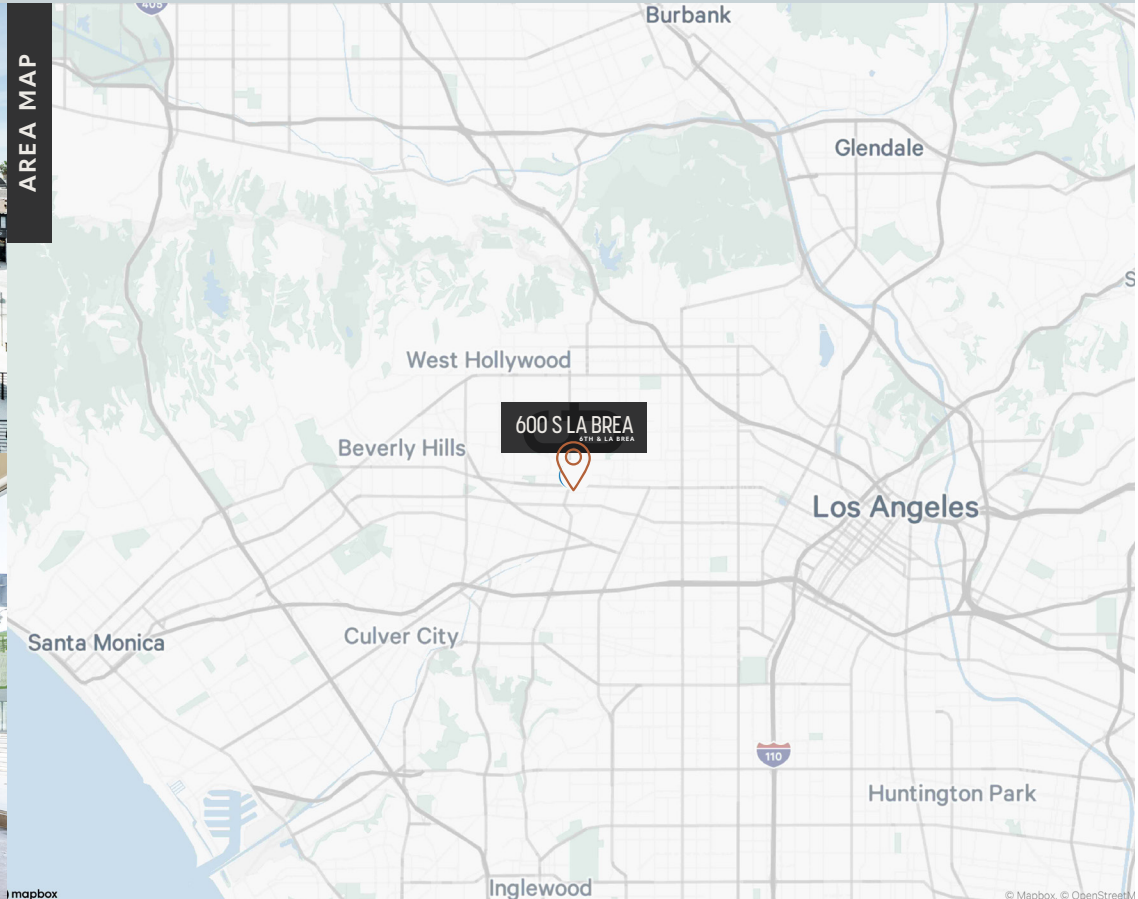


256 seat count

6th & La Brea is a rare, newly-built brewery in one of the most dynamic pockets of Los Angeles easy to access and top-notch infrastructure, the site is slated to become the new neighborhood favorite.



AREA MAP



## BREWING AREA



Oversized  
loading area in  
alley

Glycol  
chiller  
spouts

7 barrel / 14  
tap production  
per previous occupant

## KITCHEN



22 FT Type 1  
& Type 2 Hood

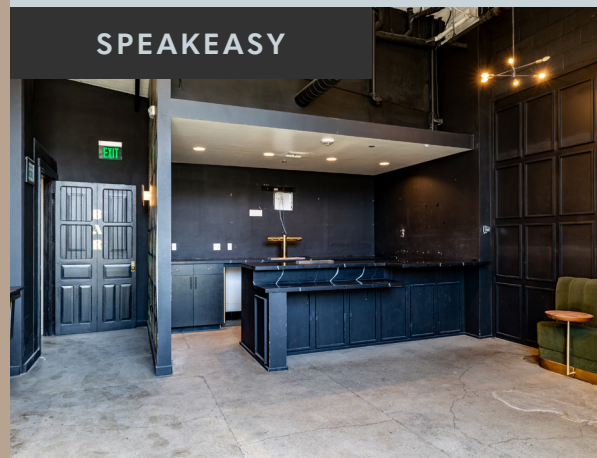
Plenty of HVAC,  
electrical, gas and  
water capacity

Grease  
interceptor  
in place

# 600 S LA BREA

6TH & LA BREA

## SPEAKEASY



Ideal for private  
dining, tastings,  
and more.

Separate entrance  
off La Brea can  
be created

**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



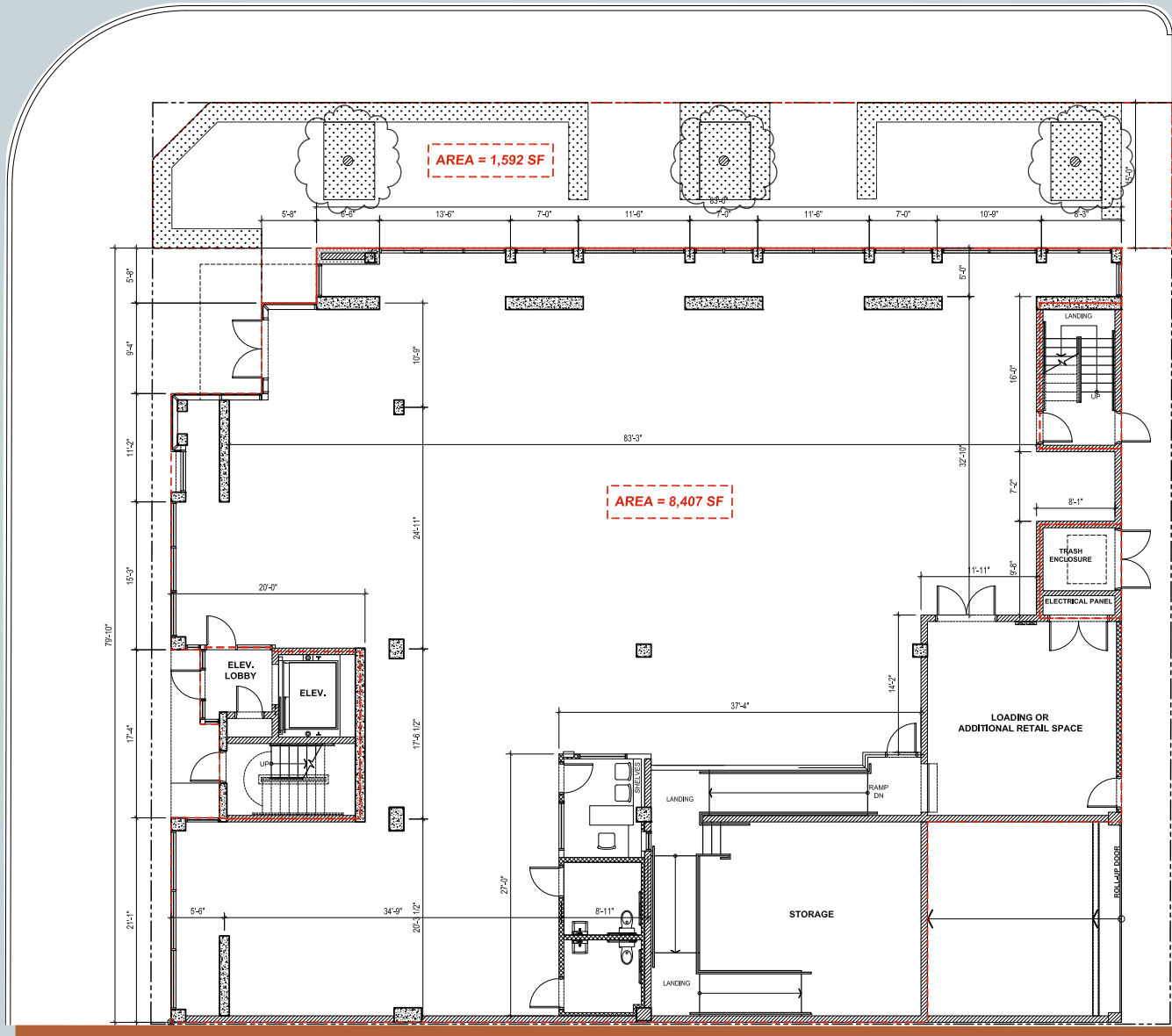
**METRO Purple Line**  
OPENING MARCH 2025

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

# FLOOR PLAN

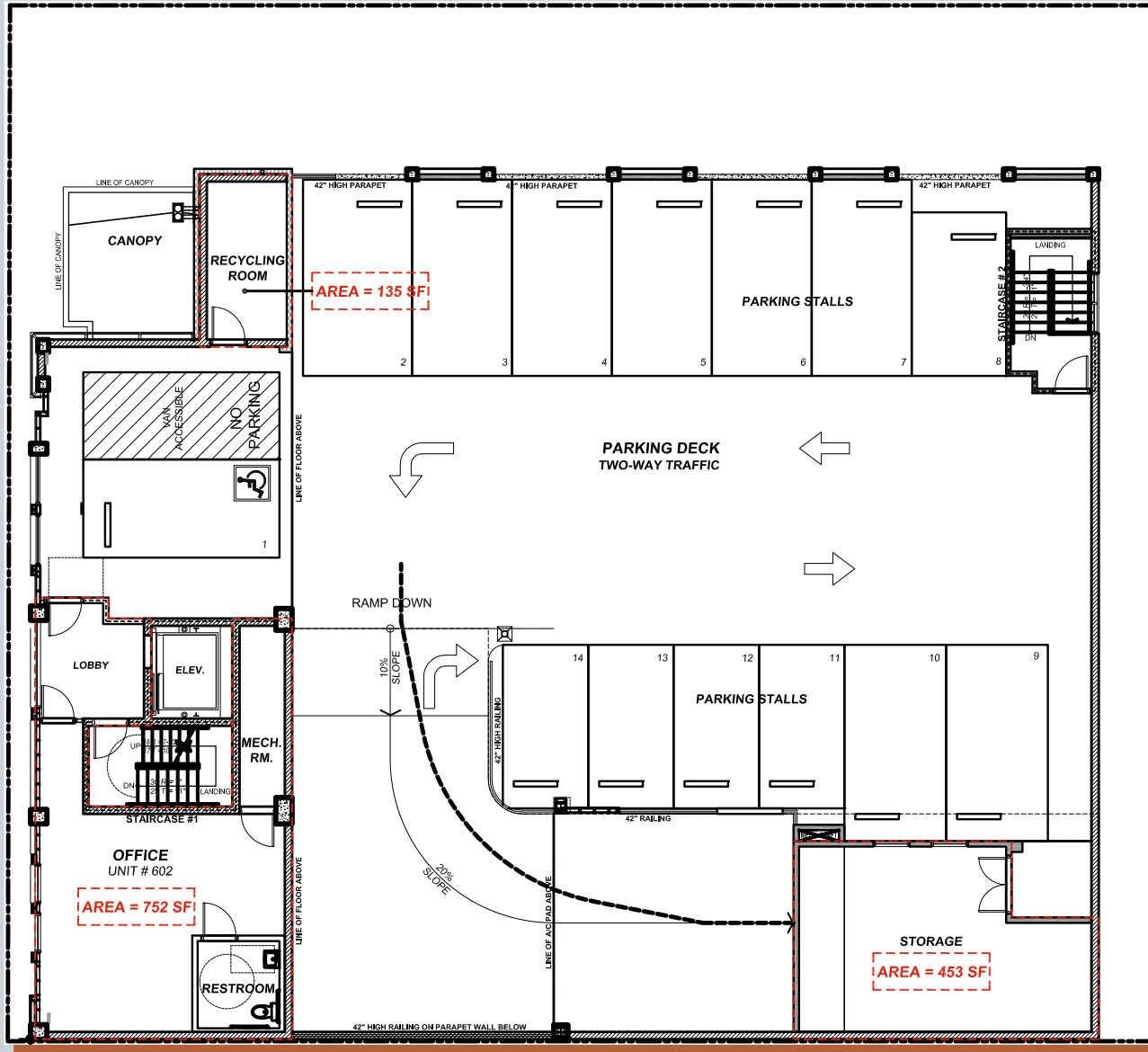


Retail  
Space  
1st Floor

600  
S LA BREA  
6TH & LA BREA

SECOND GENERATION BREWERY & RESTAURANT

# FLOOR PLAN



2nd Floor  
plan

600  
S LA BREA  
6TH & LA BREA

## CONTACT INFORMATION

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