
CAROLWOOD

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152-154^{1/2}

N La Brea Ave

Reduced \$3,595,000 All Cash

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COMMERCIAL

MARA COMMERCIAL

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*PER LOOPNET REPORT

FOR SALE

152 - 154½ LA BREA AVE, LOS ANGELES, CA 90036

REDUCED \$3,595,000 - ALL CASH



PROPERTY DESCRIPTION

The 152-154.5 N. La Brea Avenue property is ideally suited and located to be an owner/user or re-leased as an investment property. The subject Property is centrally located in the high demand Hollywood submarket, just east and south of West Hollywood, close proximity

to The Grove, and many chic boutiques, galleries and restaurants. The Subject property is located in a dynamic, pedestrian-friendly, commercial corridor with residential use on the side streets in the adjacent area. Furthermore, 152-154.5 N La Brea Avenue is

zoned as the beneficial and versatile LAC2, allowing for a variety of uses and opportunities, as well as venture capital and entertainment employers who call the area home.

BUILDING SIZE

± 6,265* SF

LOT SIZE

± 4,201* SF

OF BUILDINGS

1

YEAR BUILT

1928

ZONING

LAC2

APN

5513-003-006

PARKING

4 Cars

OCCUPANCY

2 Tenants, 1 Vacant Second Floor

LINEAR FOOTAGE

40ft Frontage x 105ft Depth

VEHICLE PASS-BY PER DAY

35,000+

USAGE

Retail/Showroom/Office

*Approximately per assessor 's records









LEASE SUMMARY

PROPERTY ADDRESS	TENANT NAME	PRICE PER MONTH	LEASE TERMINATION	OPTIONS TO EXTEND
152-54 N LA BREA AVENUE	LANDON COLE	\$7,300 MG	06.30.2024	NONE
152½ N LA BREA AVENUE	PRESS HERE INC.	\$4,426.50 MG	09.30.2023	NONE
154½ N LA BREA AVENUE	HAWK PROJECTS	\$2,000 MG	07.17.2024	NONE



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



Local Highlights

1. LACMA

Located on the Pacific Rim LACMA is the largest art museum in the western United States, with a collection of nearly 149,000 objects that illuminate 6,000 years of artistic expression across the globe. Committed to showcasing a multitude of art history LACMA exhibits and interprets works from new and unexpected points of view that are informed by the regions rich cultural heritage and diverse, technologists, and thought leaders as well as in its regional, national, and global partnerships to share collections and programs, create pioneering initiatives, and engage new audiences.

2. CRAFT CONTEMPORARY

Founded as a museum in 1973, Craft Contemporary reveals the potential of craft to educate, captivate, provoke, and empower. With a focus on contemporary art made from craft media and processes, Craft Contemporary presents dynamic exhibitions by established and emerging artists and designers who are often under represented in larger art institutions. Craft Contemporary complements these exhibitions with a creative line-up of educational programs, including hands-on workshops led by professional artists. Craft Contemporary cultivates an environment for people in Los Angeles to deepen their relationship to art, creativity, and one another.

3. THE LA BREA TAR PITS

Right in the heart of L.A. sits the worlds most powerful gateway to the Ice Age. The asphalt seeps at La Brea Tar Pits and is the only active urban fossil dig site in the world. Plants and animals from the last 50,000 years are discovered here every day. Outside, you can watch excavators carve fossils out of the asphalt. Inside the museum at La Brea Tar Pits (established in 1977 as the George C. Page Museum), staff prepare these discoveries in the see-through Fossil Lab. You'll see the final result in our exhibitions: extraordinary saber-toothed cats, mammoths, dire wolves, and mastodons.

4. THE PETERSON AUTOMOTIVE MUSEUM

American automotive museums have come and gone, but until publishing magnate and philanthropist Robert E. Petersen and his wife Margie opened the Petersen Automotive Museum, there was no central location in which to celebrate the entirety of automotive history, industry, culture and artistry in Los Angeles, the most carcentric city the world has yet known. Even the Petersen Automotive Museum building represents aspects of automotive history as important as the vehicles displayed inside. Its architecture, user friendly parking facility, and central location make it a living example of automobile culture in Los Angeles.



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.

\$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

\$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

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

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

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

OM

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