



ZACUTO GROUP  
COMMERCIAL REAL ESTATE

735

S. LA BREA  
AVENUE

LOS ANGELES

FOR SALE/LEASE

# ONE OF A KIND

INTRODUCING A RARE CHARACTER ASSET ON LA BREA AVENUE—AN ICONIC BOW-TRUSS STRUCTURE OFFERING TREMENDOUS POTENTIAL IN ONE OF LA'S MOST DYNAMIC, HIGH-TRAFFIC LOCATIONS.

WITH ±60 FEET OF FRONTAGE AND NONSTOP EXPOSURE, THIS PROPERTY PROVIDES A POWERFUL CANVAS FOR RETAILERS, CREATIVE USERS, AND BRANDS SEEKING PRESENCE.

A TRUE VALUE-ADD OPPORTUNITY WITH SIGNIFICANT LONG-TERM UPSIDE.

OFFERED FOR SALE AND FOR LEASE.



# PROPERTY DETAILS

## ADDRESS

735 S. La Brea Avenue  
Los Angeles, California, 90036

## CROSS STREETS

Wilshire Boulevard + La Brea Avenue

## BUILDING SIZE

23,660 SF

## LOT SIZE

11,330 SF

## PROPERTY TYPE

Office / Retail

## FLOORS

2

## YEAR BUILT

1938

## ZONING

C2-1

## APN

5089-001-012

## LISTING TEAM

### **JAKE ZACUTO**

Managing Director

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BRE #01377441

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### **ZACUTO GROUP**

1250 6th Street

Santa Monica, CA 90401

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# LEASE DETAILS

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## Availabilities

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<b>RETAIL (GROUND)</b>	2,000 - 11,830 SF
<b>OFFICE SF (2ND FL)</b>	11,830 SF
<b>FULL BUILDING</b>	23,660 SF

## Rate

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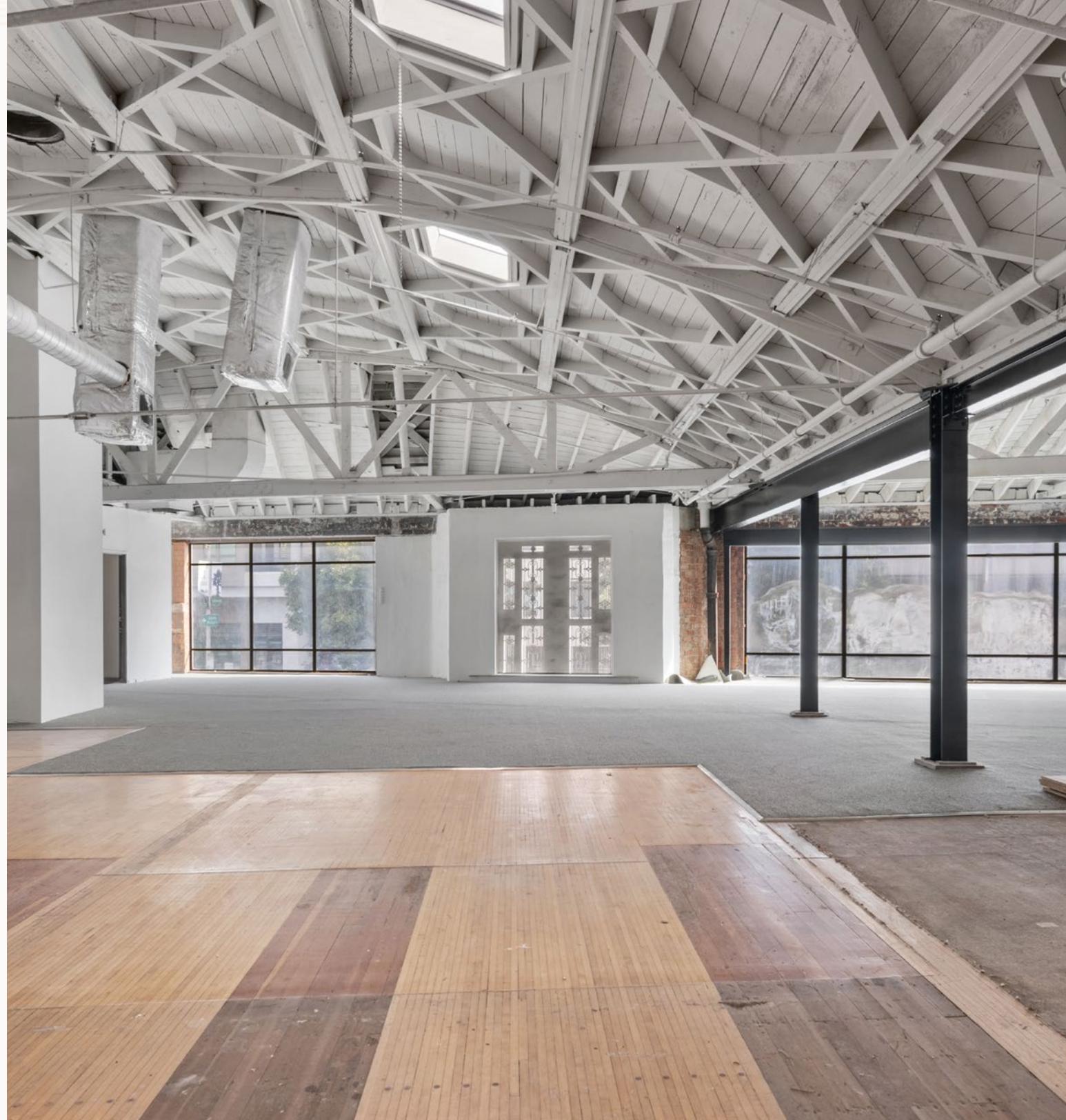
<b>RETAIL</b>	\$2.25/SF + NNN
<b>OFFICE</b>	\$2.25/SF + MG

## Parking

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2:1,000 @ \$200/space\*

Available at structure across the street



# SALE DETAILS

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**PRICE:** \$9,995,000

**PPSF:** \$422/SF

**BUILDING SIZE:** 23,660 SF

**LOT SIZE:** 11,330 SF

**LAND PPSF:** \$849/SF







# ART DECO GEM

ART DECO GEM IN THE HEART OF THE MIRACLE MILE.  
A UNIQUE MULTI-USE PROPERTY WITH STRIKING FACADE,  
ARCHITECTURAL DETAILS, AND EXPANSIVE INTERIOR LAYOUT  
IDEAL FOR FLAGSHIP RETAIL OR OFFICE.

PACIFIC DESIGN CENTER

PETERSEN  
AUTOMOTIVE MUSEUM

LACMA

LA BREA  
TAR PITS  
& MUSEUM



El Rey  
THEATRE

TRADER JOE'S



M Metro  
PURPLE LINE

RÉPUBLIQUE

PIKL  
LOS ANGELES



735  
S. LA BREA  
AVENUE  
LOS ANGELES

WILSHIRE BLVD

LASSENS  
NATURAL FOODS & VITAMINS

LA BREA AVENUE



# HIGHLIGHTS

## Prime La Brea Corridor

Excellent location between Wilshire and Olympic Boulevard, surrounded by some of LA's trendiest retail, dining, and creative experiences.

## Flagship / HQ Opportunity

The 2-story property is positioned to be a hub for brands, tenants, or operators looking to create a flagship destination in the heart of LA.

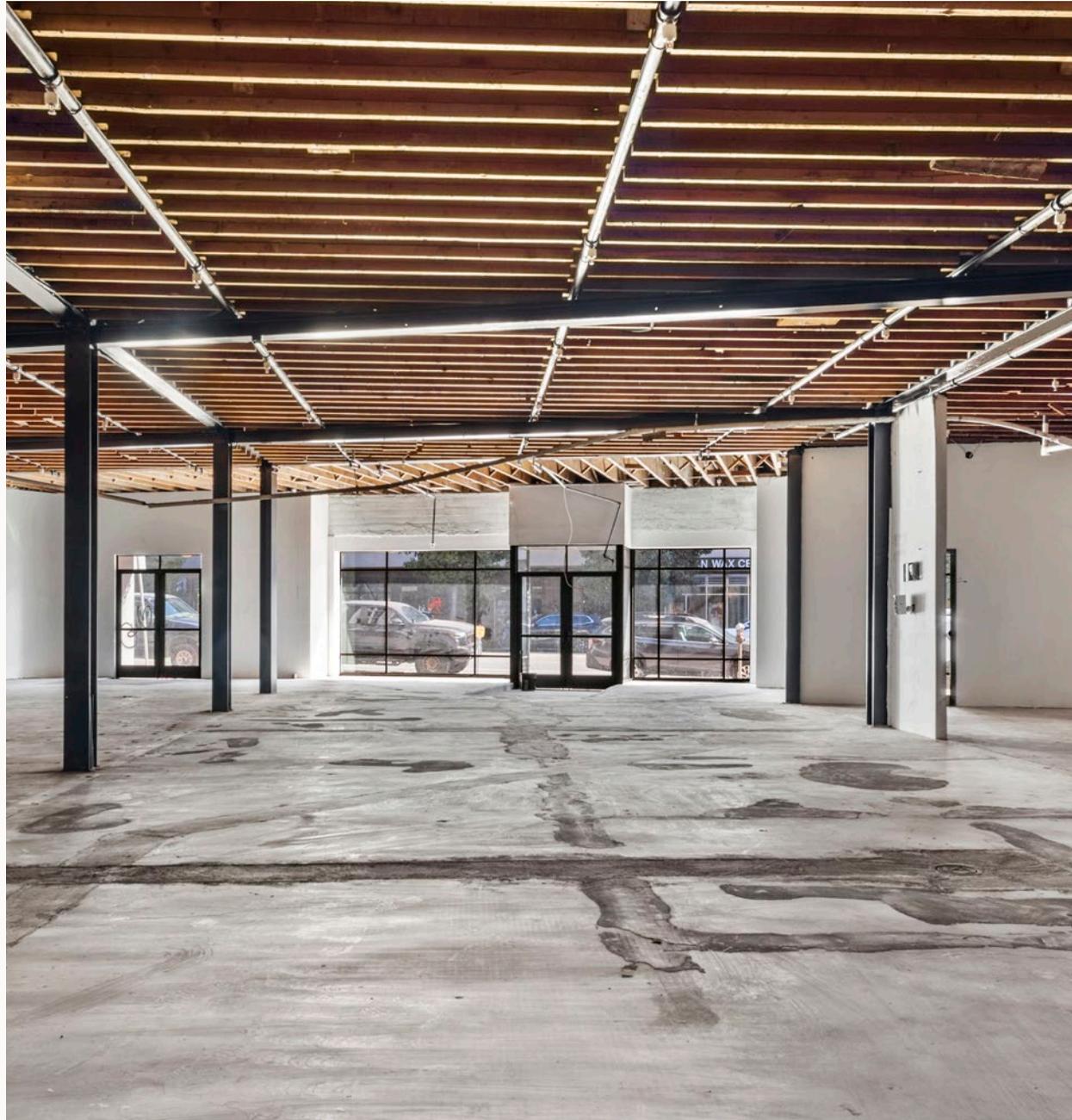
## Versatile Zoning (C2)

General zoning allows a wide range of uses including retail, fitness, food & beverage, studio, or office.

## Billboard Income

Additional income generator with high visibility along La Brea Avenue





## High-Visibility Frontage

Exceptional exposure along one of LA's most trafficked north-south thoroughfares with strong daily vehicle and pedestrian counts.

## Architecturally Distinct Building

Art Deco influenced asset with modern lines, floor-to-ceiling windows, and flexible open layouts ideal for showroom, retail, or creative office use.

## Strong Demographics

Surrounded by some of the most talked about pockets in Los Angeles including the Sycamore District, Miracle Mile, media studios, galleries, and design showrooms and within a mile radius of affluent neighborhoods such as Hancock Park, Beverly Grove, and Carthay Square

## Future Transit-Oriented Destination

Excellent proximity to commuter options including the brand new Metro Purple Line Extension, making La Brea a future transit-oriented destination.



# BOW TRUSS

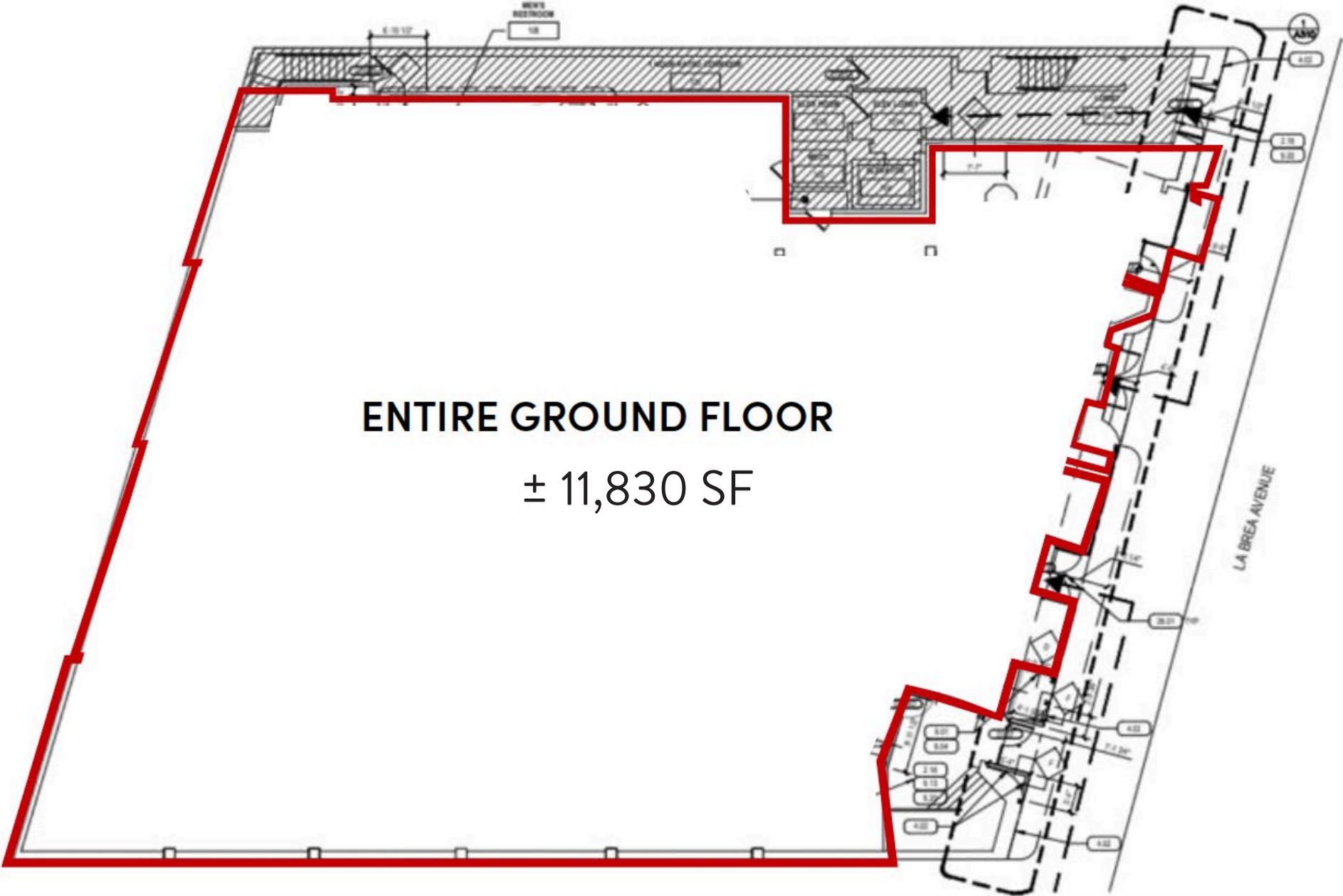
STRIKING ARCHITECTURE WITH AUTHENTIC ART DECO DETAILING, AND UNMATCHED FRONTAGE, THIS DESIGN-FORWARD ASSET OFFERS LIMITLESS POSSIBILITIES FOR EXPERIENTIAL RETAIL, SHOWROOM, OR CREATIVE USE.





# FLOOR PLANS

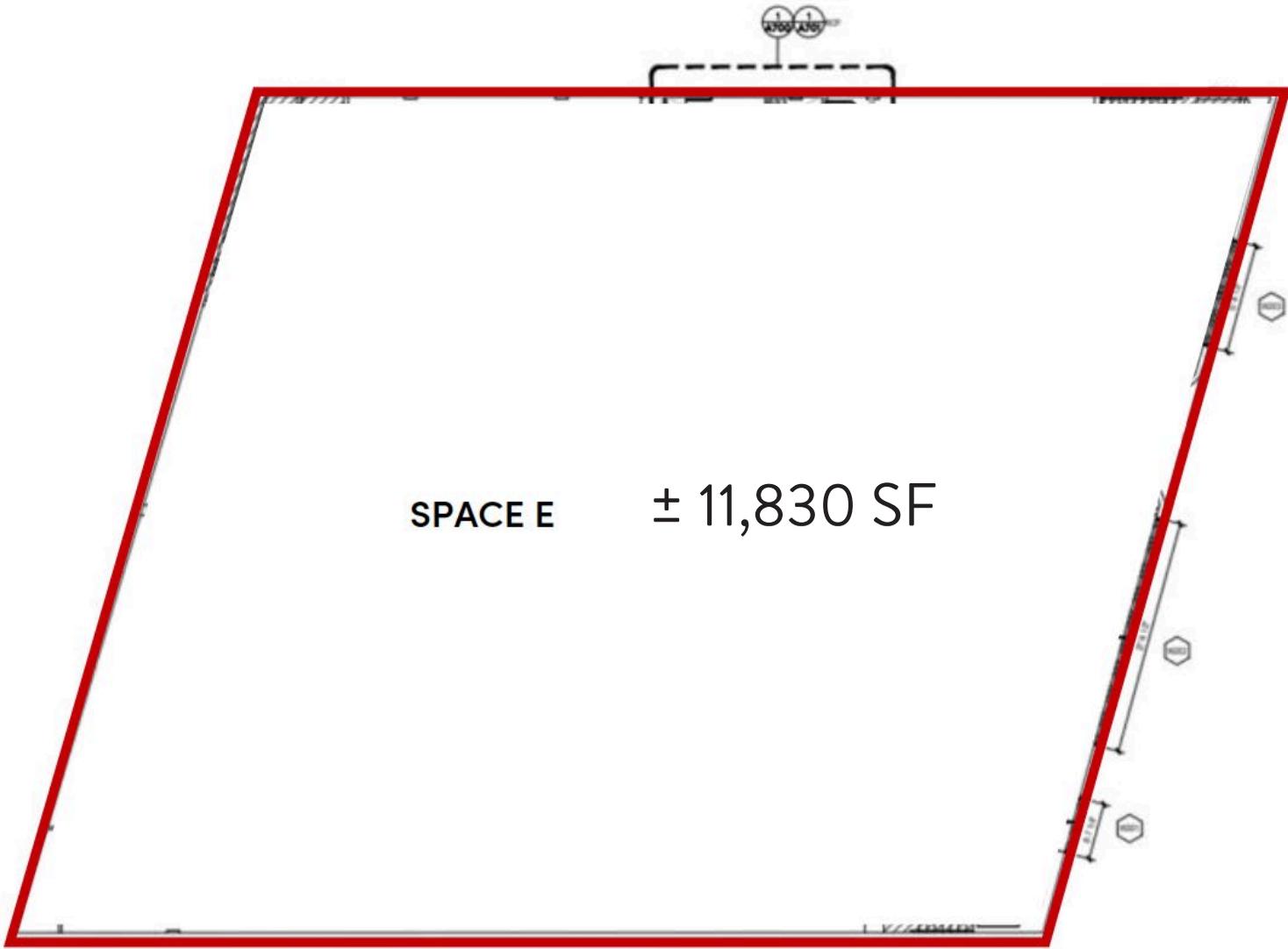
GROUND LEVEL - FULL PLAN



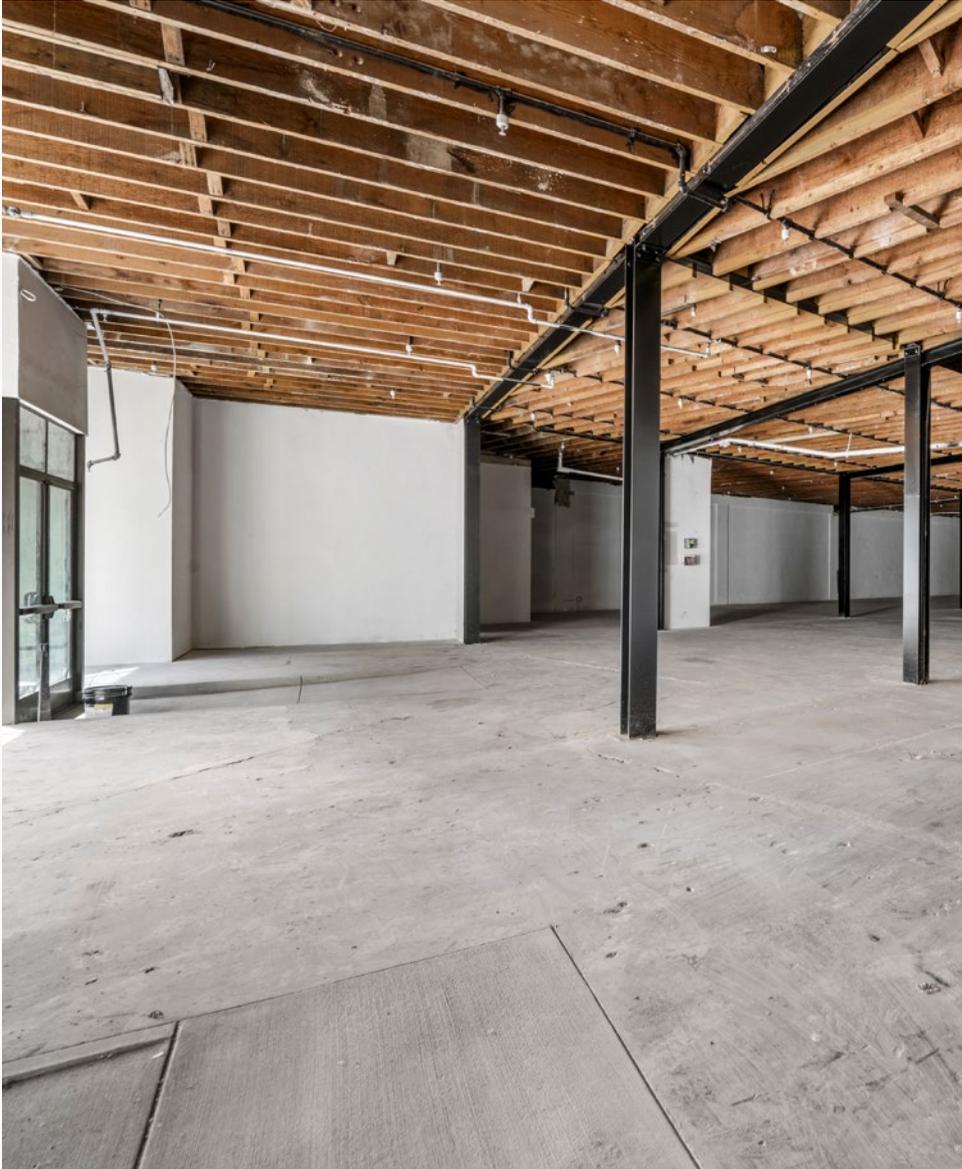
**ENTIRE GROUND FLOOR**  
**± 11,830 SF**



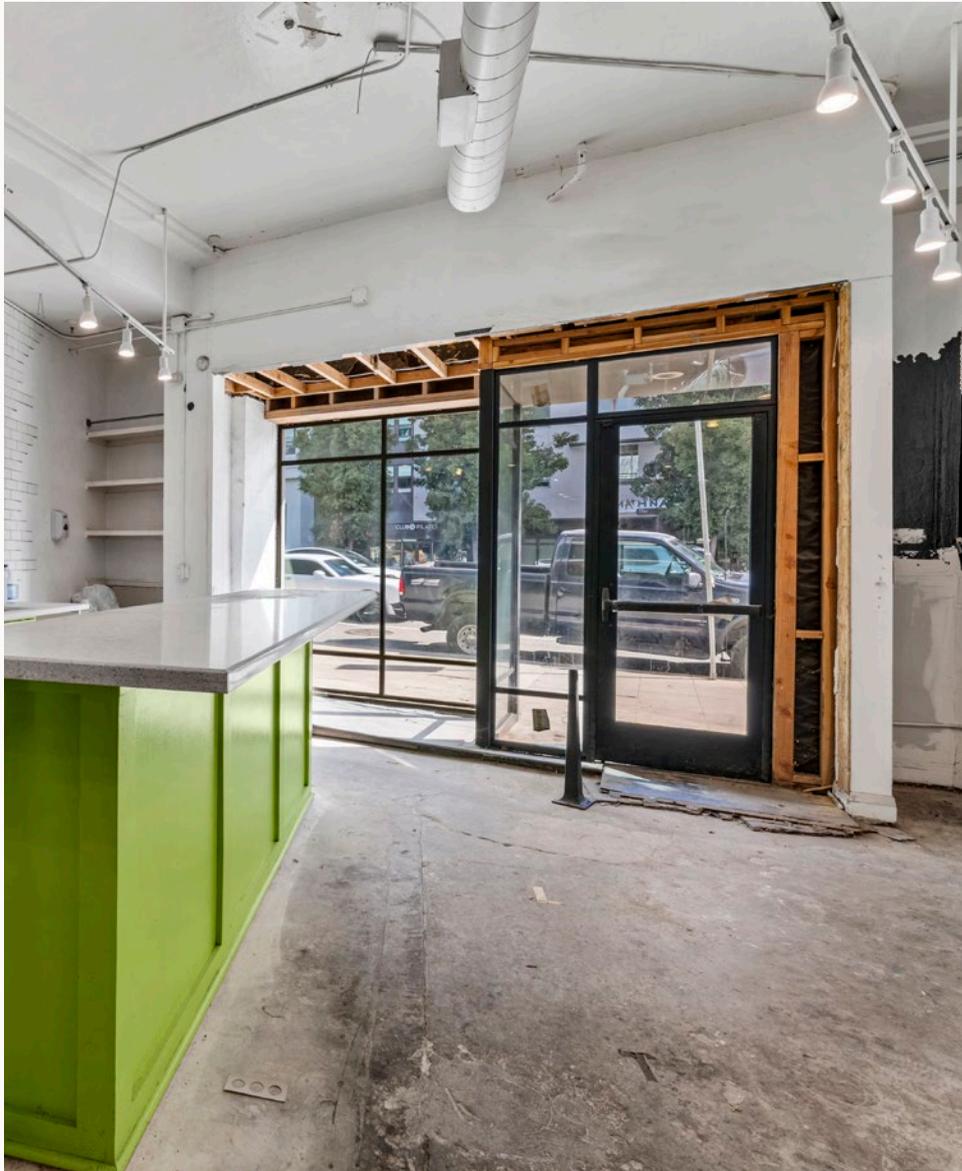
UPPER LEVEL [2ND FLOOR]- FULL PLAN



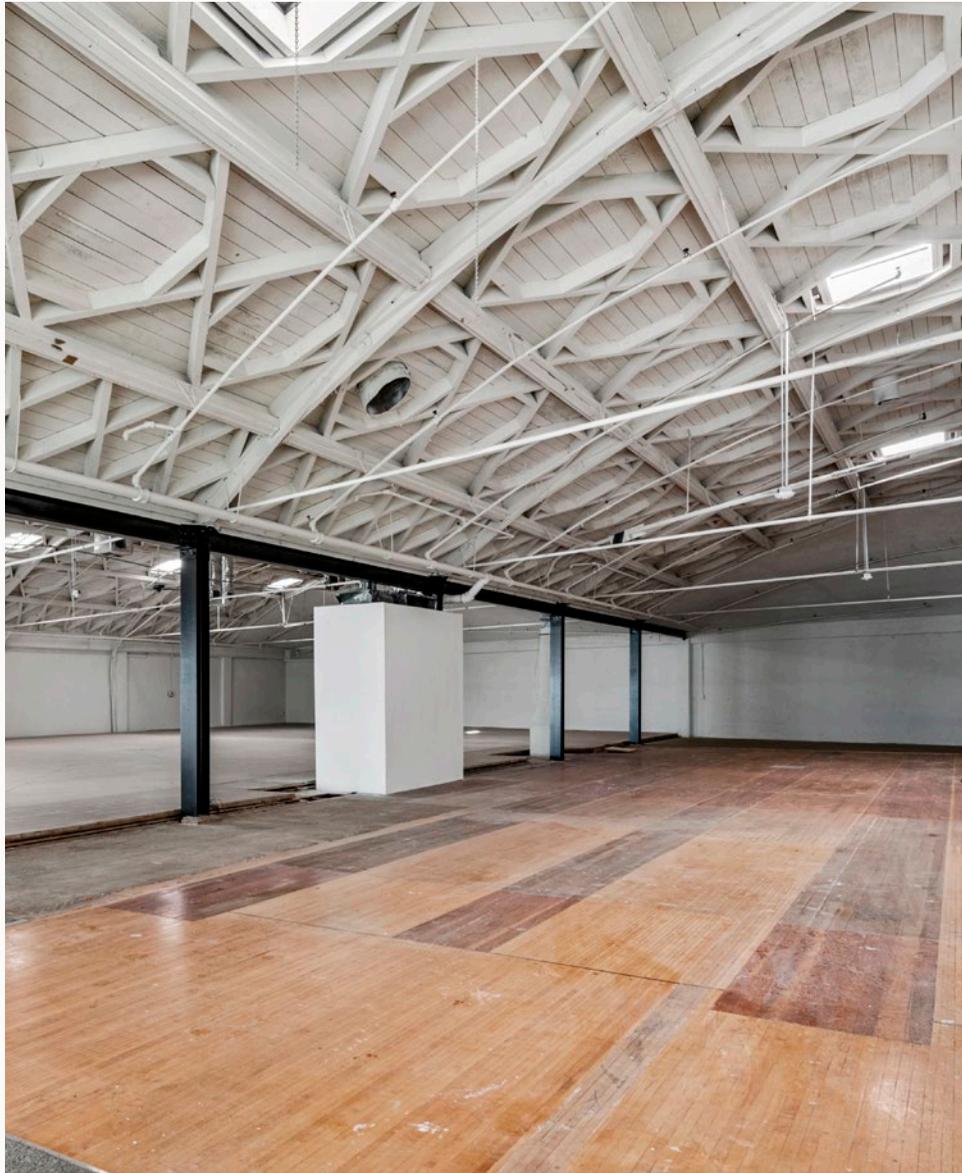
GROUND FLOOR



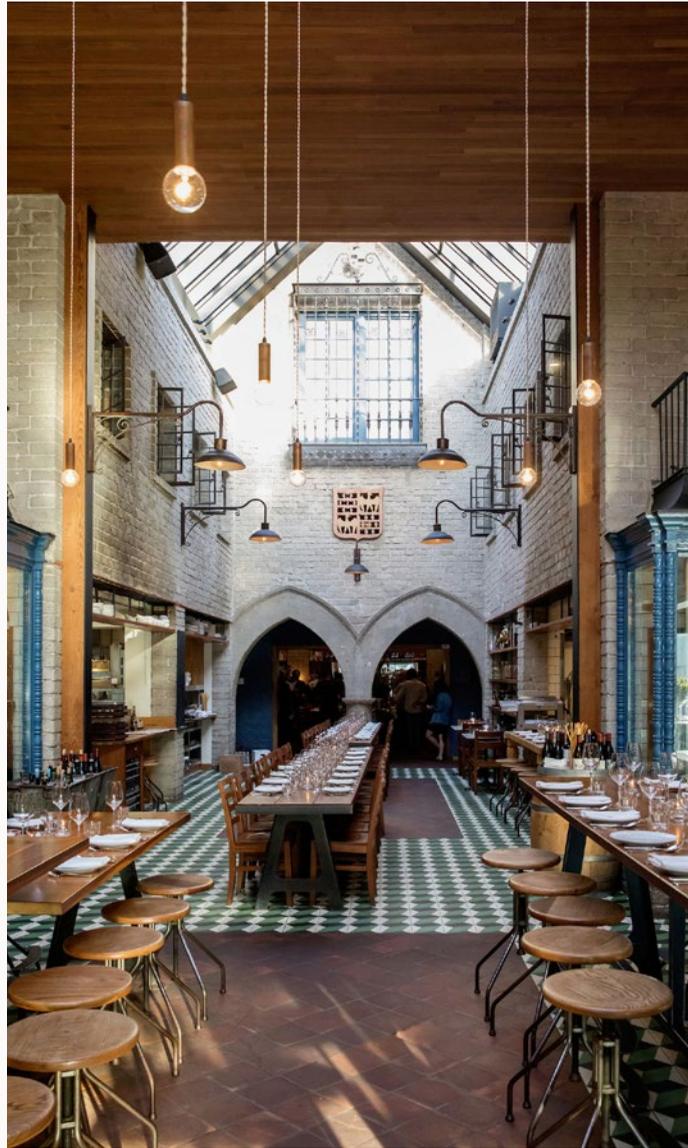
# RETAIL [FORMER SALON]



UPPER FLOOR



# NEIGHBORS



REPUBLIQUE. ALL SEASONS BREWERY.  
MET HER AT A BAR. POTATO CHIPS DELI.  
LASSENSGOURMETMARKET. APOLLONIAS  
PIZZA. PETERSON AUTOMOTIVE MUSEUM.  
LACMA. TRADER JOES. PIKLLOS ANGELES.  
LAND ROVER. TREJOS TACOS. MET HIM AT  
A BAR. HER THAI. ROJI BAKERY. EINSTEIN  
BROS BAGEL. FIVE GUYS. LA BREA TAR  
PITS. ANDRES. COFFEE BEAN & TEA LEAF.



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# 735

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