

**Seller Financing Available**

**FOR SALE**  
**933 N. La Brea Ave.**

Los Angeles, CA 90036

**Owner User Office Building**



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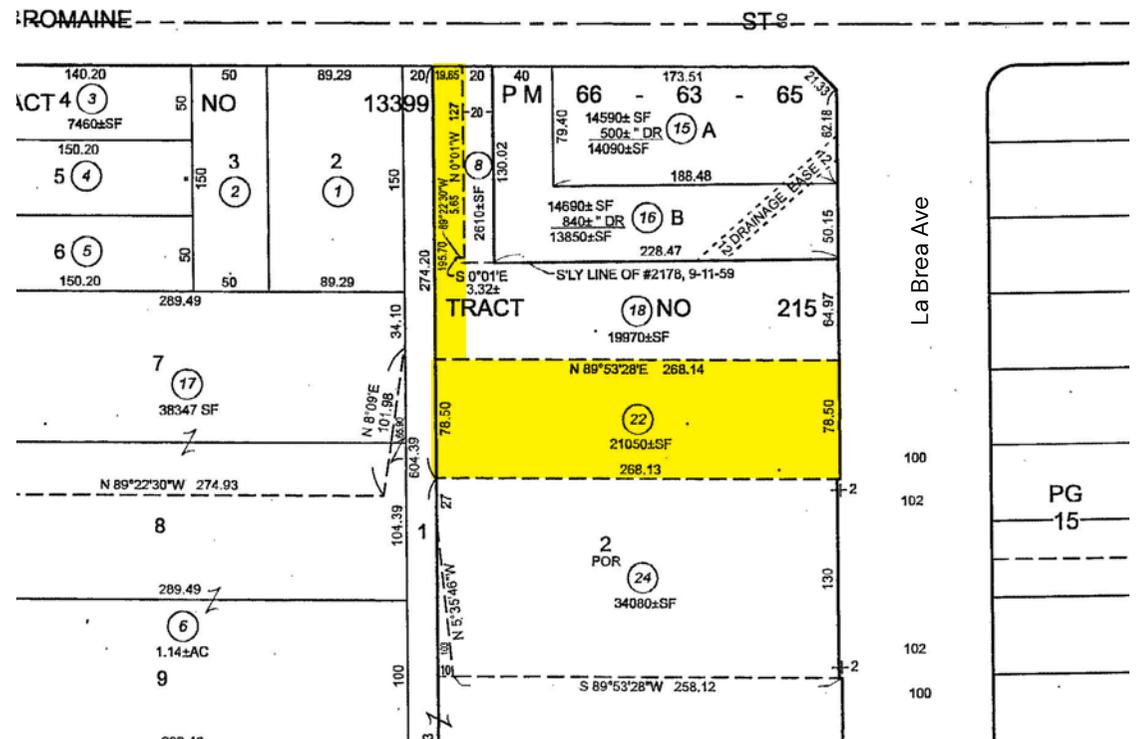
# Property Overview

933labrea.com

**\$11,900,000**

**Seller Financing Available for Qualified Buyers**

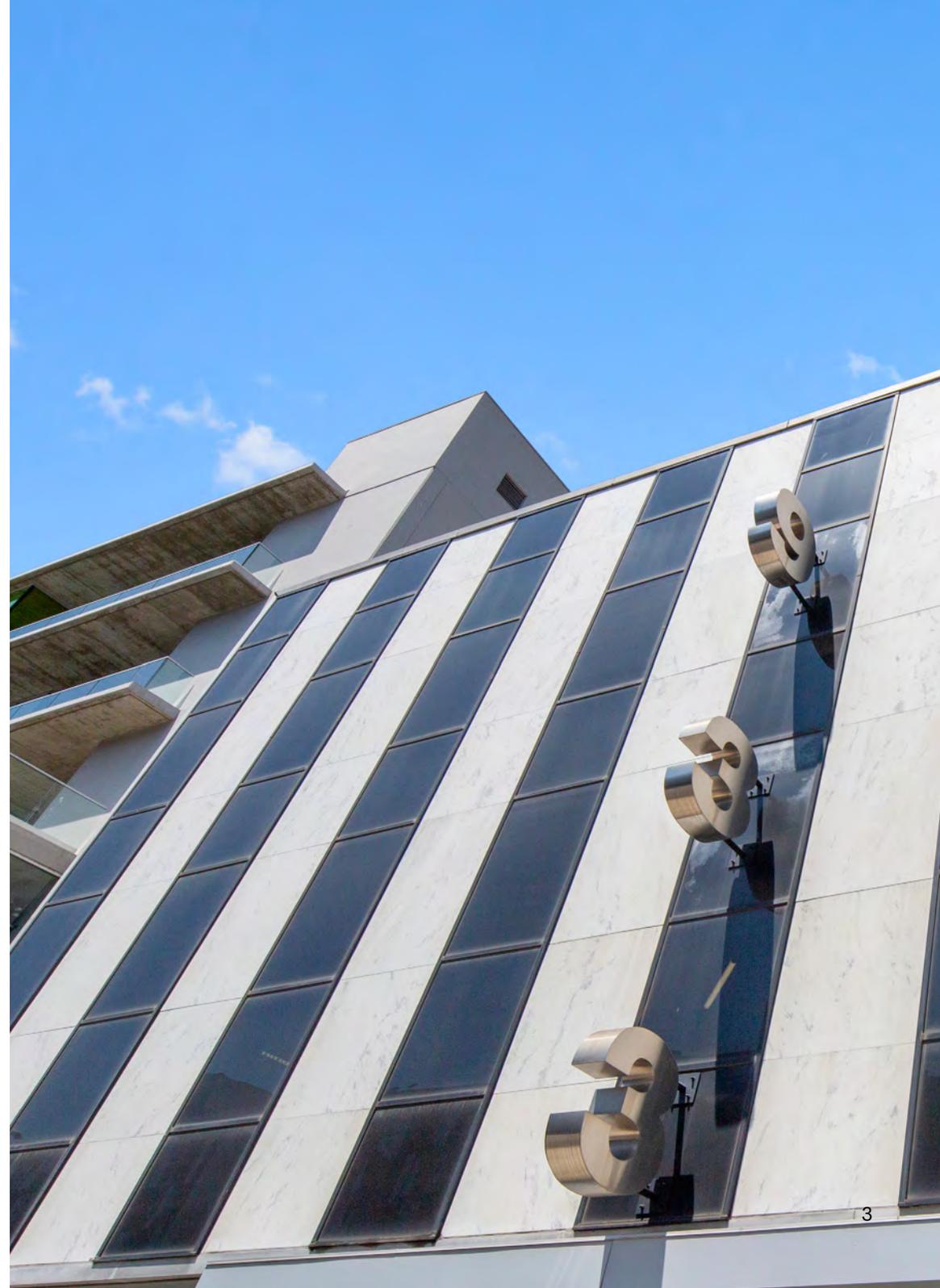
- APN:** 5531-016-022
- Land Size:** ±21,039 SF (±0.48 AC)
- Building Size:** ±18,000 SF
- Year Built:** 1960
- Parking:** ±57 stalls
- Improvements:** Four-story office building
- Tenancy:** Short term leases
- Zoning:** MR1
- Possible Uses:** Office/Medical



# The Opportunity

CBRE, Inc., as an exclusive advisor, is pleased to present a rare opportunity to acquire a unique asset on North La Brea Ave. in the City of Los Angeles, California. Centrally located within the coveted Hollywood Media Business Improvement District and minutes to all Hollywood Studios, Burbank and Culver City, the site consists of  $\pm 21,050$  square feet of land, improved with a  $\pm 18,000$  square foot four story office building with surface parking.

This prime location is home to Los Angeles' greatest creative minds and entrepreneurs. The four-story building is ideal for an owner user looking to occupy their own space, or for the astute investor who seeks to leverage regional demands for low and mid-rise office space.



# Highlights

## Owner-User Opportunity

- Creative environment adjacent to the Sycamore District
- Ideal for media, tech and other industry uses
- Built as production & post-production offices
- On site, reserved, secure, surface parking for 57 cars with ample overflow available at the West Hollywood Gateway

## Exceptional Location

- Advantageous Zoning – MR1-1 allows for a variety of uses
- Prime location on La Brea is walking distance to restaurants and retail
- Proximate to Burke Williams, Sprouts, Target and Best Buy
- Walk Score 93; Transit Score 56

## High Income, High Growth Demographics

- Over 388,811 people in a 3-mile radius with an Average Household Income of \$123,513
- This prime location on La Brea with an average home value of \$1,189,621 in a 1-mile radius (2024)





Miracle Mile

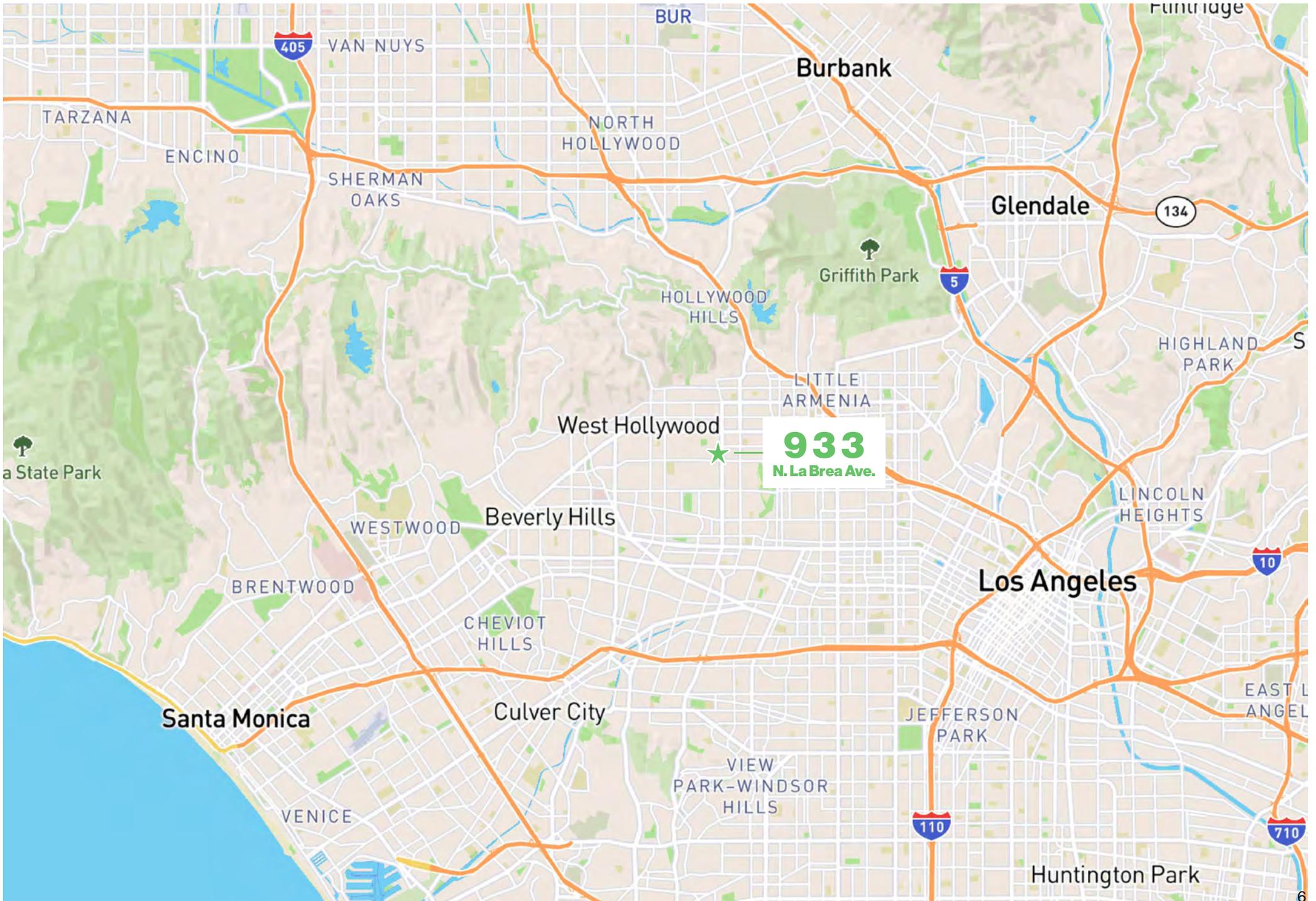
Wilshire Corridor

Century City

Beverly Hills

West Hollywood

933  
N. La Brea Ave.



**933**  
N. La Brea Ave.

West Hollywood

Burbank

Glendale

Los Angeles

Santa Monica

Beverly Hills

Huntington Park

VAN NUYS

BUR

NORTH HOLLYWOOD

Griffith Park

HOLLYWOOD HILLS

LITTLE ARMENIA

HIGHLAND PARK

LINCOLN HEIGHTS

WESTWOOD

BRENTWOOD

CHEVIOT HILLS

Culver City

JEFFERSON PARK

VIEW PARK-WINDSOR HILLS

VENICE

EAST L ANGELES

TARZANA

ENCINO

SHERMAN OAKS

Santa Monica State Park

Funtridge

134

5

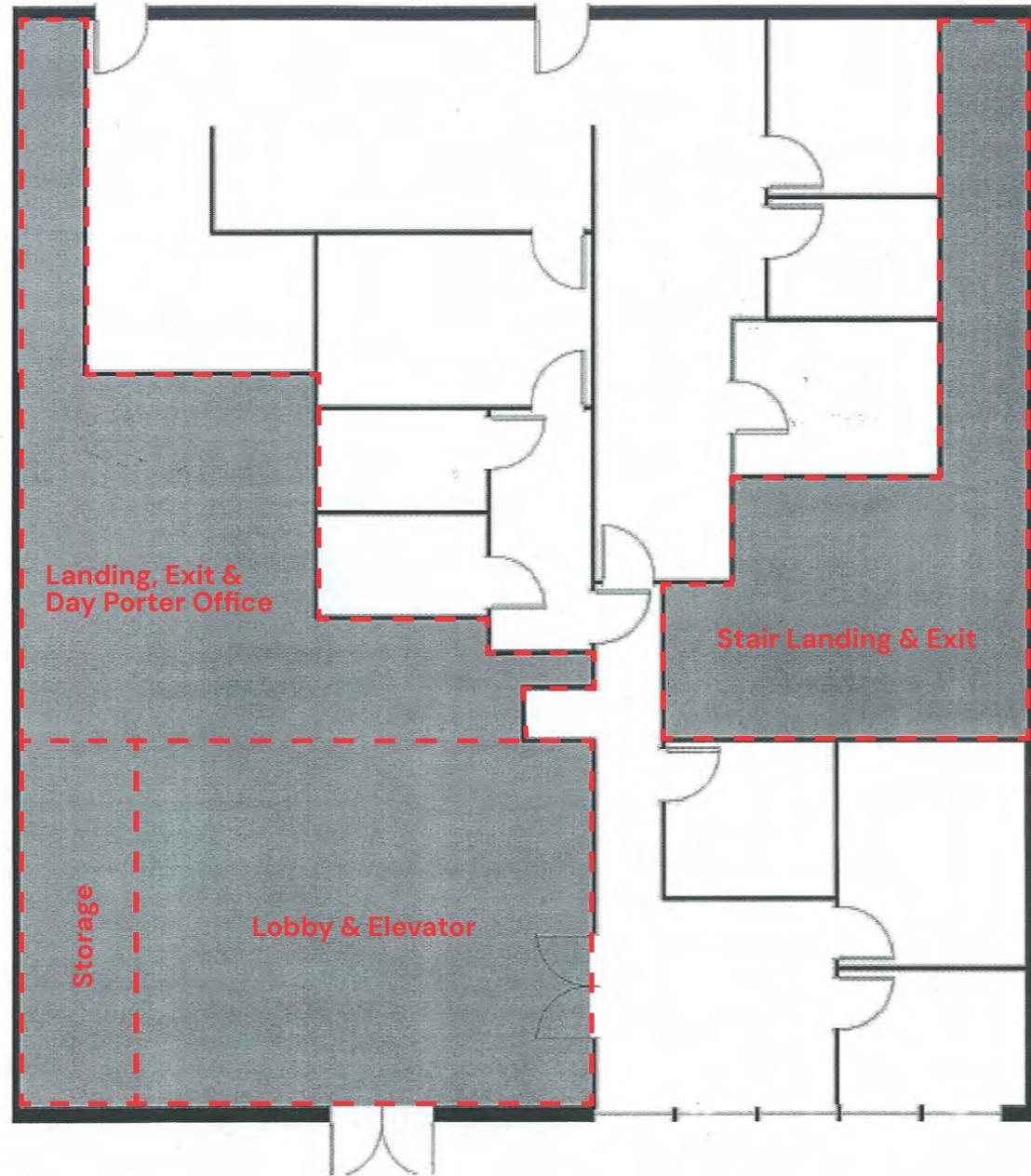
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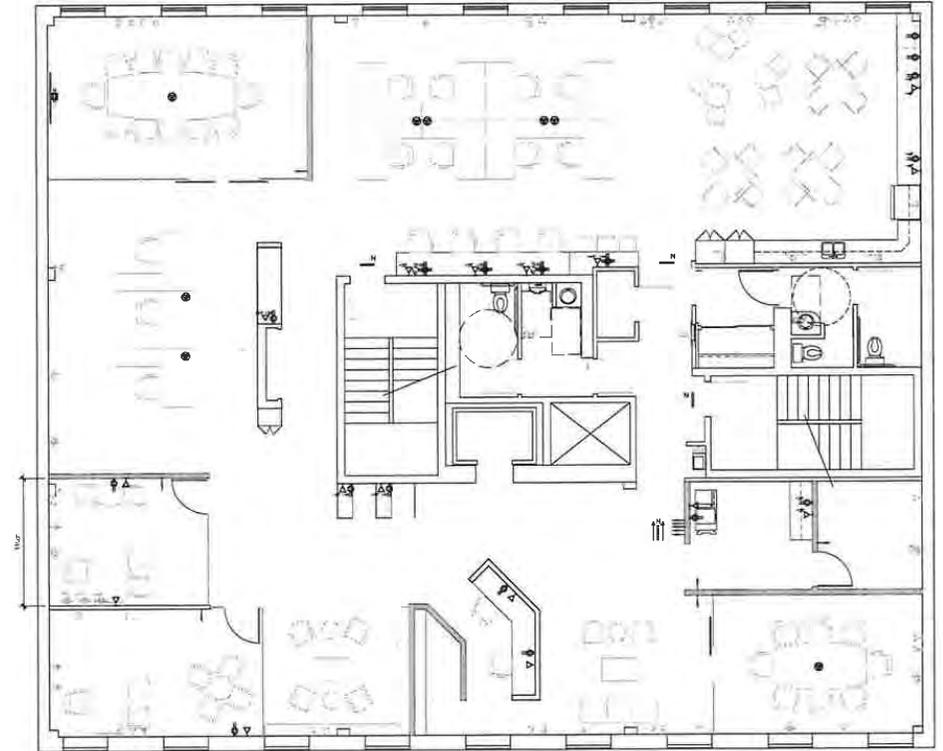
# Ground Floor

±2,124 RSF



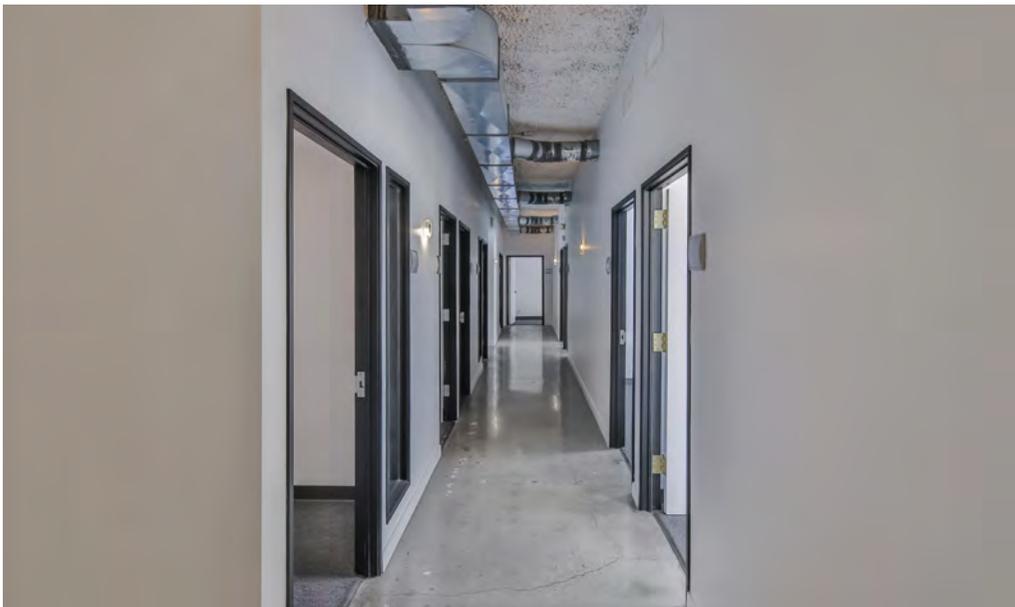
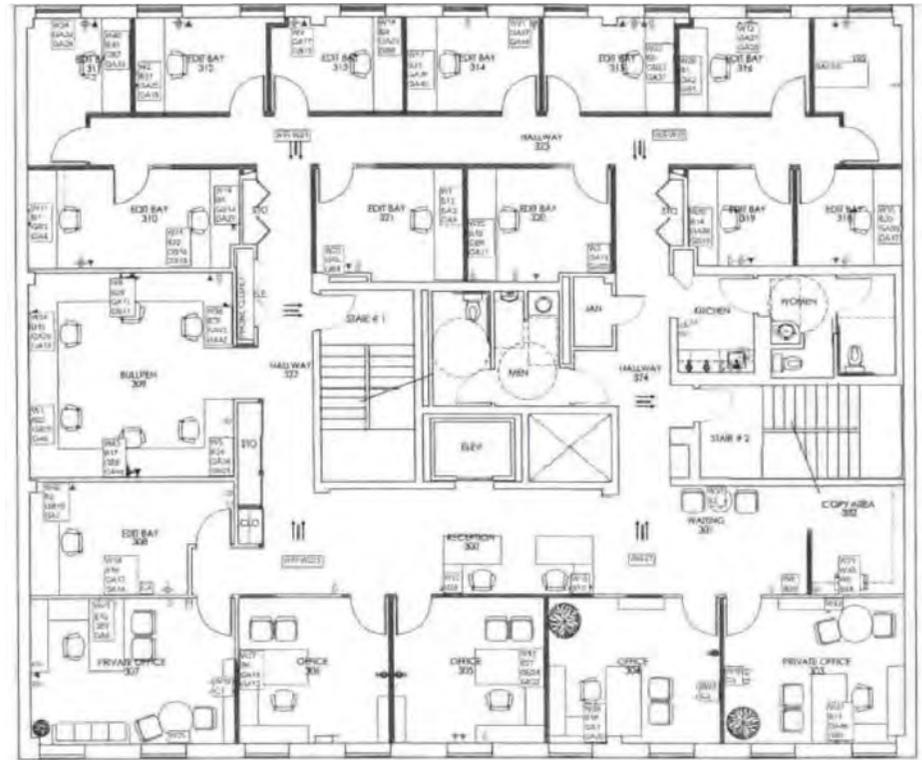
# 2nd Floor

±4,523 RSF



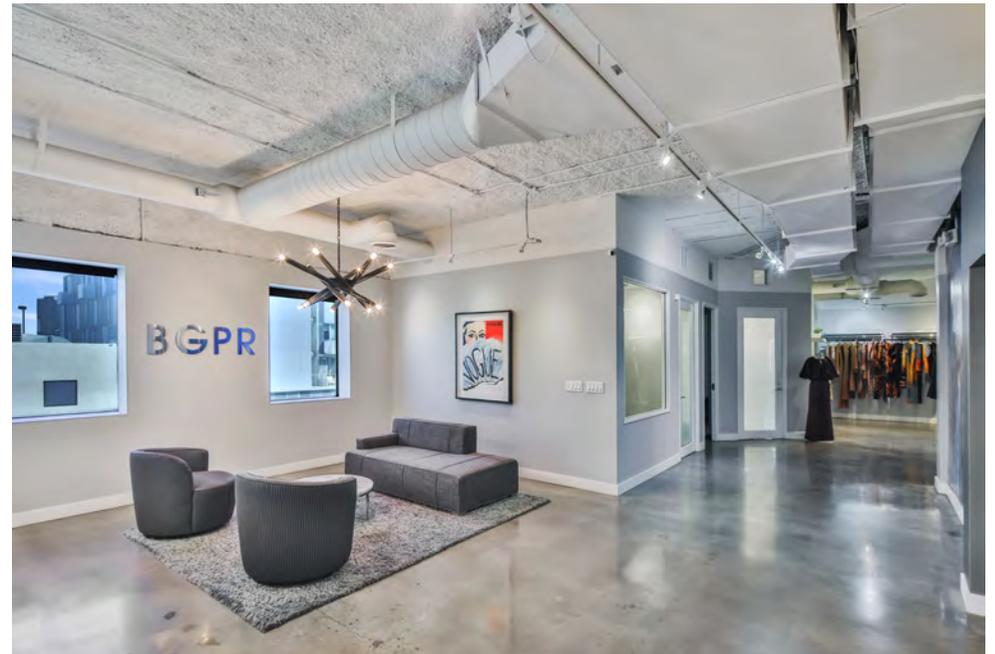
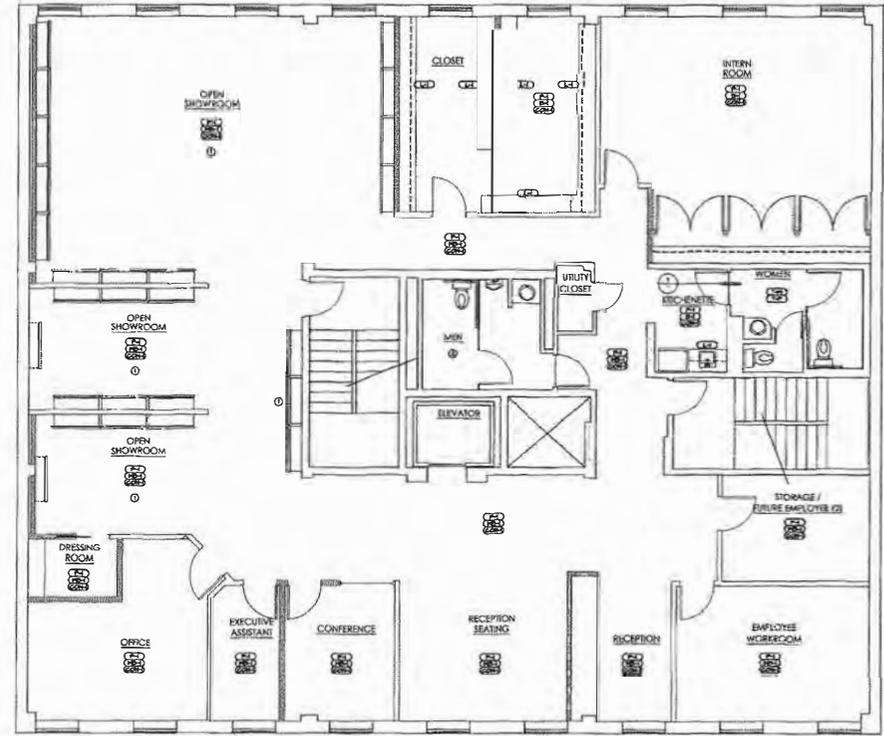
# 3rd Floor

±4,523 RSF



# 4th Floor

±4,523 RSF





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The Hollywood Media District, centered on Santa Monica Boulevard, stands out for its industrial heritage rooted in film production. While the area's entertainment-related industrial activity declined with the shift to digital, many of the old warehouses from the 1930s and '40s remain. Real estate corporation CIM began repurposing these spaces into a creative hub in 2016, attracting media companies and galleries. Sycamore Ave., one block east of La Brea, has become a hotspot with French-inspired restaurants, boutiques, and a mix of production spaces, offering a vibrant blend of history and new energy to the area.

In recent years, the Hollywood Media District has seen a surge of investment, transforming it into a hub for creative industries. High-profile tenants like SiriusXM and Jeffrey Deitch Gallery have drawn attention, alongside new ventures by entertainment figures like Jay Z and Beyoncé. This shift mirrors the early evolution of New York's Soho, where industrial spaces became trendy cultural centers. Sycamore Ave., with its mix of stylish cafes like Tartine and boutique shops, serves as a prime example of this revitalization, blending the district's industrial roots with a fresh, modern atmosphere that's drawing more visitors and businesses alike.

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West Hollywood, long known for its vibrant nightlife and entertainment scene, has become a key destination for high-end retail and luxury real estate. Once primarily residential, the area has transformed into a hotspot for upscale boutiques, celebrity-owned restaurants, and cutting-edge design showrooms. The Sunset Strip remains an iconic draw, but new developments along Melrose Avenue and Robertson Boulevard are bringing in a wave of luxury brands and contemporary art galleries, blending the neighborhood's creative spirit with a high-fashion edge.

In recent years, West Hollywood's Design District has attracted global attention, with stylish hotels, such as The London and Edition, catering to an international crowd. The neighborhood's mix of trendy cafes, rooftop lounges, and luxury retailers has made it a popular destination for both locals and tourists. Robertson Boulevard, once known for its celebrity sightings, now boasts a blend of flagship stores and innovative new concepts, creating an energetic blend of fashion, art, and culture in the heart of the city.



# Demographics

Approximately 381,964 people live within a three-mile radius of 933 N. La Brea. Within a one-mile radius, over 45% of residents hold a bachelor's degree or higher, with a median age of 38, highlighting a young, educated workforce. Additionally, more than 13% of households in this area earn \$75,000 or more, with an average household income exceeding \$123,849.

2024	1 Mile	2 Mile	3 Mile
<b>Businesses</b>	4,714	16,484	33,555
<b>Employees</b>	31,267	129,908	255,126
<b>Population</b>	50,678	179,072	381,964
<b>Average HH Income</b>	\$123,849	\$129,782	\$127,628

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