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## **PRIME LA BREA AVE RETAIL/SHOWROOM AVAILABLE**

446 S La Brea Ave, Los Angeles, CA 90036

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Director Investments DRE#01978006

# PROPERTY FEATURES

446 S La Brea Ave, Los Angeles, CA 90036







## APPROX. 3,520 SF

RETAIL/SHOWROOM SPACE AVAILABLE

- ✓ Open floor plan
- ✓ ±1,500 SF of additional mezzanine space
- ✓ Large rear loading door
- ✓ Significant street frontage on La Brea Ave

## AREA AMENITIES

- ✓ Centrally located between West Hollywood, Hollywood, Fairfax, Miracle Mile, and Koreatown
- ✓ Surrounded by new mixed-use, office, and retail developments
- ✓ One block from Metro D Line station (opening May 2026)
- ✓ Walking distance to Target, Trader Joe's, and Republique
- ✓ Short drive to The Grove / Farmers Market

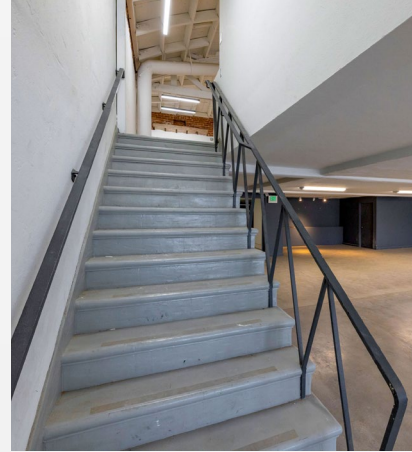
| — DEMOGRAPHICS   | 1 MILE                                    | 3 MILE    | 5 MILE    |
|--|---|-----------|-----------|
|  Population     | 40,037                                    | 507,909   | 1,079,992 |
|  Avg. HH Income | \$141,466                                 | \$107,547 | \$108,470 |
|  Daytime Pop    | 43,743                                    | 539,427   | 1,119,297 |
|  Traffic Count  | ± 63,186 CPD ON<br>LA BREA AVE & W 6TH ST |           |           |

RETAIL/SHOWROOM  
LOS ANGELES, CA

# INTERIOR PHOTOS

446 S La Brea Ave, Los Angeles, CA 90036

Marcus &  
Millichap



RETAIL/SHOWROOM  
LOS ANGELES, CA

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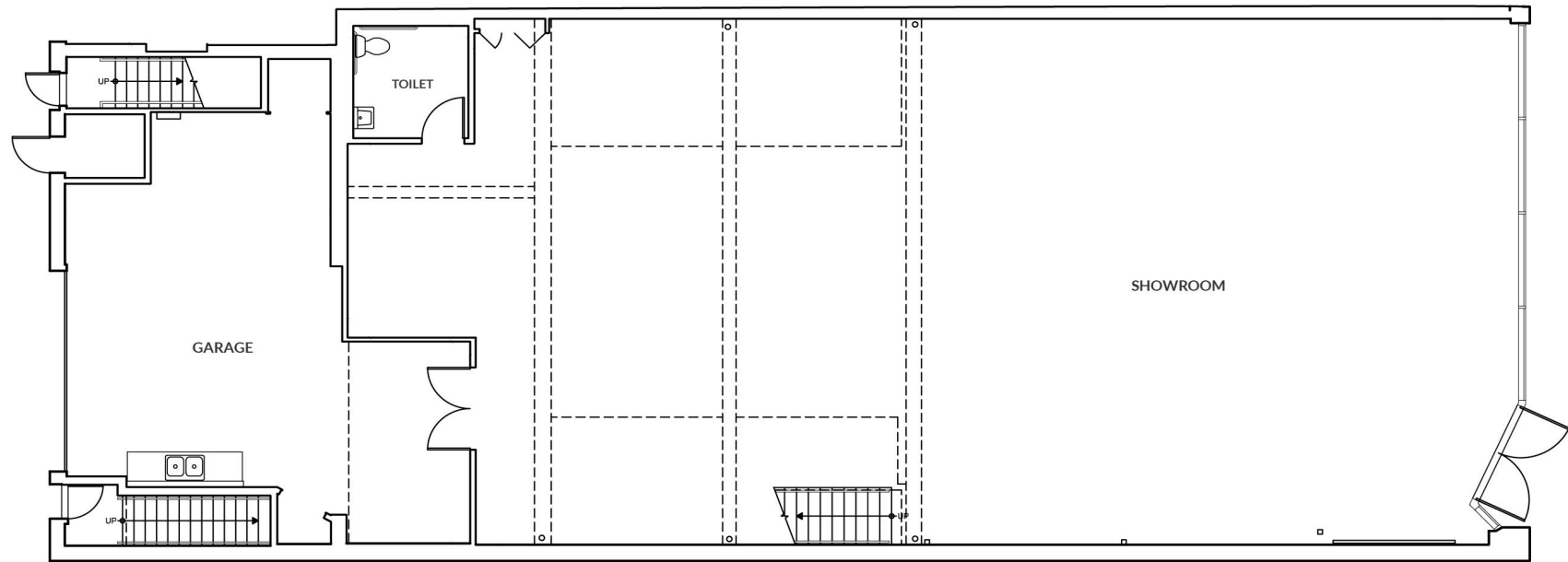


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# FLOOR PLAN | FIRST FLOOR

446 S La Brea Ave, Los Angeles, CA 90036

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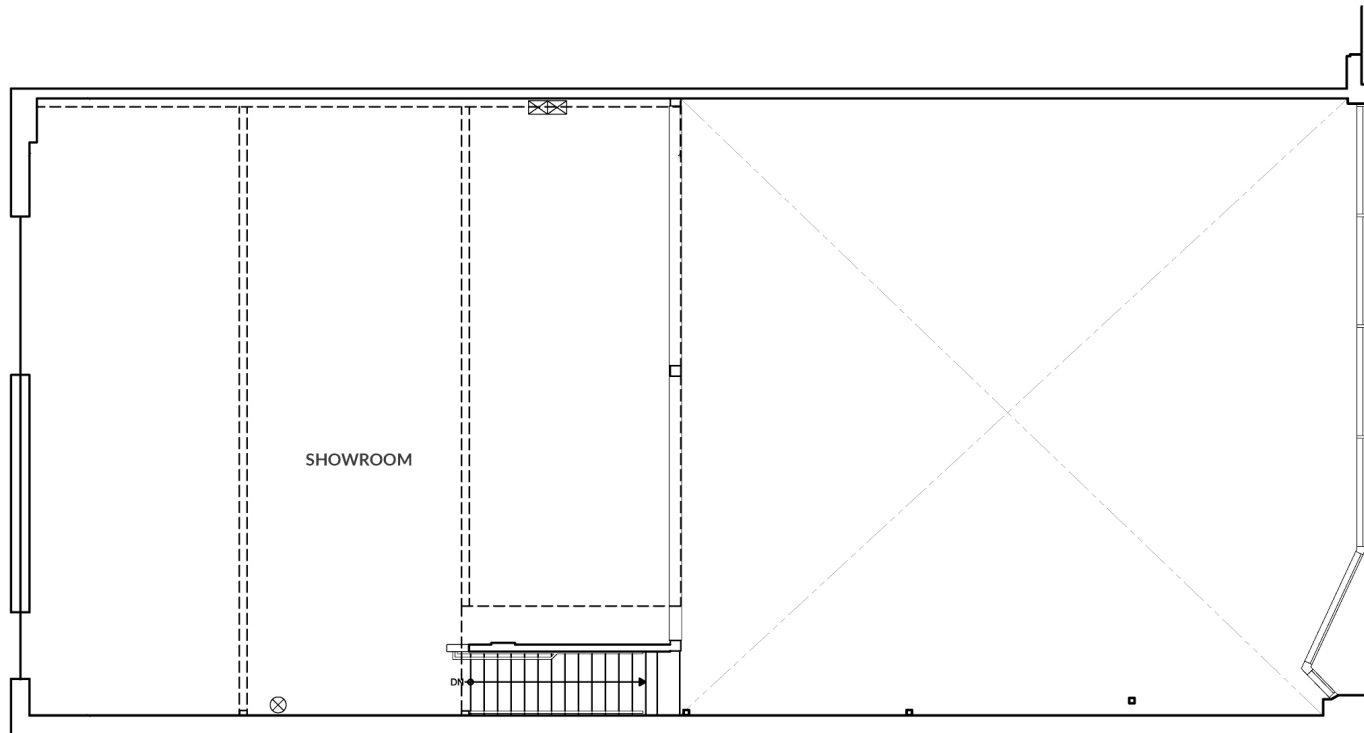
Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

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1900 AVENUE OF THE STARS, SUITE 2000 - LOS ANGELES, CA 90067 - 310.909.5422/PHONE - [WWW.MOSSANENCRE.COM](http://WWW.MOSSANENCRE.COM) - DRE #01978006

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# FLOOR PLAN | SECOND FLOOR

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**AVAILABLE**



**AERIAL MAP**

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**COMMERCIAL  
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