



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



PRIME BOX / GALLERY SPACE ON LA BREA

844 N. La Brea Ave., Los Angeles, CA 90038



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RETAIL & OFFICE SPACES
LOS ANGELES, CA

PROPERTY FEATURES

844 N. La Brea Ave., Los Angeles, CA 90038



APPROX. 7,888 SF





PRIME BOX / GALLERY SPACE ON LA BREA

- ✓ Turn-key art gallery available
- ✓ High ceilings (12'-14'+)
- ✓ Dedicated parking
- ✓ Roll-up door
- ✓ Heavy Power (800A 3-phase)
- ✓ Direct Street Exposure

* DO NOT DISTURB EXISTING OCCUPANT OR DISCUSS WITH ANYONE ON SITE

AREA AMENITIES

- ✓ Prime location with excellent demographics
- ✓ High pedestrian and vehicle traffic counts
- ✓ Located in State Enterprise Zone
- ✓ Close proximity to the Melrose shopping district, Sycamore arts district, West Hollywood, Hollywood, studios and more

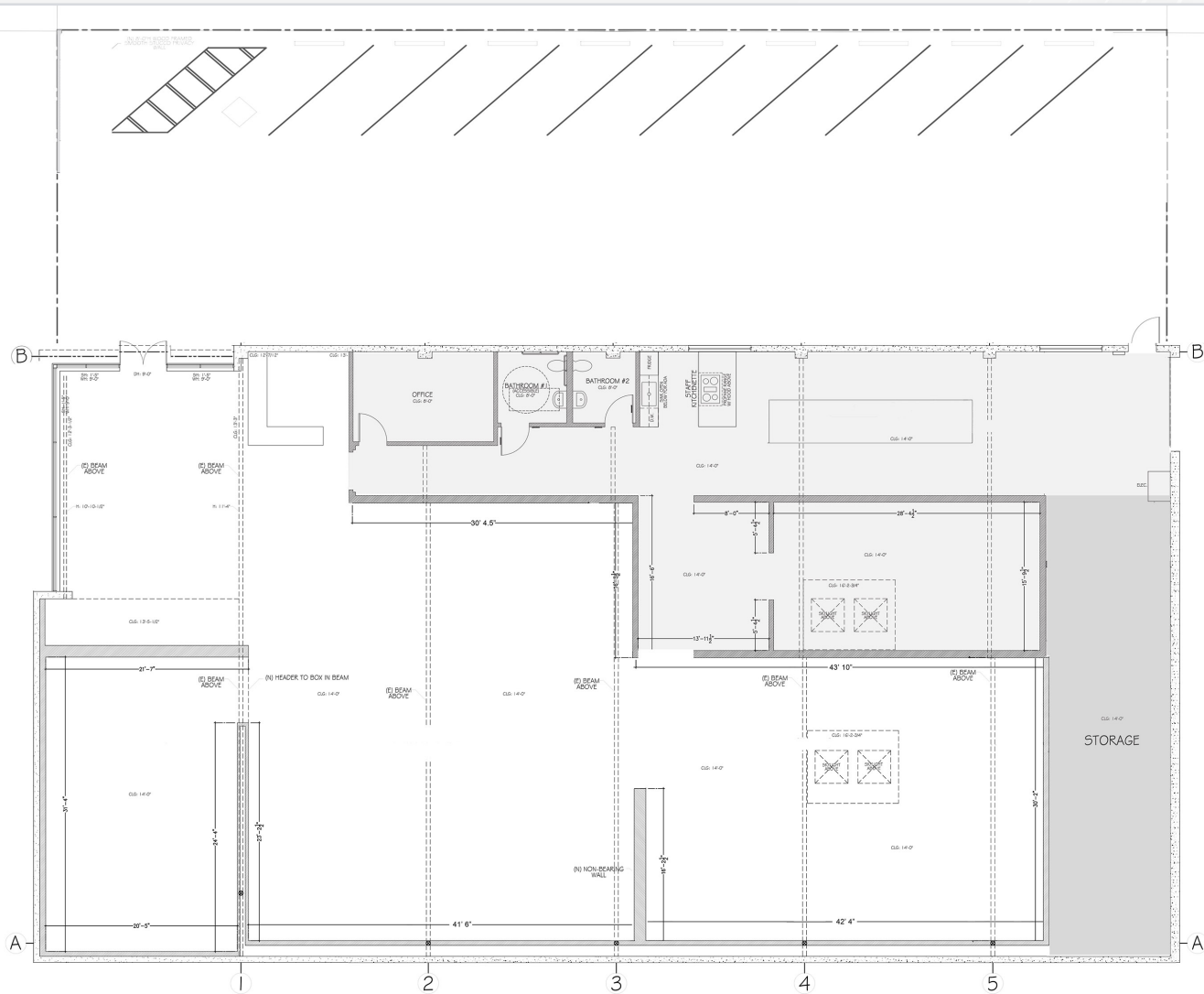
— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	50,285	426,407	983,170
 Avg. HH Income	\$98,056	\$99,017	\$94,702
 Daytime Pop	41,461	352,610	805,854
 Traffic Count	± 59,600 CPD ON LA BREA AVE		

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INTERIOR PHOTOS

844 N. La Brea Ave., Los Angeles, CA 90038







AERIAL MAP



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