

615 N. LA BREA AVE

yelp **TOP 100**
PLACES
TO EAT #80
LA COUNTY 2023



Top 100 Pizza spots in North America



Pasta
NOW
SERVING
BEER
WINE

Vegan Pizza



THEY
MAKE
PIZZA

Pizza
Escos

Escos Pizzeria

Sandwiches

Wings

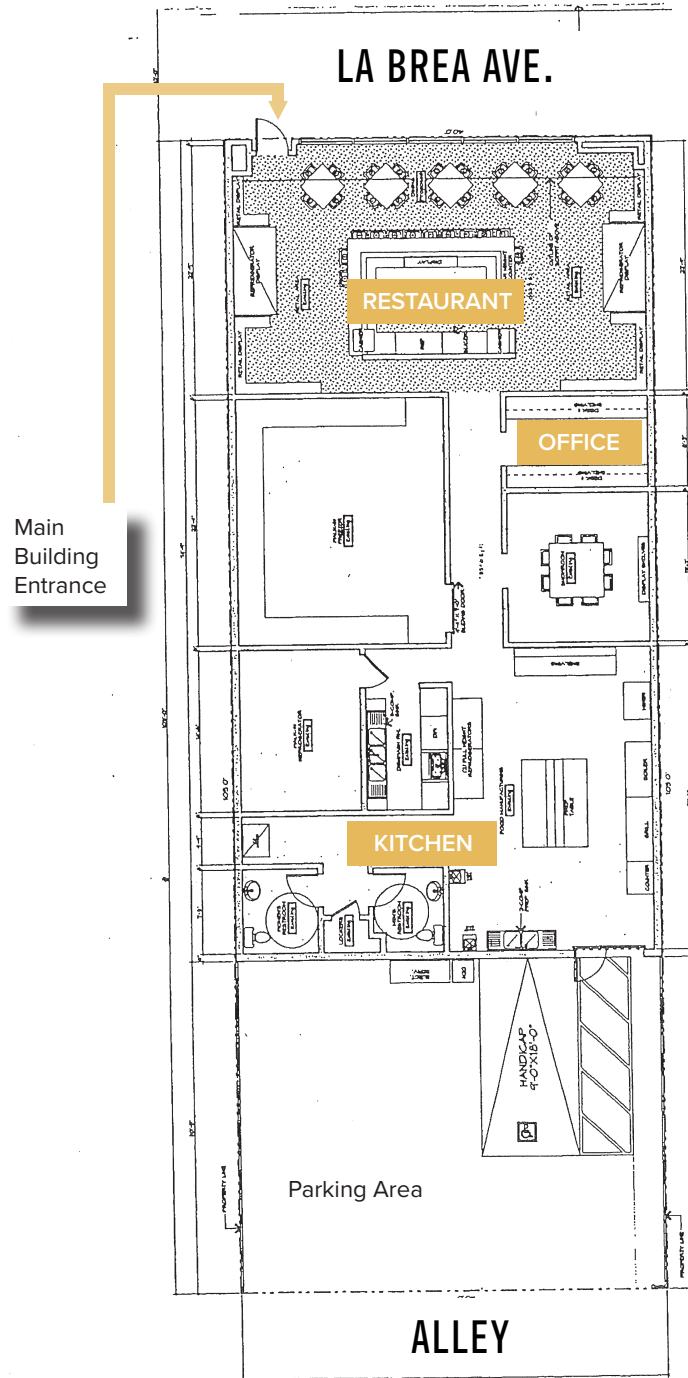


FOR SALE

OWNER-USER
OR INVESTMENT OPPORTUNITY

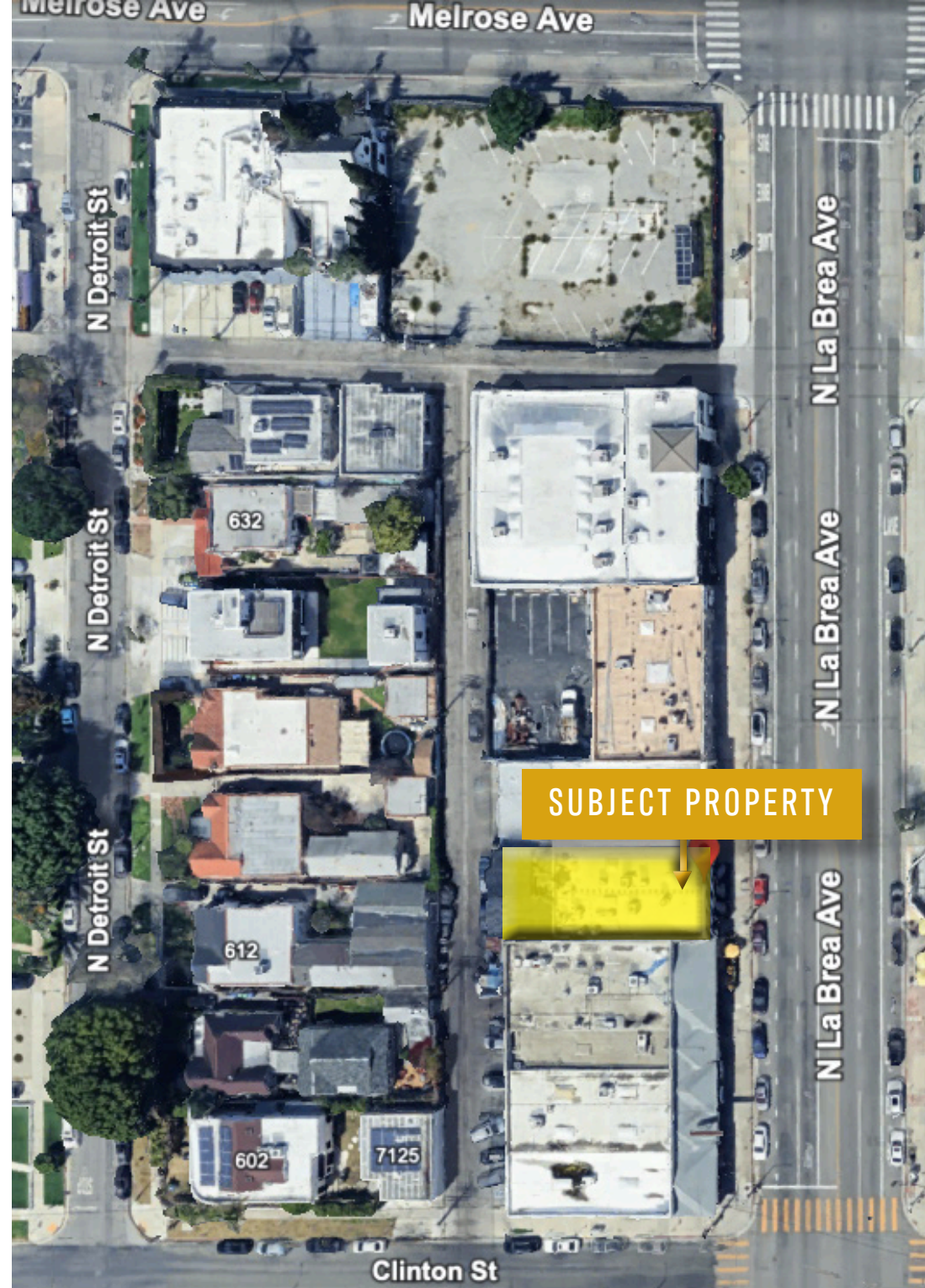
WESTMAC
Commercial Brokerage Company

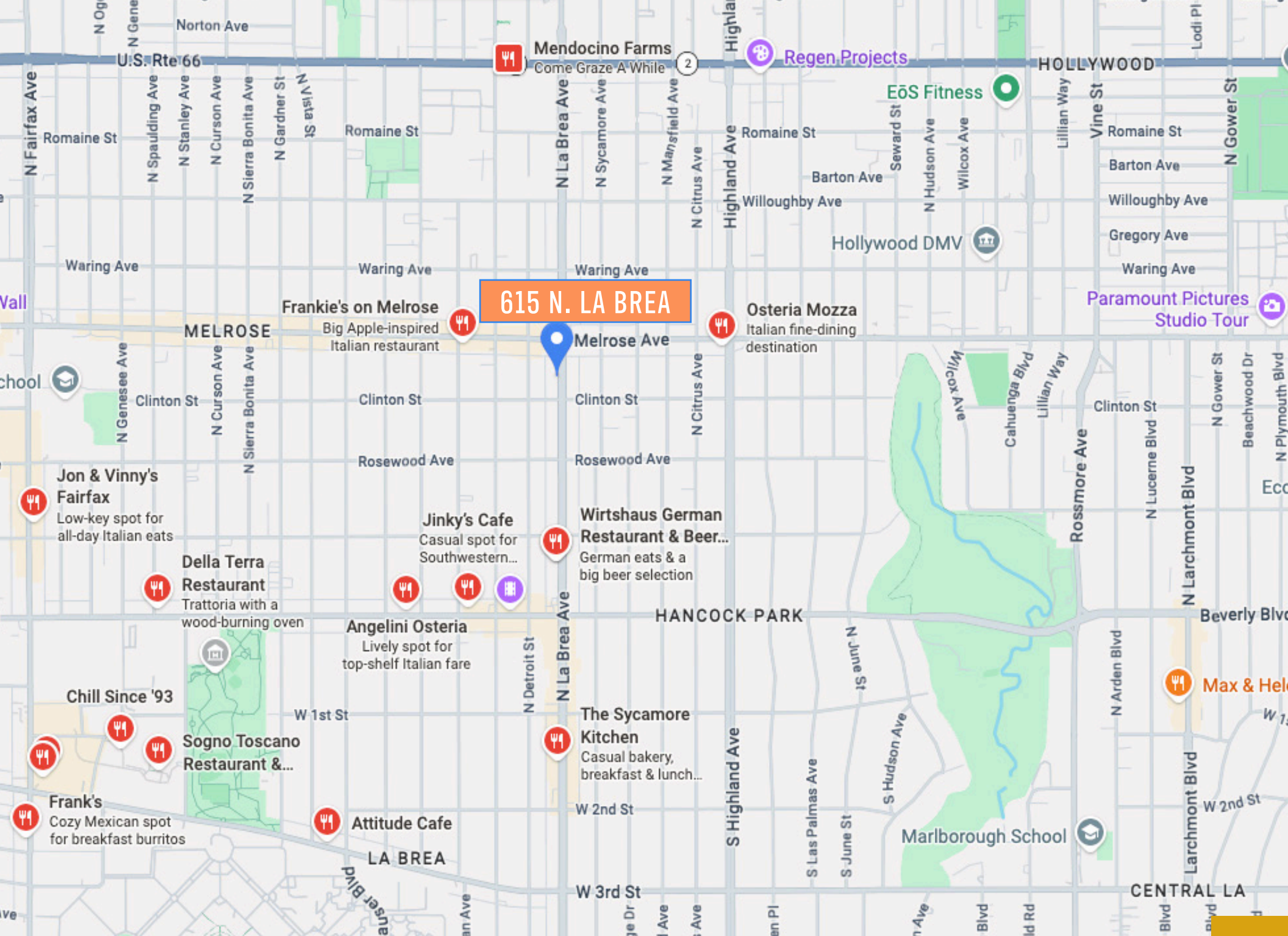
Floor Map



Property Highlights

- Rare opportunity to purchase a stand alone restaurant/retail building in prime Mid-Town Los Angeles.
- Located near the Fairfax district, Mid Wilshire, Hancock Park and adjacent to The Grove & world famous Melrose Avenue.
- La Brea Avenue is a truly dynamic street that is urban, walkable and artsy. Numerous retail and restaurants support this unique and diverse neighborhood.
- Excellent area transportation access and adjacent to Bludso's BBQ, La Brea Bakery, Repulique, Sugar Fish, Mr. Charlie's, Pinks, to name just a few local "hot spots"





615 N. LA BREA

Mendocino Farms
Come Graze A While

Regen Projects

EoS Fitness

Frankie's on Melrose
Big Apple-inspired Italian restaurant

Osteria Mozza
Italian fine-dining destination

Paramount Pictures
Studio Tour

Jon & Vinny's
Fairfax
Low-key spot for all-day Italian eats

Jinky's Cafe
Casual spot for Southwestern...

Wirtshaus German
Restaurant & Beer...
German eats & a big beer selection

Della Terra
Restaurant
Trattoria with a wood-burning oven

Angelini Osteria
Lively spot for top-shelf Italian fare

HANCOCK PARK

Chill Since '93

Sogno Toscano
Restaurant &...

The Sycamore
Kitchen
Casual bakery, breakfast & lunch...

Frank's
Cozy Mexican spot for breakfast burritos

Attitude Cafe

Marlborough School

Max & Hel...

LA BREA

CENTRAL LA



Santa Monica

Roxbury Park

BRENTWOOD

Beverly Hills

PICO-ROBERTSON

BEVERLY GROVE

WEST HOLLYWOOD WEST

W 5th St

Sweetzer Ave

4th St

W 1st St

Blackburn Ave

Oakwood Ave

Pan Pacific Park

N Stanley Ave

N Curson

N Vista St

Oakwood Ave

N Fuller Ave

Alta Vista Blvd

N Alta Vista Blvd

Rosewood Ave

N Poinsettia Pl

a Ave

N Formosa Ave

N Alta Vista

roit St

N Formosa Ave

N Detroit St

Clinton St

615 N. LA BREA



Area Demographics

CARS PER DAY: Approx. \pm 46,000

PEDISTRIAN FRIENDLY/WALK SCORE: 90

CAR FRIENDLY: 80

**POPULATION:
(within 1 mile)** \pm 42,000

**HOUSEHOLDS:
(within 1 mile)** \pm 22,000

**DAYTIME EMPLOYEES:
(within 1 mile)** \pm 24,000

**MEDIAN HOME VALUE:
(within 1 mile)** \pm \$1,200,000

**OWNER/RENTER OCCUPIED:
(within 1 mile)** 18%-82%

**COLLEGE GRADUATES:
(within 1 mile)** \pm 60%

**BUYER POWER:
(within 1 mile)** \$2.1 Billion

**AVERAGE HOUSEHOLD
INCOME:
(within 1 mile)** \pm \$135,000



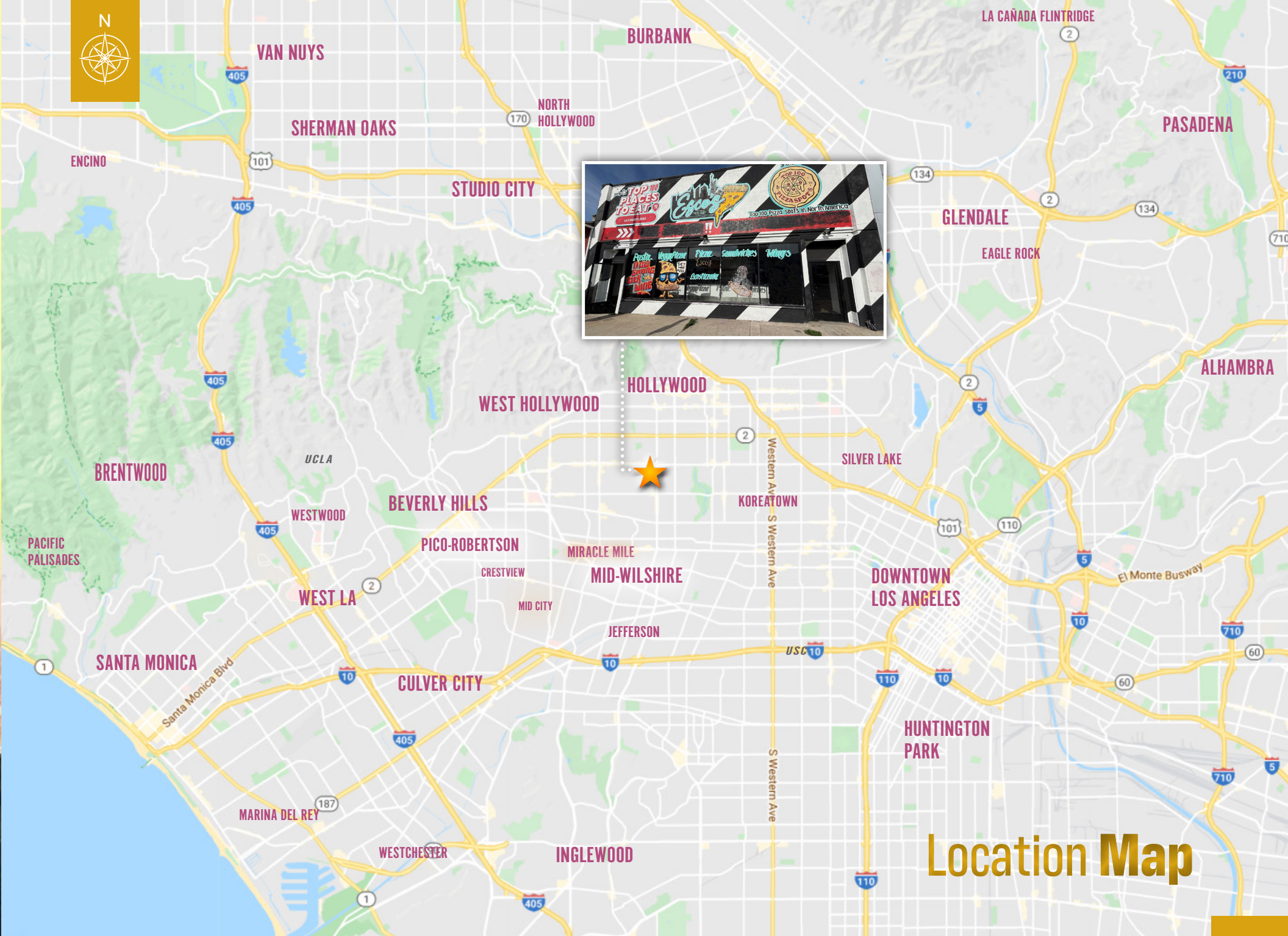
Area Overview

The surrounding stretch of La Brea Avenue in Los Angeles's Mid-City West area has a lively, urban feel with a strong mix of retail, dining, and creative businesses. This corridor is known for its trendy boutiques, coffee shops, and design-focused storefronts, giving it a modern, fashion-forward atmosphere that attracts both locals and visitors. Many of the buildings reflect classic Los Angeles commercial architecture, often updated with contemporary interiors, which adds to the area's blend of old and new.

The neighborhood is highly walkable compared to much of Los Angeles, with a steady flow of foot traffic throughout the day and into the evening. Restaurants range from casual eateries to more upscale dining spots, offering a diverse mix of cuisines that reflect the city's multicultural character. Small galleries, showrooms, and independent brands are also common, reinforcing the area's creative energy.

Just beyond the main avenue, the streets become more residential, featuring a mix of older apartment complexes, renovated units, and some single-family homes. This creates a quieter backdrop while still being just steps away from the activity. Its central location places it within easy reach of key destinations like West Hollywood, Beverly Grove, and the Miracle Mile, making it a convenient hub for both work and leisure. Overall, the area strikes a balance between bustling city life and neighborhood comfort, with a distinctly contemporary Los Angeles vibe.





Location Map



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FOR SALE

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