



1908 S La Brea Ave,
LOS ANGELES, CA 90016



real

POWERED BY



PROPERTY AERIAL MAP



PROPERTY OVERVIEW

**TYPE**

Retail

**SIZE**

650 SF

**RATE**

\$3.00 NNN

**YEAR BUILT**

1987

**TERM**

Negotiable

**ZONING**

LAC2



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

PROPERTY SHOWCASE

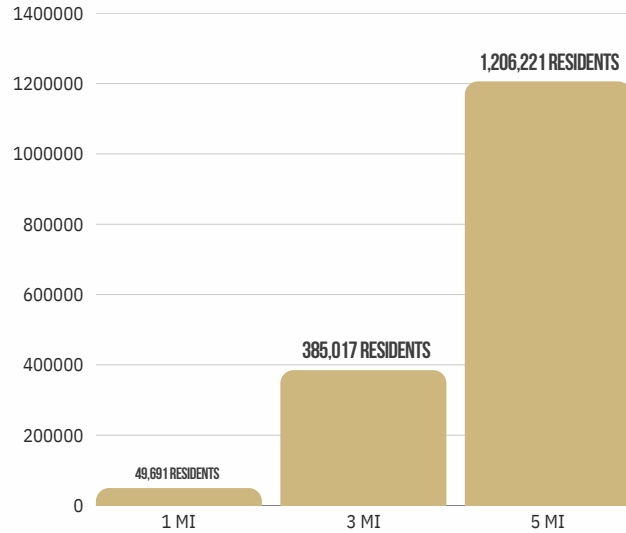


- **Prime West Adams location** on the corner of S La Brea Ave and Washington Blvd.
- **Anchored in a high traffic corridor** with excellent visibility to pedestrians and vehicles.
- **Dynamic** tenant mix
- **Just minutes away** from the 10 Freeway onramp
- **Prominent building** and pylon signage

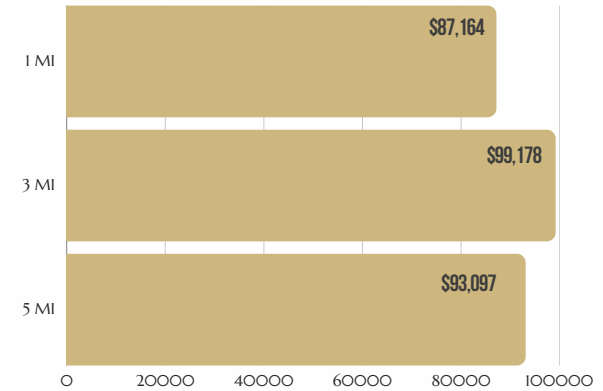
1900
LA BREA
777 MARKET 99C
SMOKE SHOP
NAILS
DONUTS CHINESE
FOOD

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W Washington Blvd	S Highland Ave	23,343 vehicles/day	.03miles
W Washington Blvd	la Brea Ave	21,371 vehicles/day	.05miles
W Washington Blvd	la Brea Ave	21,456 vehicles/day	.05miles
S Highland Dr	W 20th St	280 vehicles/day	.07miles
S Highland Dr	W 20th St	282 vehicles/day	.07miles
la Brea Ave	Pickford St	52,024 vehicles/day	.10 miles
S Highland Dr	Highland Dr	274 vehicles/day	.11 miles
S Highland Dr	Highland Dr	272 vehicles/day	.11 miles
S Orange Dr	W 20th St	1,459 vehicles/day	.16 miles
S Orange Dr	W 20th St	1,445 vehicles/day	.16 miles



POWERED BY



real

Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Director of Leasing | DRE 02226762



424.421.4241



arie@roseandcogroup.com



[roseandcogroup.com](https://www.roseandcogroup.com)