

Marcus &
Millichap



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property

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PRIME LA BREA AVE RETAIL/SHOWROOM SPACES AVAILABLE

446-450 S La Brea Ave, Los Angeles, CA 90036

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PROPERTY FEATURES

446-450 S La Brea Ave, Los Angeles, CA 90036







APPROX. 2,000 - 5,520 SF

RETAIL/SHOWROOM SPACE AVAILABLE

- ✓ Unit 446: ±3,520 SF
- ✓ Unit 450: ±2,000 SF
- ✓ Each unit features a mezzanine level for additional usable space
- ✓ 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 LA BREA AVE & W 6TH ST		

RETAIL/SHOWROOM SPACE
LOS ANGELES, CA

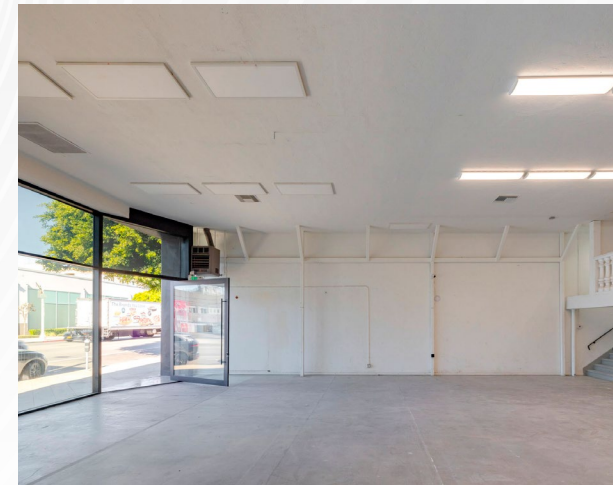
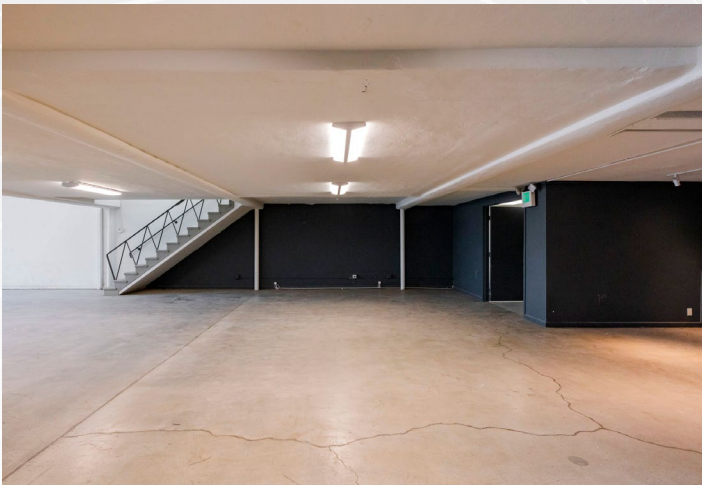
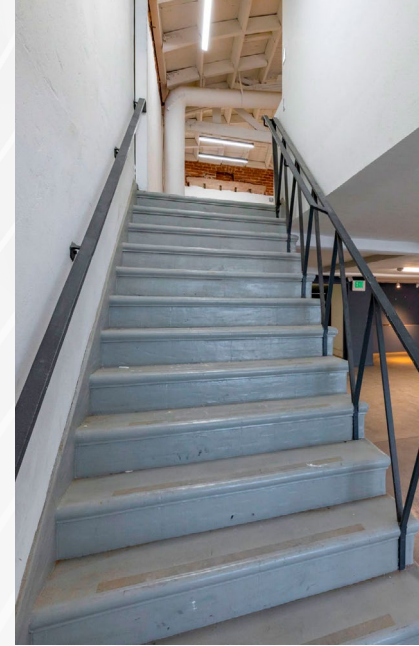
UNIT 446

446-450 S La Brea Ave, Los Angeles, CA 90036



APPROX. 3,520 SF RETAIL/SHOWROOM SPACE

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

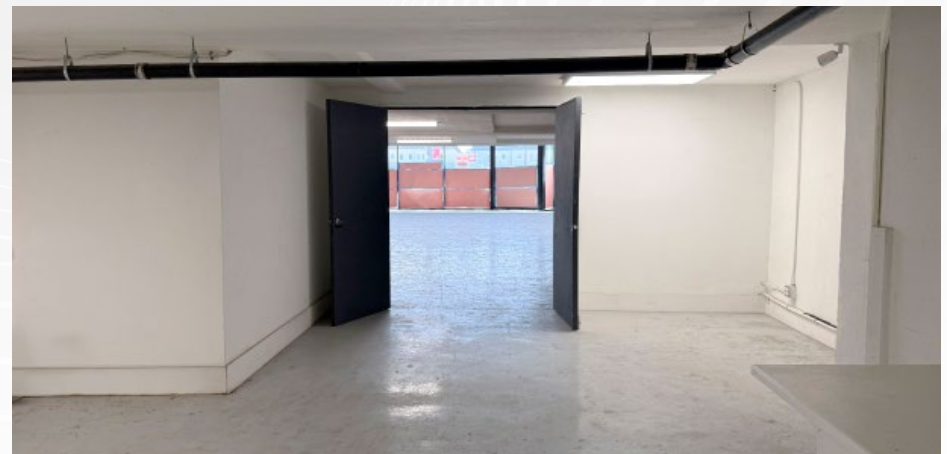


RETAIL/SHOWROOM SPACES
LOS ANGELES, CA

UNIT 446

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GROUND FLOOR RETAIL
LOS ANGELES, CA

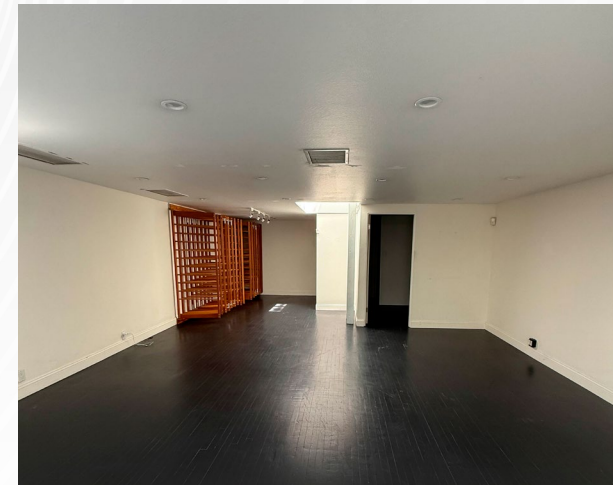
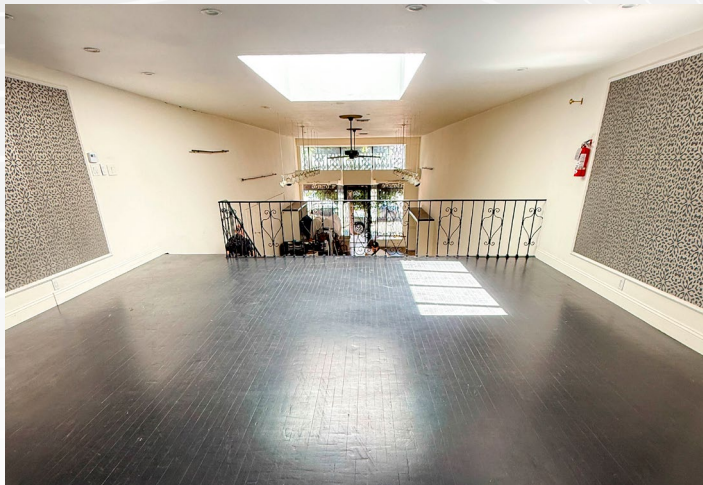
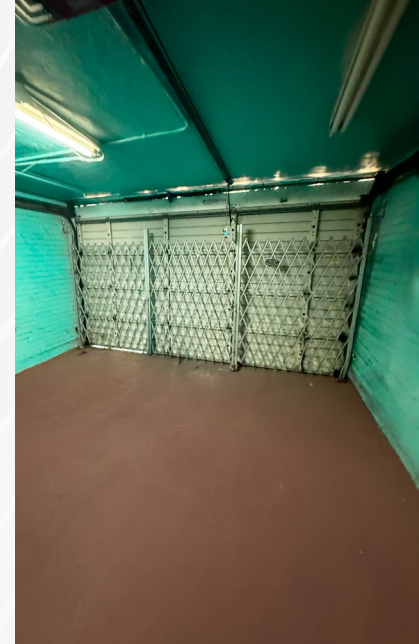
UNIT 450

446-450 S La Brea Ave, Los Angeles, CA 90036



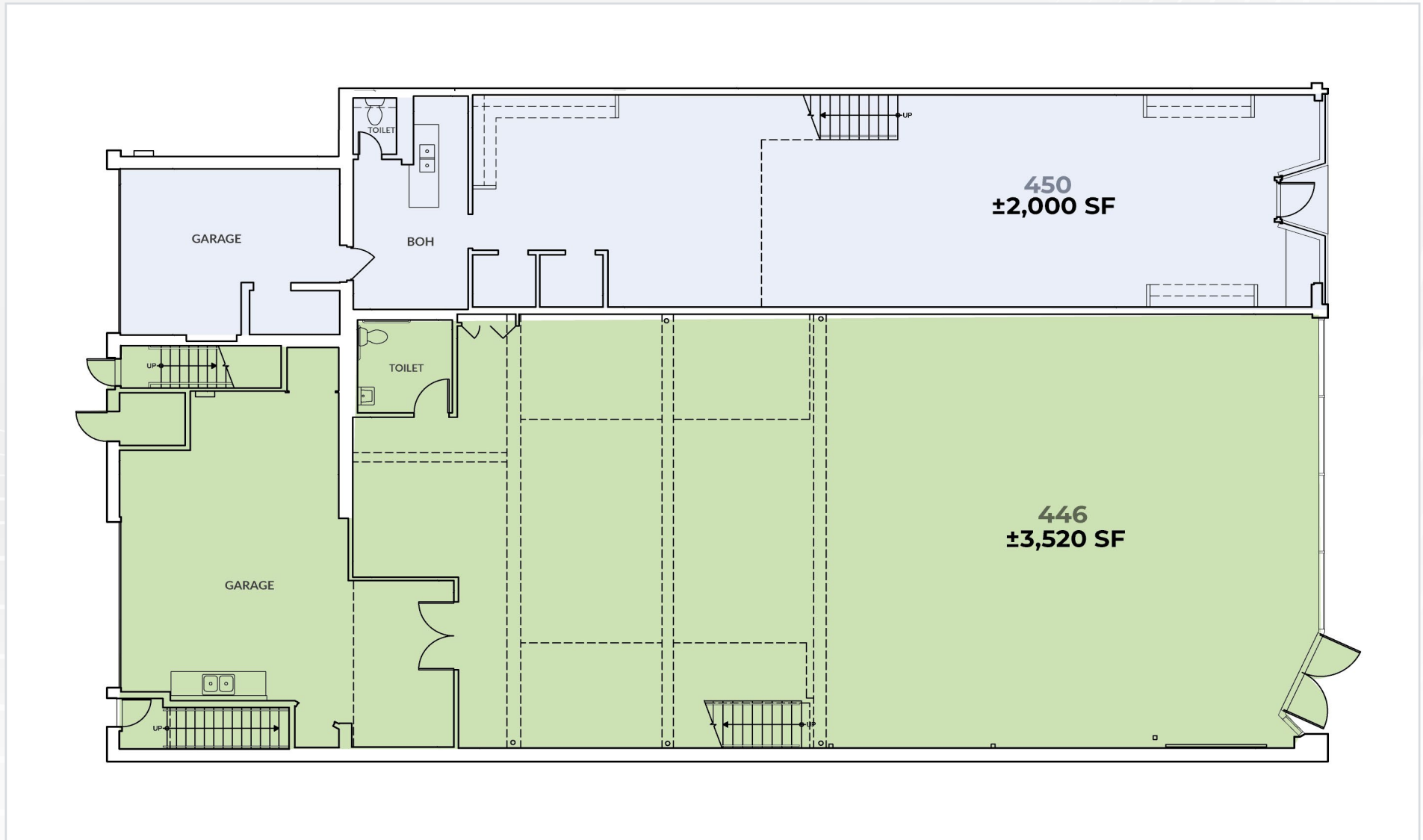
APPROX. 2,000 SF GROUND FLOOR RETAIL SPACE

- ✓ ±738 SF of additional mezzanine space
- ✓ One car garage parking
- ✓ Kitchenette
- ✓ Significant street frontage on La Brea Ave



FLOOR PLAN | FIRST FLOOR

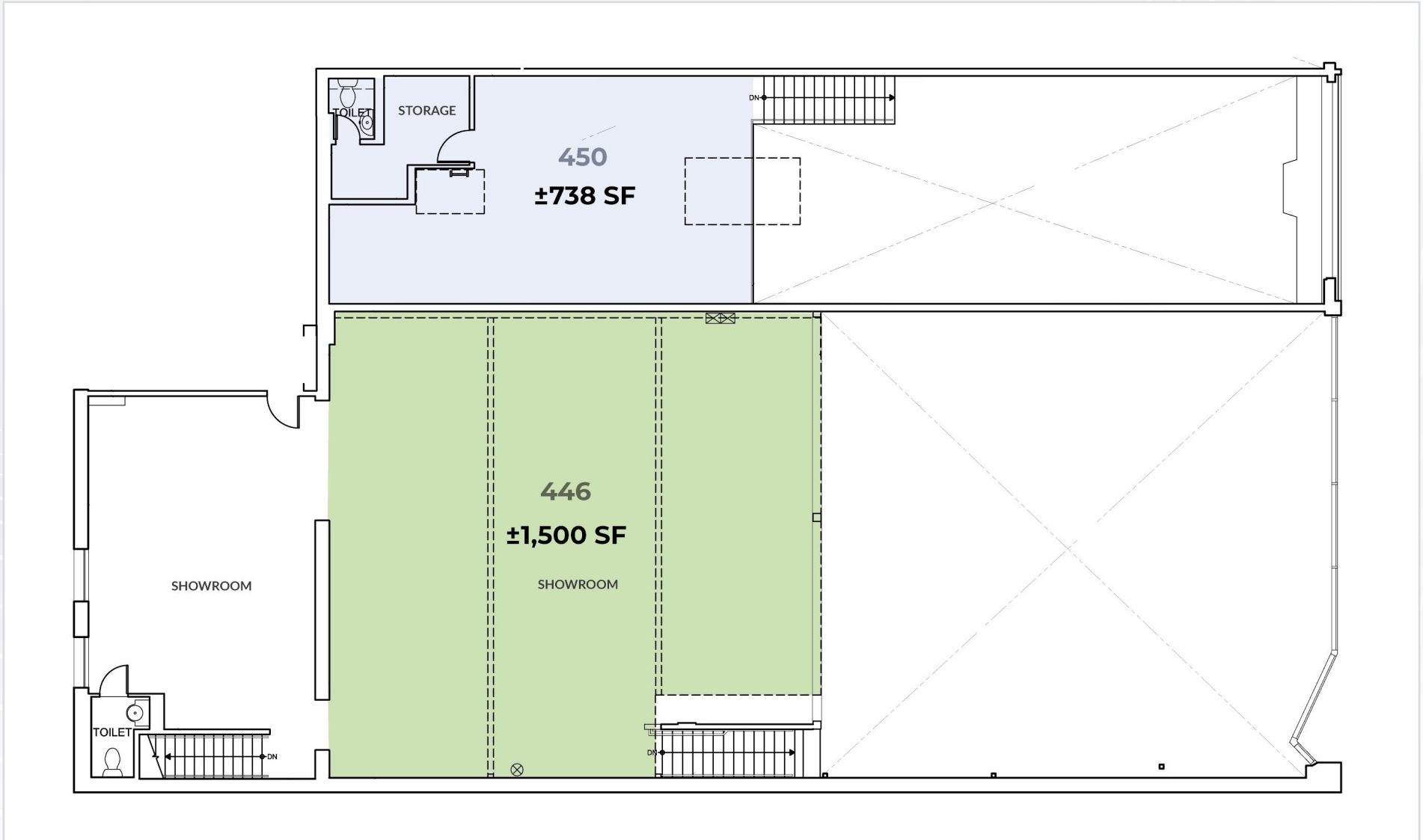
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the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

FLOOR PLAN | SECOND FLOOR

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AVAILABLE



AERIAL MAP

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124
1900 AVENUE OF THE STARS, SUITE 2000 - LOS ANGELES, CA 90067 - 310.909.5422/PHONE - WWW.MOSSANENCRE.COM - DRE #01978006



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.