

F o r S a l e / L e a s e

±6,009 SF

818

N La Brea Ave

IDEAL OWNER USER OR INVESTOR
OPPORTUNITY IN HEART OF HOLLYWOOD

L O S A N G E L E S , C A 9 0 0 3 8

818 N. LaBrea Avenue, Los Angeles, CA 90038 offers its buyer the opportunity to acquire a 6,009 SF two-story commercial building in the heart of Hollywood. Currently improved as creative office, the property is suitable for multiple uses and ideal for both investors and owner-users. Surrounded by top local art galleries, trendy retailers, exceptional restaurants and recently constructed apartments, this neighborhood continues to prosper and expand beyond its ongoing importance in the history of the Hollywood entertainment world.

PROPERTY HIGHLIGHTS

Modern Two (2) Story Commercial Building

6,006 Rentable Sq. Ft. per BOMA

Built in 1960

APN# 5525-005-007

Site Area of 6,163 Sq. Ft. | .014 ac

Zoning is LA C4

Exposed Ceilings and Cement Floors Throughout Ground Floor,
Furniture Negotiable

Furniture and Editorial Equipment Available for Renter Purchase

Gated Facility with Intercom System

On-site Parking (6 tandem, 12 spaces total)

Suitable for Creative, Retail, Office Use and More!

Creative Space on Two Floors

Ideal for Single Tenant or Two Tenants

Gated Entry

Outdoor Patio Space

Immediately Available

MAJOR PRICE REDUCTION: ~~\$4,500,000~~ \$3,925,000

LEASE RATE: \$2.75/ SF/ NNN Inquire w/ John Prevas for all leasing information

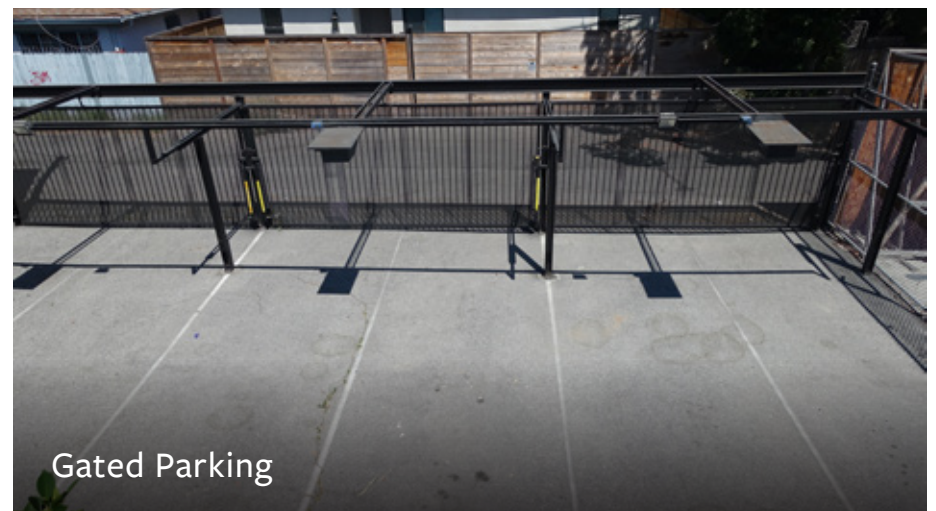




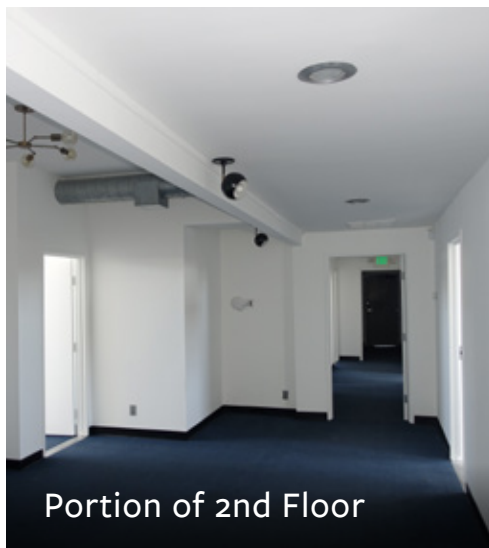
Front Entry



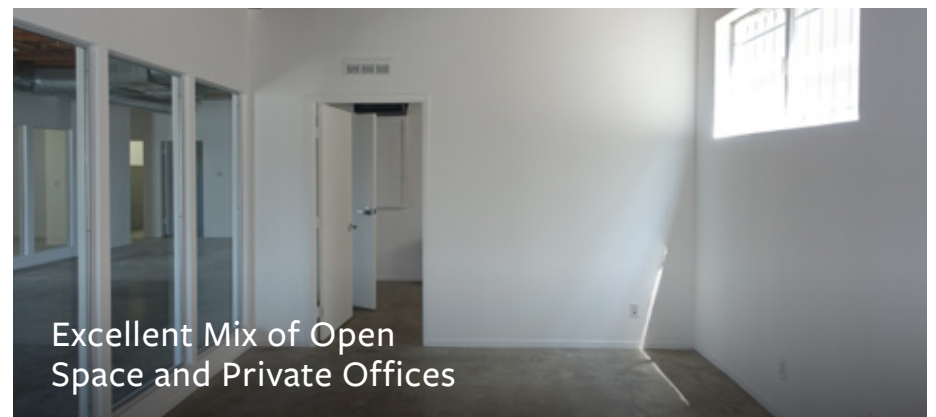
Ground Floor Office



Gated Parking

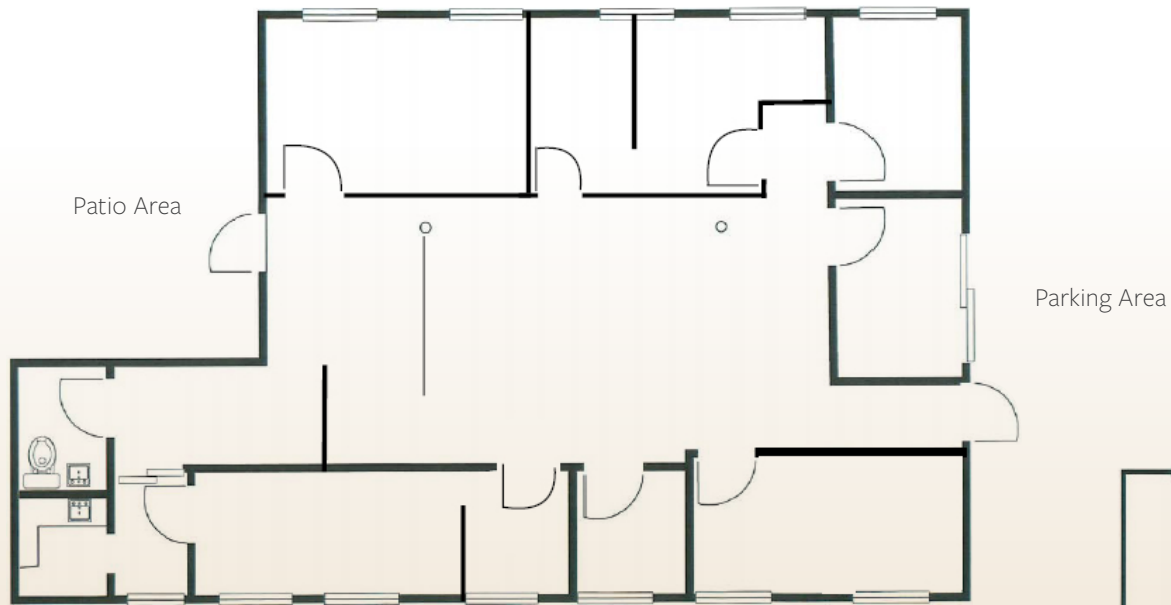


Portion of 2nd Floor

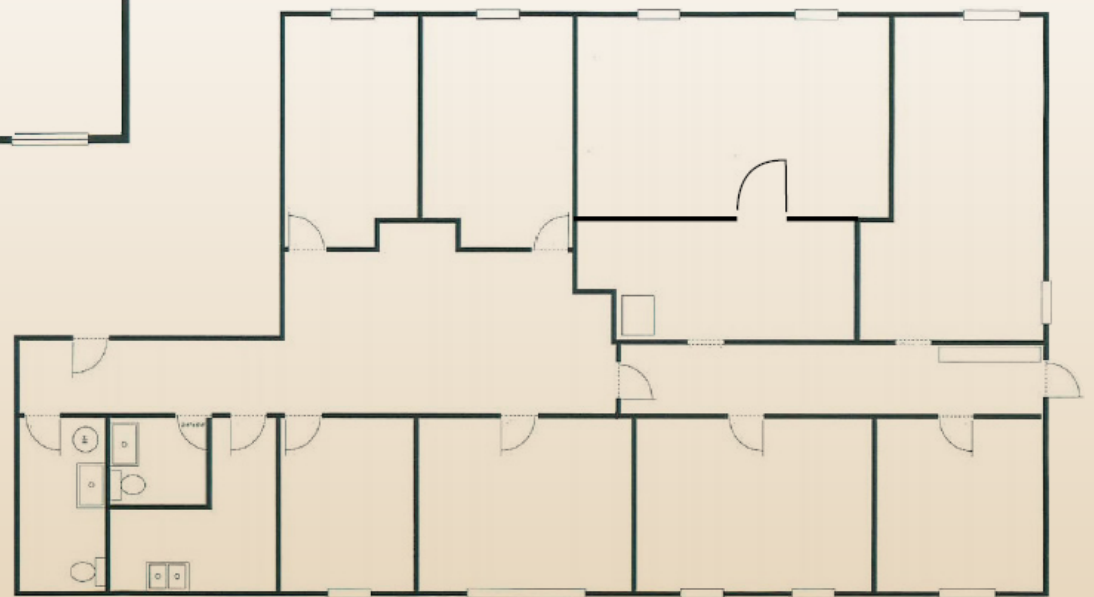


Excellent Mix of Open Space and Private Offices

FLOOR PLANS



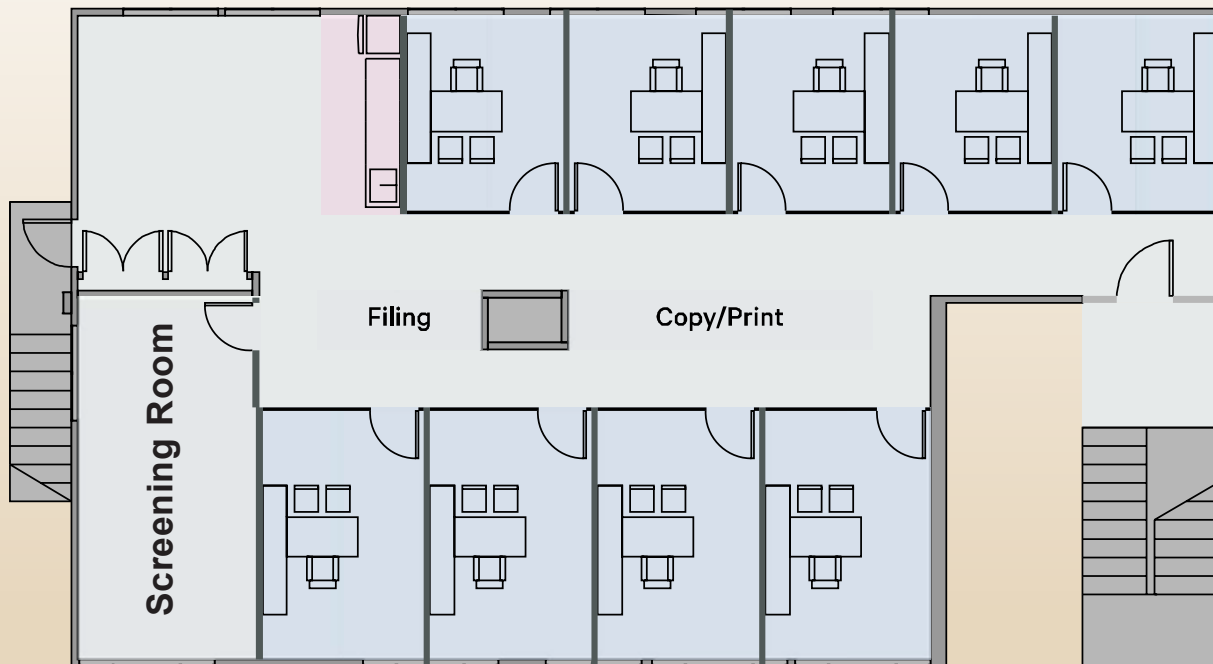
Ground Floor As- Built



Second Floor As-Built

2ND FLOOR REIMAGINED

Contemporary
Office



Production
Company Layout

AREA DEMOGRAPHICS

In The Heart of The Hollywood
Gallery District



	1 MILE	3 MILES	5 MILES
Population			
2023 Population - Current Year Estimate	49,102	410,338	950,636
Households			
2023 Households - Current Year Estimate	26,491	202,730	419,208
Household Income			
2023 Average Household Income	\$123,649	\$121,109	\$115,422
Housing Value			
2023 Owner Occupied Housing Units	4,225	41,186	96,078
Household Size			
2023 Average Household Size	1.82	1.98	2.22

**Four Decades of Experience & Success in
Southern California Representing Occupiers,
Locally, Regionally & Nationally**

**DEPTH OF
EXPERIENCE** + **CBRE
PLATFORM**

**EXCEPTIONAL
CLIENT OUTCOMES**

**LET'S DISCUSS
WHAT WE CAN
DO FOR YOU!**



John Prevas

Vice President
john.prevas@cbre.com
O +1 310 550 2675
Lic. 01963598



Marty Barkan

First Vice President
marty.barkan@cbre.com
M +1 310 550 2674
Lic. 01149016

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM 818 N La Brea_BRO_Prevas_v14_GH 08/14/25

CBRE