



ZACUTO GROUP
COMMERCIAL REAL ESTATE

735

S. LA BREA
AVENUE

LOS ANGELES

FOR SALE/LEASE

ONE OF A KIND

INTRODUCING A RARE CHARACTER ASSET ON LA BREA AVENUE—AN ICONIC BOW-TRUSS STRUCTURE OFFERING TREMENDOUS POTENTIAL IN ONE OF LA'S MOST DYNAMIC, HIGH-TRAFFIC LOCATIONS. WITH \pm 60 FEET OF FRONTAGE AND NONSTOP EXPOSURE, THIS PROPERTY PROVIDES A POWERFUL CANVAS FOR RETAILERS, CREATIVE USERS, AND BRANDS SEEKING PRESENCE. A TRUE VALUE-ADD OPPORTUNITY WITH SIGNIFICANT LONG-TERM UPSIDE. OFFERED FOR SALE AND FOR LEASE.



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PROPERTY DETAILS

ADDRESS

735 S. La Brea Avenue
Los Angeles, California, 90036

CROSS STREETS

Wilshire Boulevard + La Brea Avenue

BUILDING SIZE

23,660 SF

LOT SIZE

11,330 SF

PROPERTY TYPE

Office / Retail

FLOORS

2

YEAR BUILT

1938

ZONING

C2-1

APN

5089-001-012

LISTING TEAM

JAKE ZACUTO

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LEASE DETAILS

Availabilities

RETAIL (GROUND) 2,000 - 11,830 SF

OFFICE SF (2ND FL) 11,830 SF

FULL BUILDING 23,660 SF

Rate

RETAIL \$2.75/SF + NNN

OFFICE \$2.50/SF + MG

Parking

2:1,000 @ \$200/space*

Available at structure across the street

**Lessee to verify*

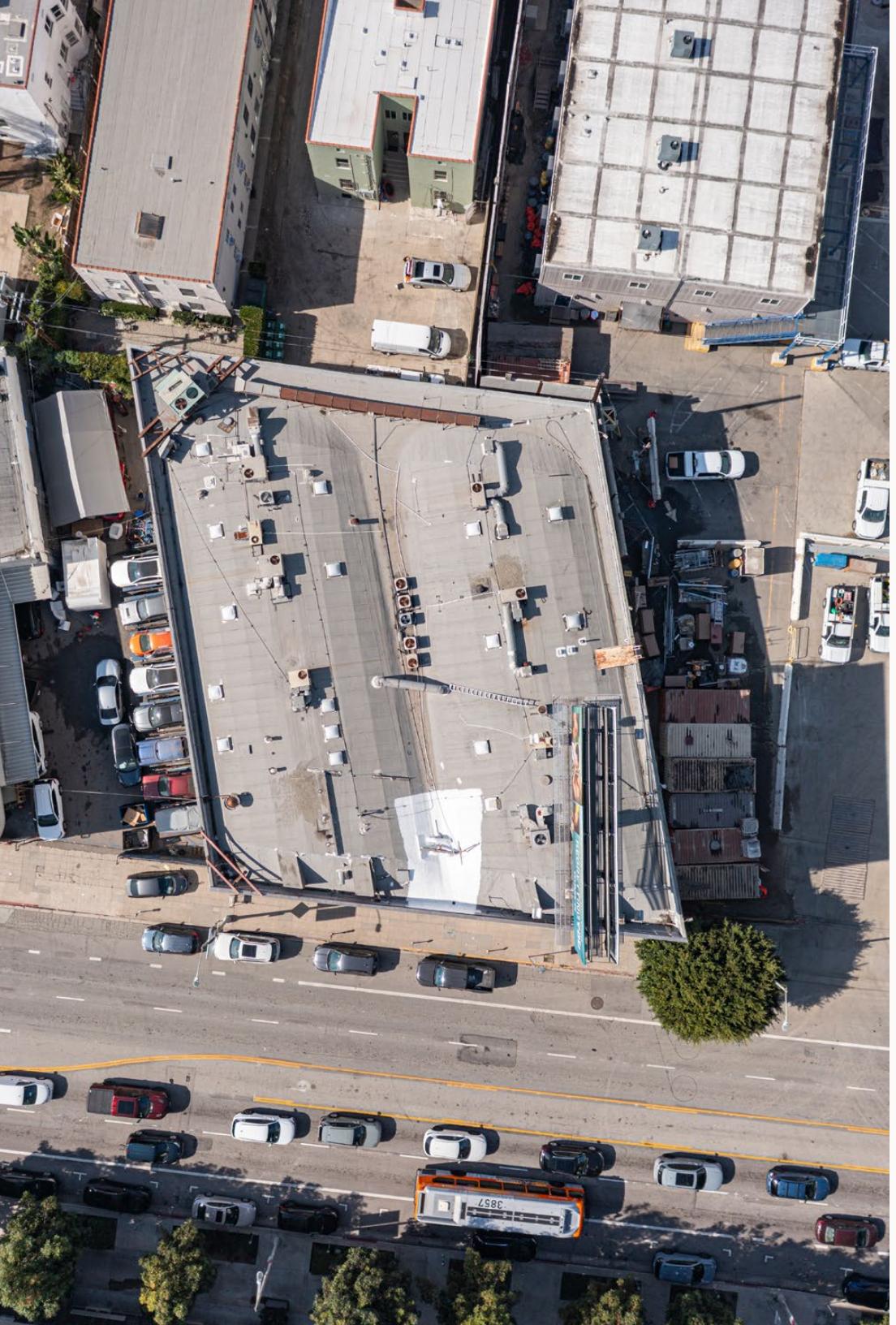


SALE DETAILS

PRICE:	\$9,995,000
PPSF:	\$422/SF
BUILDING SIZE:	23,660 SF
LOT SIZE:	11,330 SF
LAND PPSF:	\$849/SF







ART DECO GEM

ART DECO GEM IN THE HEART OF THE MIRACLE MILE.
A UNIQUE MULTI-USE PROPERTY WITH STRIKING FACADE,
ARCHITECTURAL DETAILS, AND EXPANSIVE INTERIOR LAYOUT
IDEAL FOR FLAGSHIP RETAIL OR OFFICE.

PACIFIC DESIGN CENTER

PETERSEN
AUTOMOTIVE MUSEUM

LACMA

LA BREA
TAR
PITS
& MUSEUM



WILSHIRE BLVD

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S. LA BREA
AVENUE
LOS ANGELES



LA BREA AVENUE



TRADER JOE'S



M Metro
PURPLE LINE

PIKL
LOS ANGELES



RÉPUBLIQUE



LASSENS
NATURAL FOODS & VITAMINS

HIGHLIGHTS

Prime La Brea Corridor

Excellent location between Wilshire and Olympic Boulevard, surrounded by some of LA's trendiest retail, dining, and creative experiences.

Flagship / HQ Opportunity

The 2-story property is positioned to be a hub for brands, tenants, or operators looking to create a flagship destination in the heart of LA.

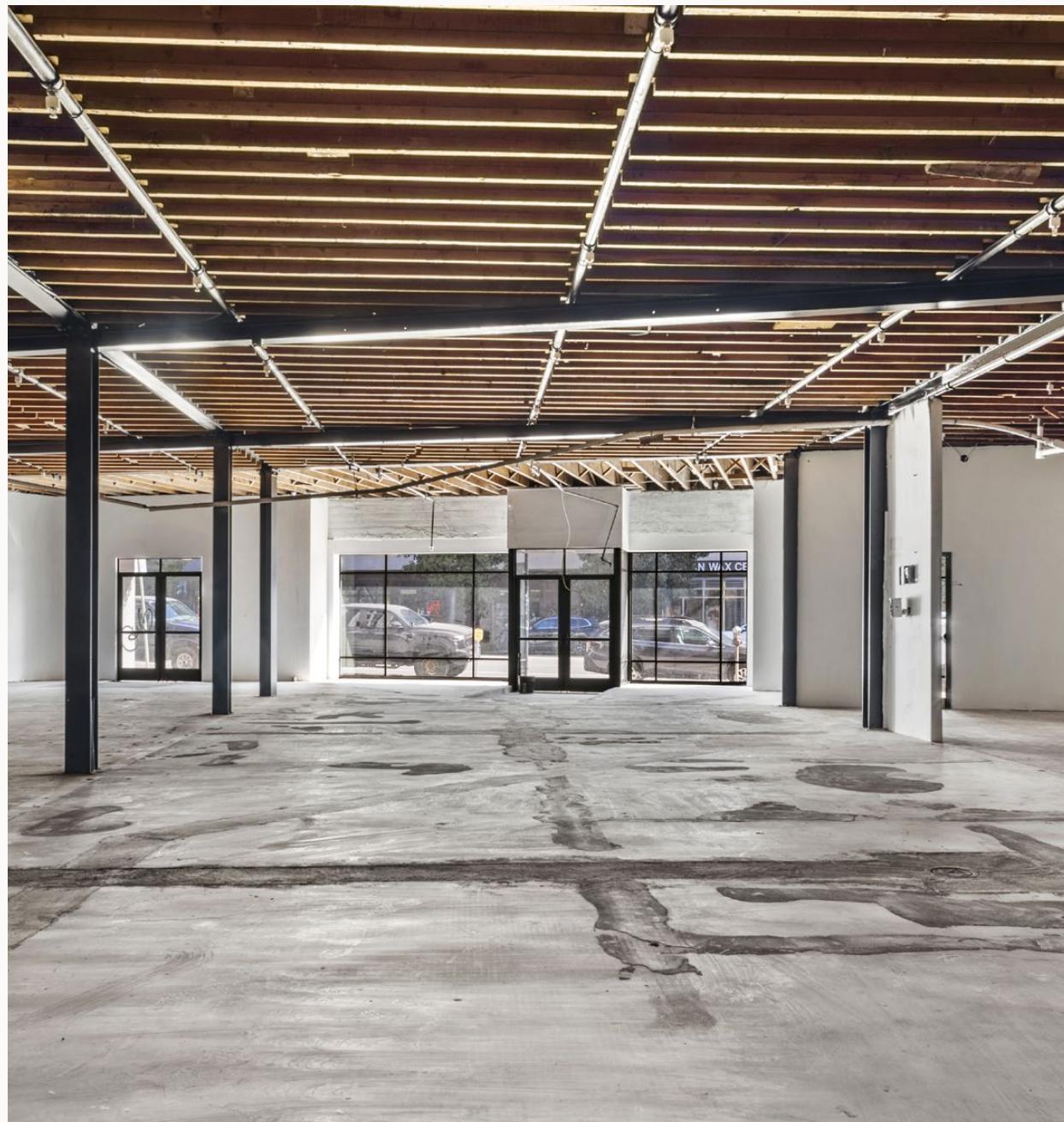
Versatile Zoning (C2)

General zoning allows a wide range of uses including retail, fitness, food & beverage, studio, or office.

Strong Demographics

Within a mile radius of affluent neighborhoods such as Hancock Park, Beverly Grove, and Carthay Square





High-Visibility Frontage

Exceptional exposure along one of LA's most trafficked north-south thoroughfares with strong daily vehicle and pedestrian counts.

Architecturally Distinct Building

Art Deco influenced asset with modern lines, floor-to-ceiling windows, and flexible open layouts ideal for showroom, retail, or creative office use.

Dynamic Creative District

Surrounded by some of the most talked about pockets in Los Angeles including the Sycamore District, Miracle Mile, media studios, galleries, and design showrooms.

Future Transit-Oriented Destination

Excellent proximity to commuter options including the brand new Metro Purple Line Extension, making La Brea a future transit-oriented destination.

BOW TRUSS

STRIKING ARCHITECTURE WITH AUTHENTIC ART DECO DETAILING, AND UNMATCHED FRONTRAGE, THIS DESIGN-FORWARD ASSET OFFERS LIMITLESS POSSIBILITIES FOR EXPERIENTIAL RETAIL, SHOWROOM, OR CREATIVE USE.



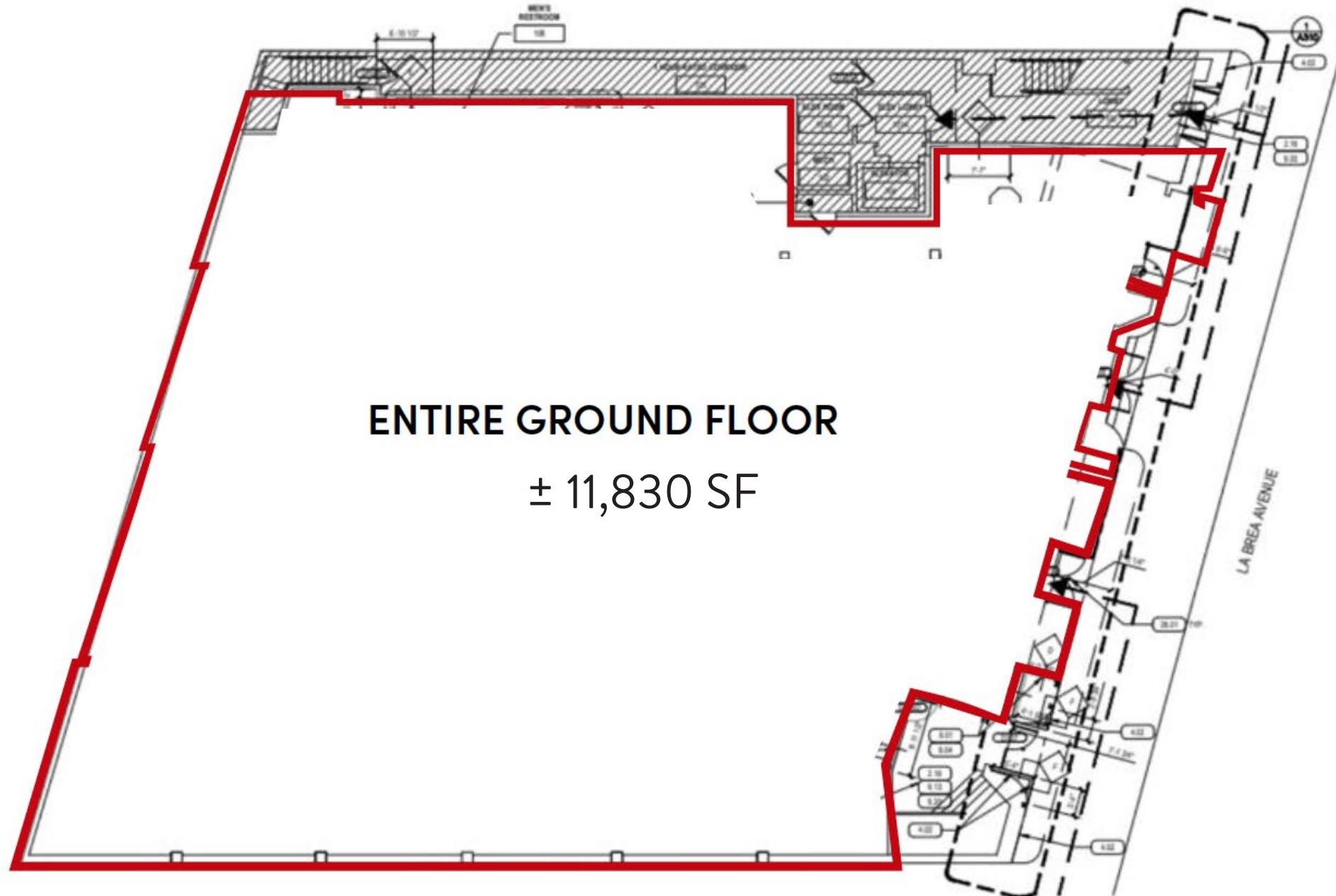
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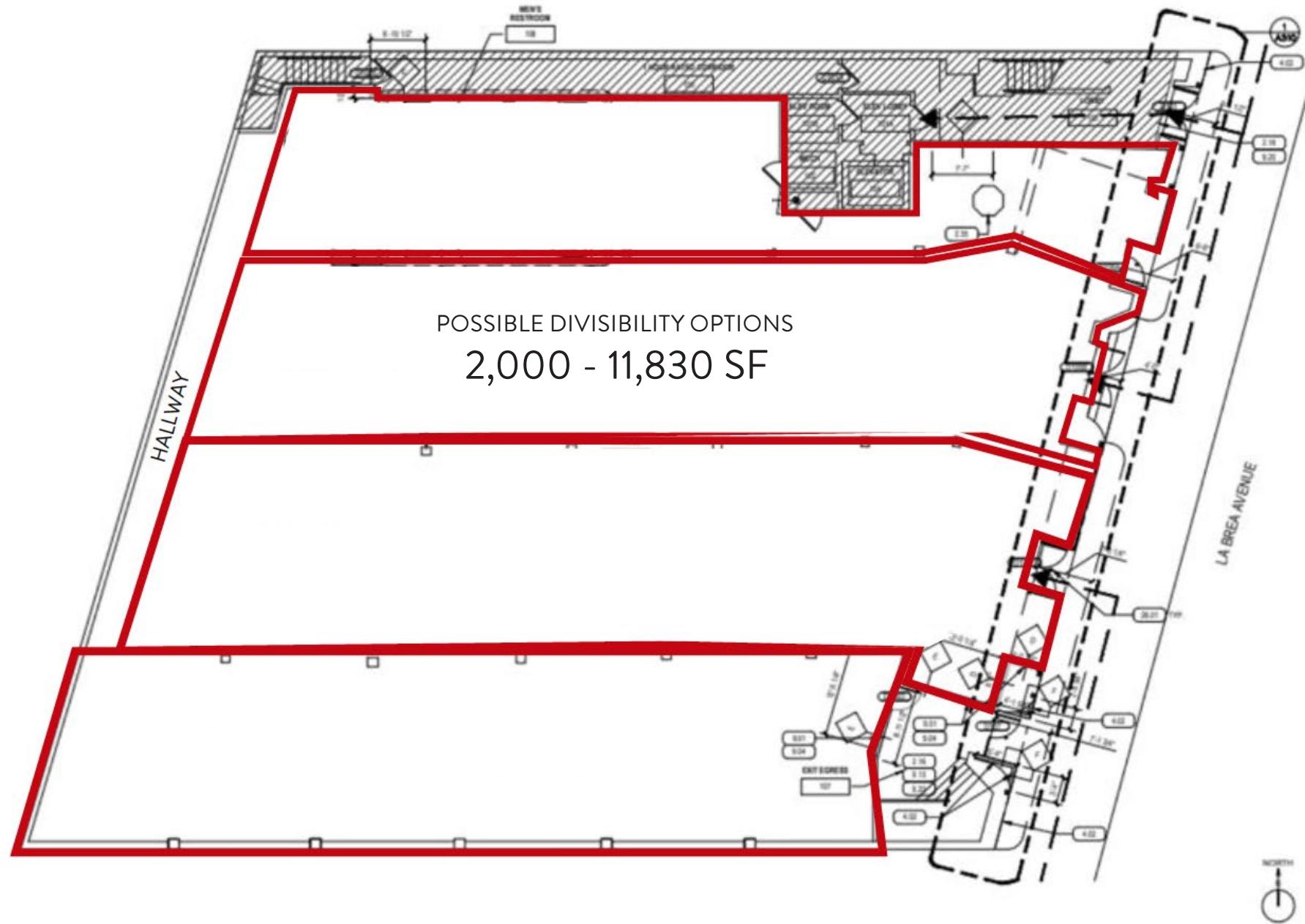
STYLIZED RENDERING

FLOOR PLANS

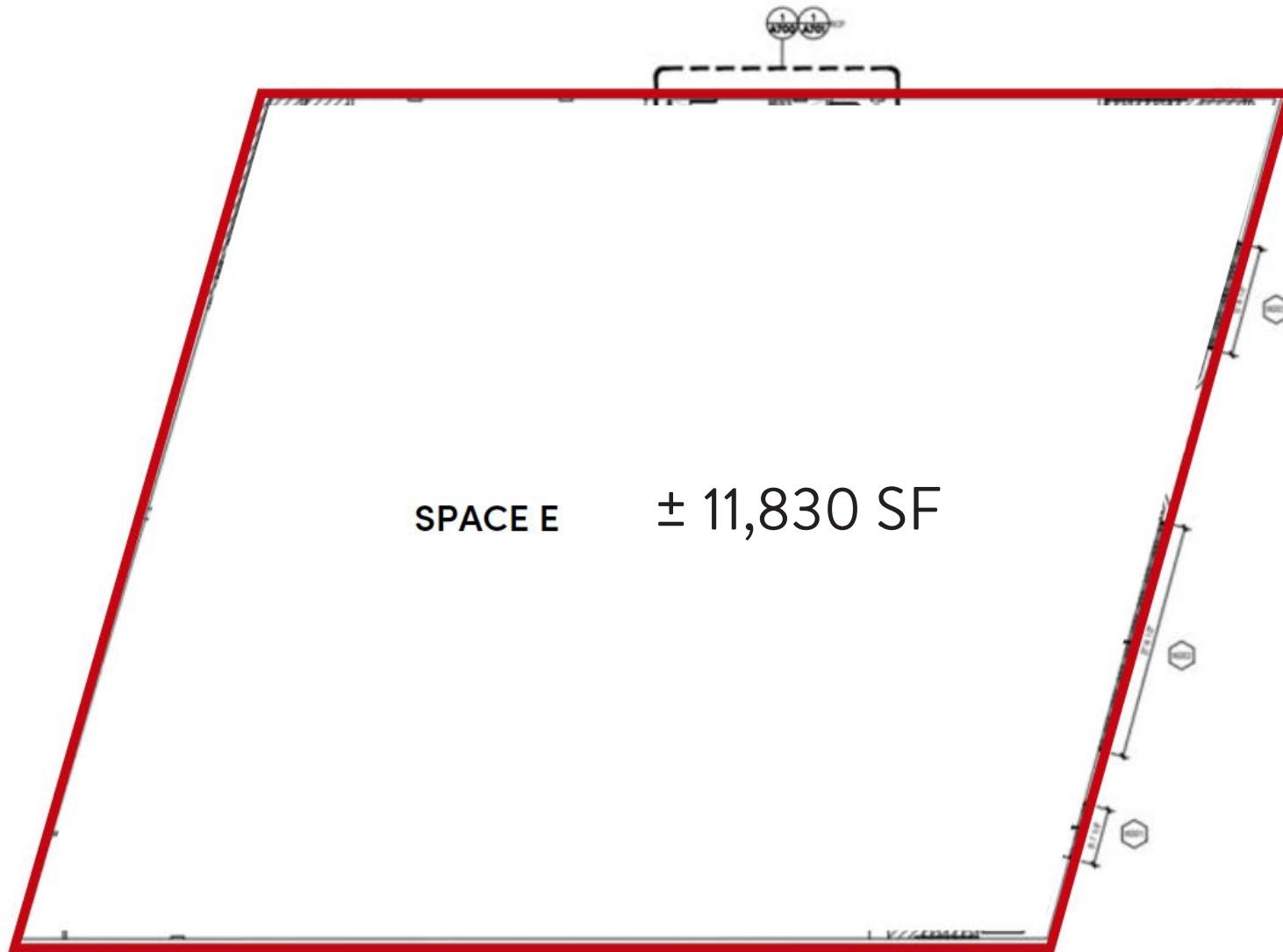
GROUND LEVEL - FULL PLAN



GROUND LEVEL - DIVISIBLE PLAN



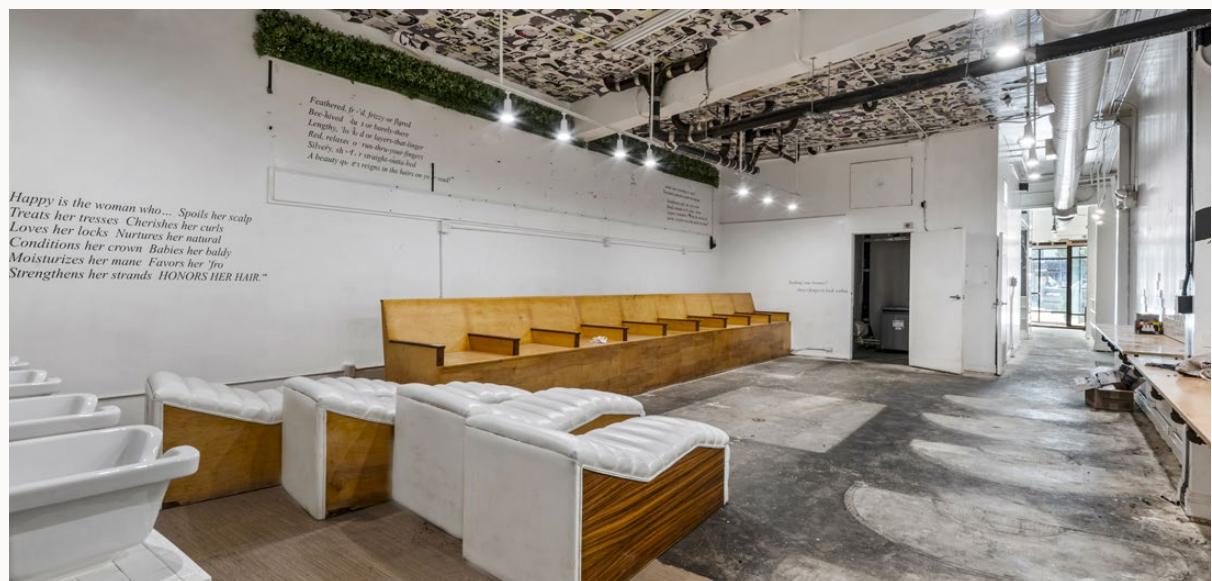
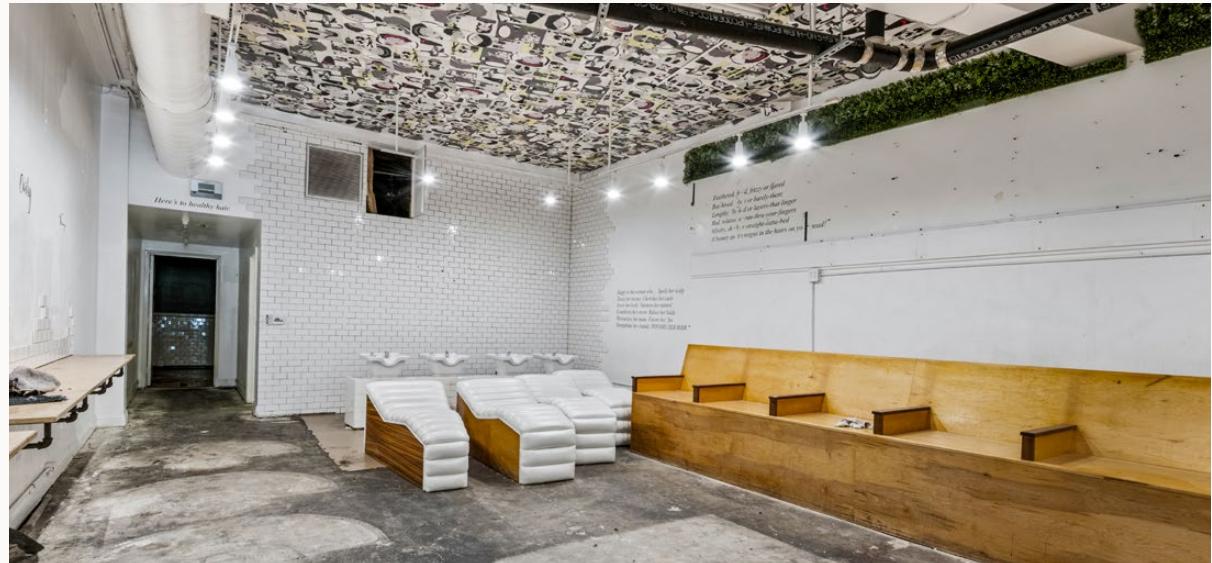
UPPER LEVEL [2ND FLOOR]- FULL PLAN



GROUND FLOOR



RETAIL [FORMER SALON]



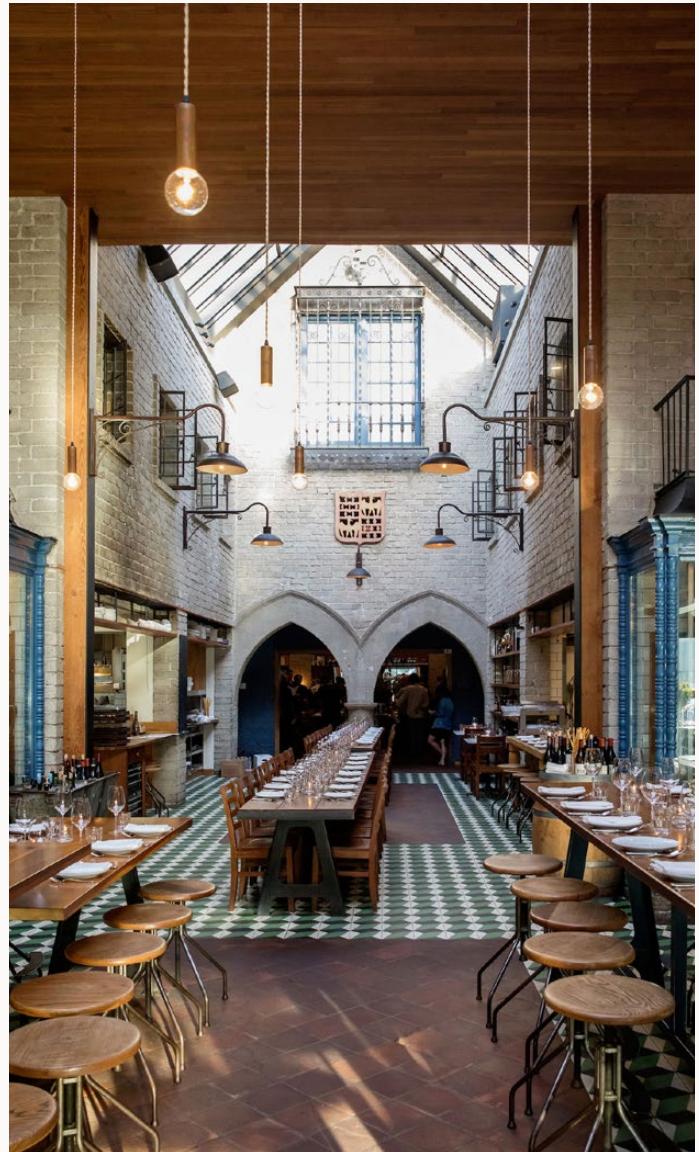
UPPER FLOOR

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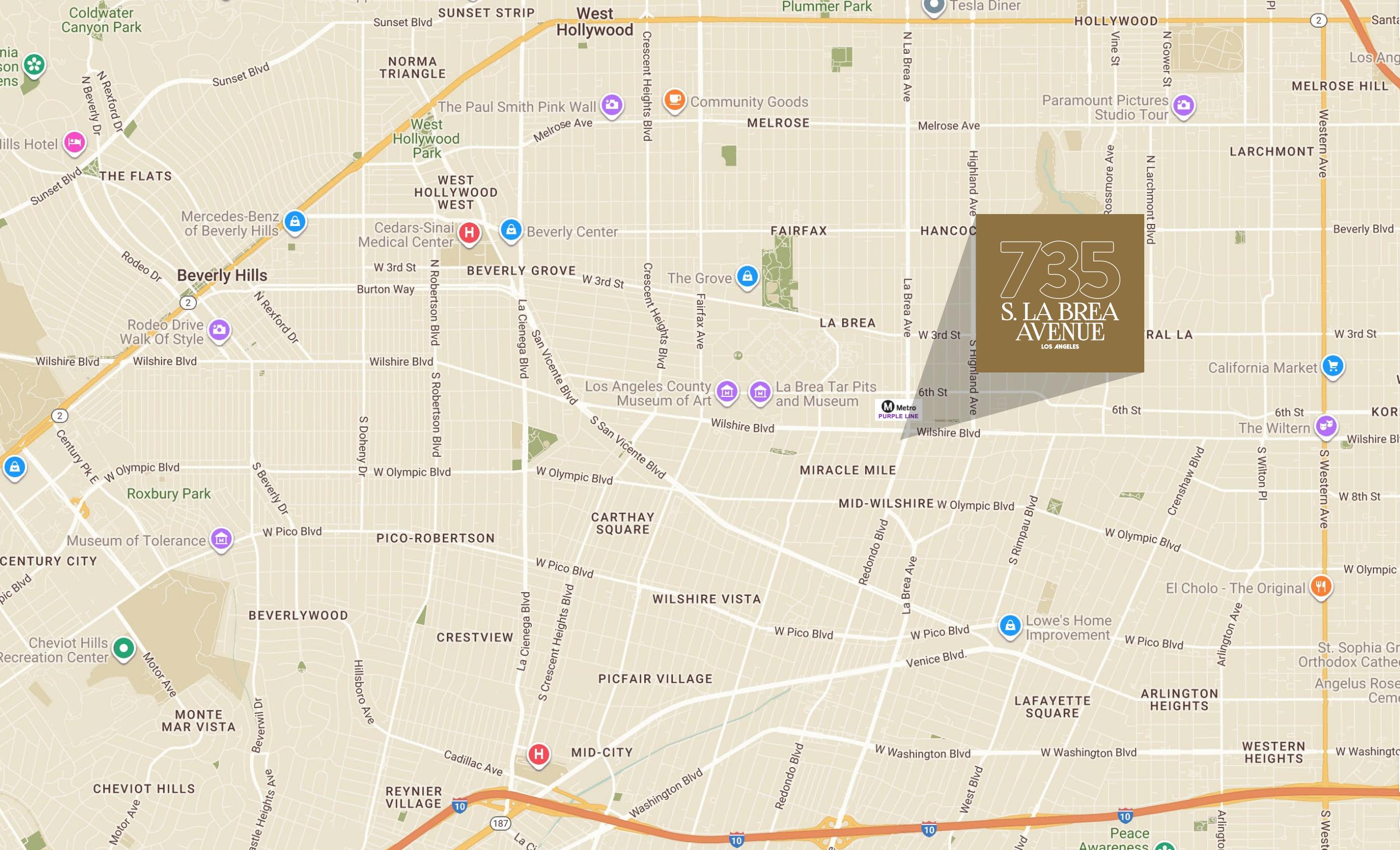


NEIGHBORS

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REPUBLIQUE. ALL SEASONS BREWERY.
MET HER AT A BAR. POTATO CHIPS DELI.
LASSENS GOURMET MARKET. APOLLONIAS
PIZZA. PETERSON AUTOMOTIVE MUSEUM.
LACMA. TRADER JOES. PIKL LOS ANGELES.
LAND ROVER. TREJOS TACOS. MET HIM AT
A BAR. HER THAI. ROJI BAKERY. EINSTEIN
BROS BAGEL. FIVE GUYS. LA BREA TAR
PITS. ANDRES. COFFEE BEAN & TEA LEAF.



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