

FOR LEASE

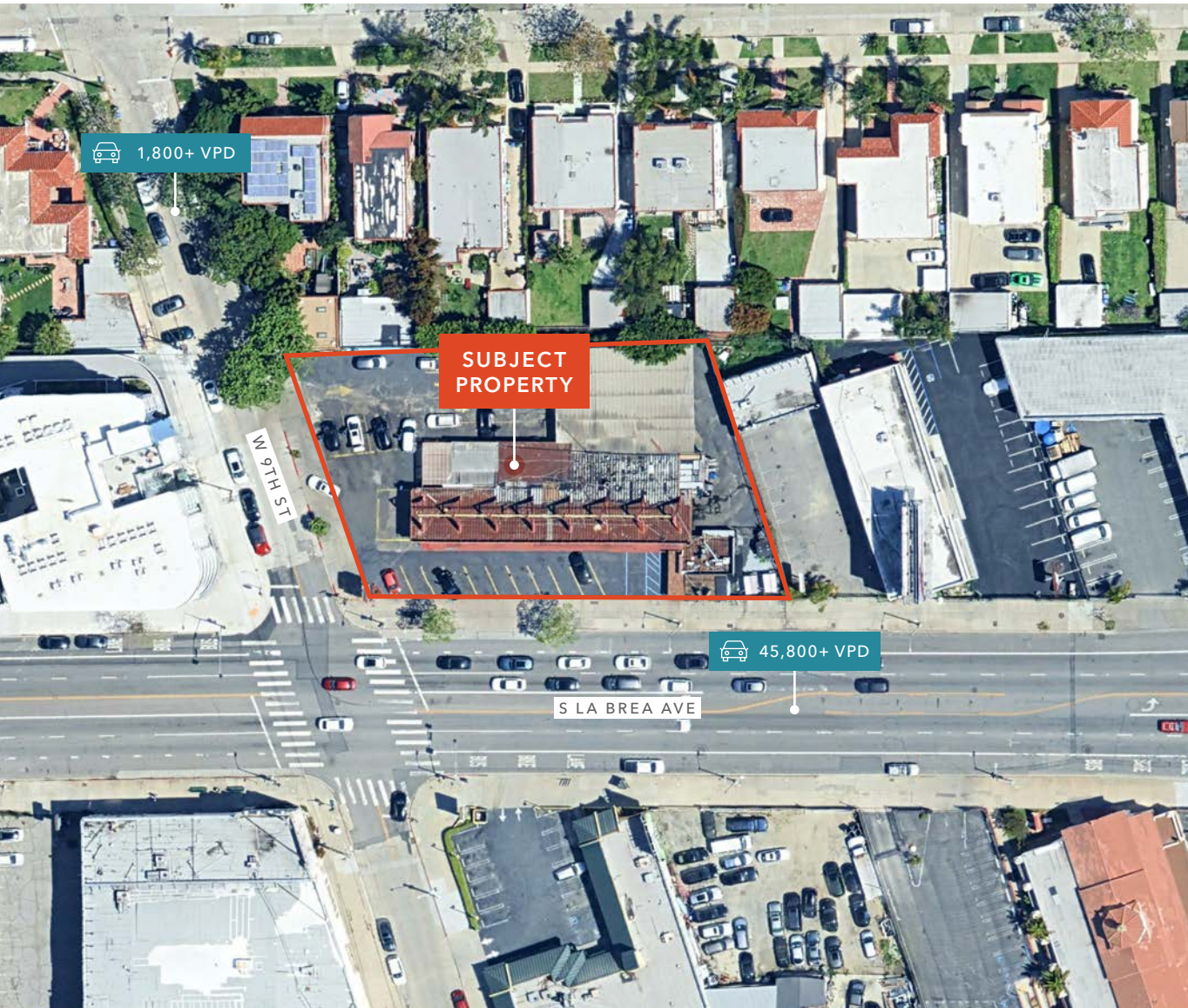
# 900 S LA BREA AVE



*±24,137 SF Express Car Wash Conversion Opportunity  
Located in the Heart of Mid Wilshire, CA*



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### PROPERTY HIGHLIGHTS

Prime Mid-Wilshire Location – located along South La Brea Blvd, one of Los Angeles’ most desirable and supply-constrained corridors.

±45,596 VPD along South La Brea Blvd, providing unmatched signage & branding potential.

C2-1 zoning allows car wash operations, retail, and a wide range of commercial uses, supporting adaptive reuse or redevelopment.

±479,726 residents within a 3-mile radius, with strong concentrations of high-income single-family and multifamily households.

Within 1 mile of Park La Brea Apartments, Irv’s Burgers, Trejo’s, and numerous other well-known retailers and restaurants.

±24,137 SF lot with space for queuing lanes, drying areas, and vacuums—ideal for an express car wash conversion.

Rare Infill Opportunity – A scarce chance to secure a prime site in a high-demand Los Angeles corridor with significant long-term value.

## PRICE

CONTACT BROKER FOR GROUND LEASE

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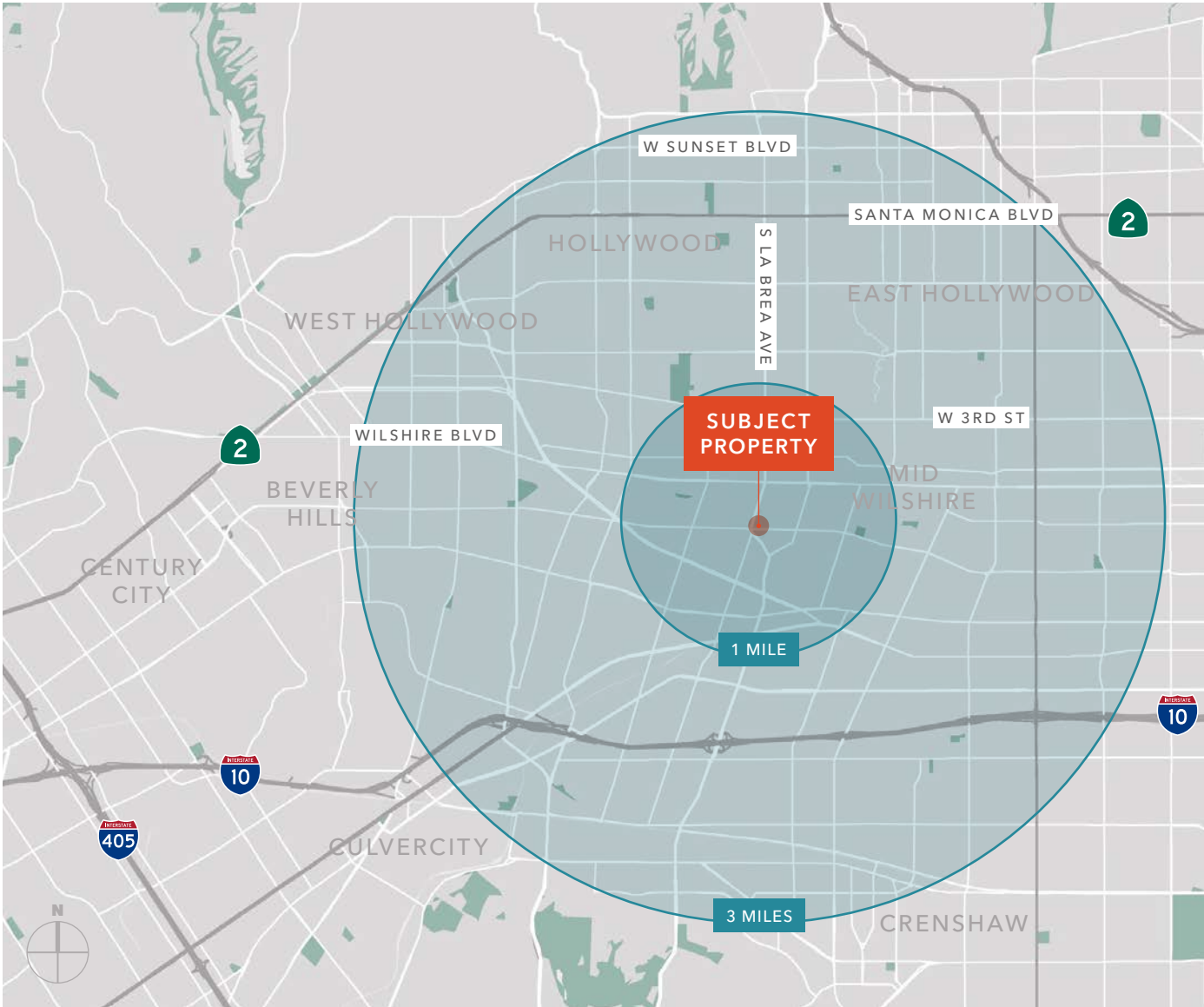
# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles
2020 POPULATION	47,241	481,932
2025 POPULATION	46,300	479,726
2030 PROJECTION	46,299	485,504
MEDIAN AGE	37.4	38.4

## HOUSEHOLDS & INCOME

	1 Mile	3 Miles
2025 HH	22,992	221,466
2030 HH PROJECTION	23,568	230,120
AVG HH INCOME	\$154,068	\$123,919
ME HH INCOME	\$102,343	\$78,571



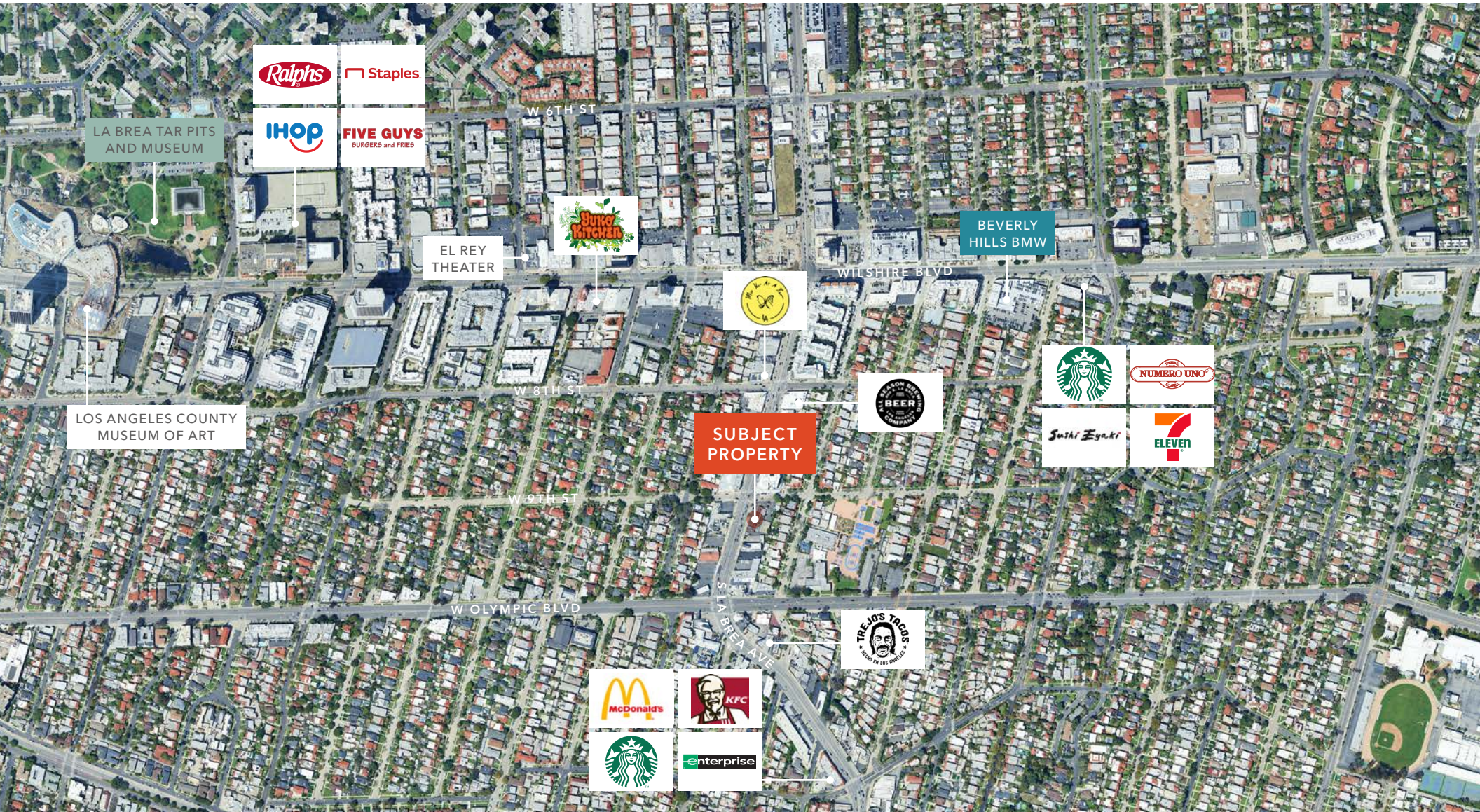
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