

A RARE PARKING AND LAND PARCEL
ON THE LA BREA CORRIDOR

133

N LA BREA AVENUE

LOS ANGELES, CA 90036

- 4,190 SF
- APPROXIMATELY 12-STALL SURFACE LOT
- CLEAR CHANNEL BILLBOARD
- COMPANION TO 141 N LA BREA AVENUE



OFFERED IN CONJUNCTION WITH
141 N La Brea Avenue – A Separately Addressed Restaurant, Bar & Lounge Property Nearby.

Marcus & Millichap
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EXCLUSIVELY LISTED BY

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01 A STRATEGIC PARKING PARCEL IN A PARKING-CONSTRAINED CORRIDOR



THE ASSET

133 N La Brea Avenue is a separately parceled, rectangular, level land parcel on the west side of La Brea Avenue between Beverly Boulevard and 3rd Street. Approximately 40 feet wide by 105 feet deep, the site totals approximately 4,190 square feet and is currently improved as approximately 12 stalls surface parking lot with an existing Clear Channel billboard. On a corridor where on-block parking is functionally nonexistent and where every adjacent restaurant, gallery, and boutique competes for curbside meters, 133 N La Brea is the rarest currency La Brea trades in: dirt with optionality.

THREE LIVES OF THE SITE

133 N La Brea offers three distinct value paths. The parcel can be held and operated as in-place, collecting parking and billboard income while the corridor continues to densify. It can be leased (or sold) to the adjacent 141 operator as dedicated patron parking – turning a parking lot into amenity infrastructure. Or it can be redeveloped: zoned C2-1VL, with no structures to demolish and within walking distance of the new Metro D Line Wilshire/La Brea station, it is among the most build-ready small parcels on the corridor.

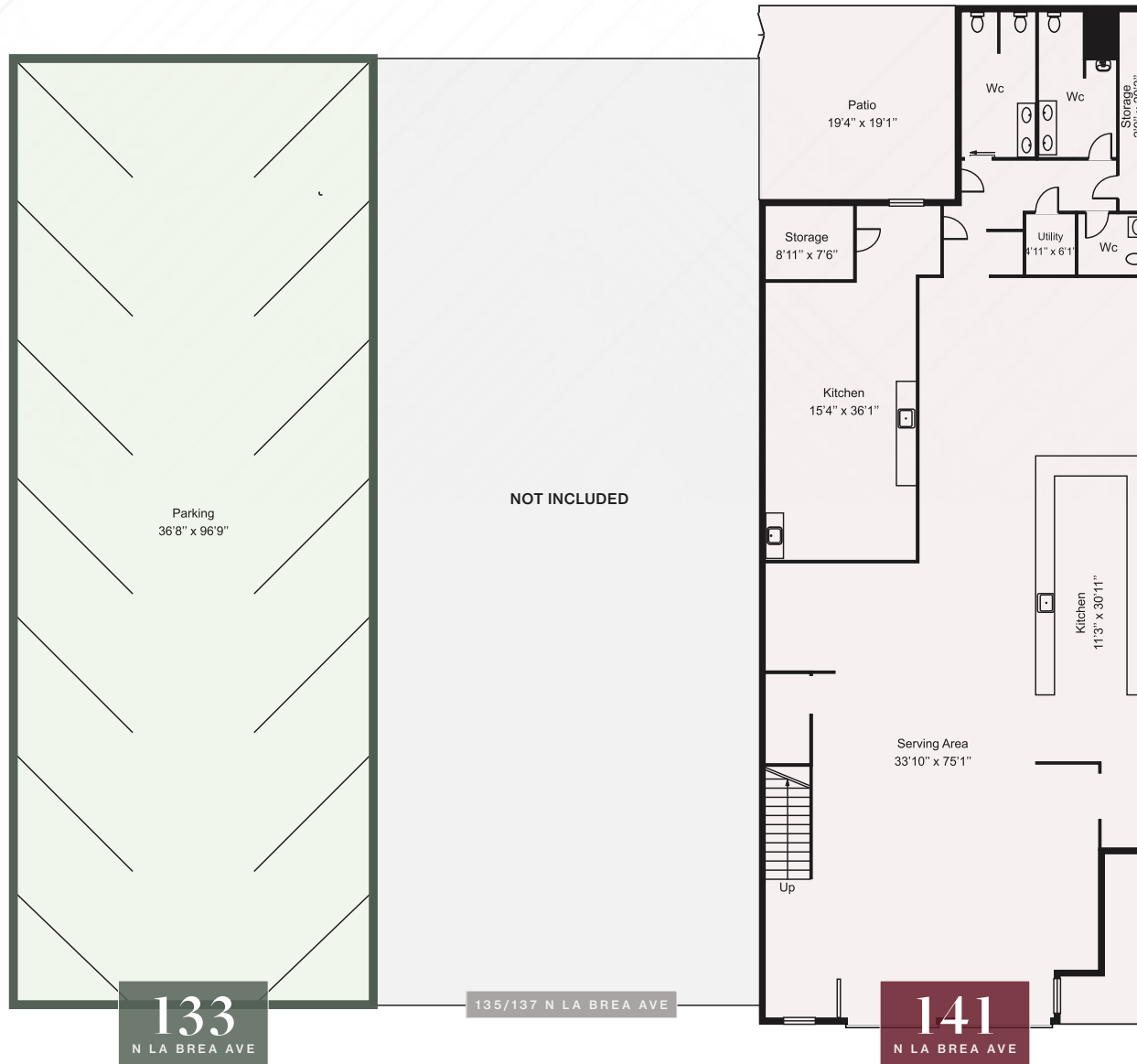
THE PORTFOLIO

The site is being offered in conjunction with 141 N La Brea Avenue, a fully built-out 5,200 SF two-story Spanish Revival restaurant and bar building two parcels north. The parcels are not contiguous – one intervening parcel sits between them – but separately addressed and separately listed, but marketed together as a portfolio.

LIST PRICE	\$1,250,000
PRICE/SF LAND	\$298/SF
ADDRESS	133 N La Brea Avenue, Los Angeles, CA 90036
APN	5513-002-007
LOT SIZE	±4,190 SF
LOT DIMENSIONS	Approximately 40 ft × 105 ft
PROPERTY TYPE	Commercial Land
CURRENT USE	Surface parking lot + outdoor advertising
FRONTAGE	Approximately 40 ft on N La Brea Avenue
PARKING CAPACITY	Approximately 12 stalls (seller guidance – buyer to verify)
BILLBOARD	Clear Channel – lease terms available under NDA
ZONING	C2-1VL
WALK SCORE	92 – Walker's Paradise
COMPANION PARCEL	141 N La Brea Avenue

02

SITE PLAN & PARKING LAYOUT



SITE HIGHLIGHTS

- Approximately 4,190 SF level, rectangular parcel
- Approximately 40 feet of frontage on N La Brea Avenue
- Approximately 12 striped surface parking stalls
- Clear Channel billboard with established in-place income
- Direct alley access from west
- C2-1VL zoning
- No structures to demolish – development-ready
- Walk Score 92
- Transit Score 70

BILLBOARD INCOME HIGHLIGHT

An existing Clear Channel billboard occupies the parcel and generates passive, low-management revenue under a national outdoor advertising contract. The structure faces approximately 48,588 vehicles per day on N La Brea Avenue, with line-of-sight reinforced by the corridor's recent catalysts (District La Brea, Television City 2050, the David Geffen Galleries, and the Metro D Line). Lease terms, contract duration, and rent schedule are available under NDA.

- Companion Portfolio Parcel – See Separate Listing
- ACME Comedy Theatre Building – Adjacent, Not Included

Parking counts vary by source: CoStar reports 9 surface spaces; LandVision reports 14 spaces; seller guidance is approximately 12 spaces. Final parking count, striping, access, and legal configuration to be verified during buyer due diligence. Site plan is diagrammatic. Buyer to verify all dimensions, easements, and physical conditions.

03 / A STRATEGIC SUPPORT PARCEL IN A HIGH-DEMAND COMMERCIAL CORRIDOR



La Brea between Beverly Boulevard and 3rd Street delivers the rare confluence of land that pays for itself, catalysts that have already happened, and a corridor whose tenant mix continues to elevate. 133 N La Brea sits at the convergence of Hancock Park's historic residential wealth, the Fairfax District's youth-culture mass, the Sycamore Creative District one block east, and the Miracle Mile museum corridor a half-mile south. The site's value is reinforced by parking scarcity throughout the surrounding corridor – restaurants, galleries, showrooms, and event-driven users in the immediate area all rely on limited curbside access.

Within an eighteen-month window, the block has absorbed CIM Group's acquisition of the adjacent District La Brea (December 2024), the City Council's approval of Foster + Partners' \$1.25 billion Television City redevelopment (January 2025), LACMA's opening of the Peter Zumthor-designed David Geffen Galleries (April 2026), and the opening of the Metro D Line at Wilshire/La Brea (May 2026). For a land buyer, this is the rare confluence of in-place income, near-term catalysts, and long-term corridor appreciation.

ADJACENT RETAIL (WITHIN ONE BLOCK)

- Arc'teryx
- Stone Island
- Undeafed
- SugarFISH
- Sycamore Kitchen
- Garrett Leight
- AETHER Apparel
- Schott NYC
- American Rag
- Stussy
- Recess LA
- Wirtshaus

HOSPITALITY WITHIN WALKING DISTANCE

- République
- Pizzeria Mozza

CULTURAL DESTINATIONS

- LACMA
- David Geffen Galleries (opened April 2026)
- Academy Museum of Motion Pictures
- La Brea Tar Pits
- Petersen Automotive Museum

LIFESTYLE & RETAIL ANCHORS

- The Grove
- Original Farmers Market
- Beverly Center
- Sycamore District
- CBS Television City

MAJOR EMPLOYERS

- Cedars-Sinai Medical Center
- Paramount Studios

TRANSIT

- Metro D Line Wilshire/La Brea Station
- Wilshire/Fairfax Station (opened May 8, 2026)

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To request additional information, schedule a property tour, or discuss the portfolio relationship in further depth, please contact the listing team.

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