



ZACUTO GROUP
COMMERCIAL REAL ESTATE

COMPARTES CHOCOLATIER

FOR SALE

516

N LA BREA AVE

LOS ANGELES

EXECUTIVE SUMMARY

516 N La Brea Ave
LOS ANGELES, CA 90036

OWNER-USER OPPORTUNITY | HIGH-STREET RETAIL OR SHOWROOM OVER 40,000 VPD | WALKSCORE OF 92

Matthew Luchs of Zacuto Group is pleased to present 516 N La Brea Ave, an exceptional opportunity for owner-users or investors to acquire a 4,100 SF mixed-use building, situated on the highly visible 4,201 SF lot along the La Brea Avenue corridor.

Located in the heart of LA, this vacant property offers tremendous flexibility & immediate control for the buyer. Whether an investor seeking to reposition the asset for top market rents, or an owner-user looking for a flagship location, 516 N La Brea Ave provides a combination of strong fundamentals & strategic upside in one of LA's most dynamic neighborhoods.

For owner-users, the building's open layout, high ceilings, & expansive frontage on La Brea make it ideal for a variety of uses. The property is perfectly suited for a range of retail concepts, from a boutique bakery or café benefiting from the heavy foot traffic to a high-end fashion or lifestyle showroom looking to capitalize on the location's significant visibility & high-traffic counts (40,000+ vehicles per day).

The flexible floor plan can also accommodate creative office space, an in-demand feature in this area of LA, particularly for industries such as marketing, media, or tech firms seeking inspiring, loft-like environments. A design firm, architecture studio, or art gallery could easily adapt the property's spacious interior to create a collaborative work setting with showroom potential along this high-traffic corridor.

The property's prime position along La Brea's north-south commercial artery makes it an attractive option for an office user. Located near major entertainment hubs, such as CBS, The Grove, & LACMA, this building could serve as the HQ for a production company, entertainment firm, or talent agency that values proximity to LA's media & cultural districts.

The versatile C4-1VL zoning allows for other potential commercial uses, such as a wellness center, medical or dental practice, fitness studio, or salon. The availability of 4 on-site parking spaces, a rare commodity in this area, is ideal for an owner-user who requires parking for employees or customers. Additionally, plenty of street parking is also available along the block of the property.

The building's character is ideal for a business seeking to create a unique experience. The property could be transformed into a high-end restaurant or café destination, providing a space for customers seeking new culinary experiences. Built in 1937, there is an opportunity to preserve or enhance its charm through renovations, blending modern design with the original architecture to create a one-of-a-kind atmosphere.

The strategic location ensures businesses here benefit from constant traffic flow. The area hosts many high-end retailers and businesses, making the property ideal for new or growing enterprises. This section of La Brea sees rapid growth, with nearby buildings adapted into modern retail, office, and showroom spaces, enhancing the area's appeal to professionals, creatives, and retail-focused entrepreneurs.

LISTING TEAM



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WEST HOLLYWOOD

HOLLYWOOD

FAIRFAX AVE



PLAYGROUND LA
PLAYGROUND LA
PLAYGROUND LA



Matthew Brown



NAZARIAN / CURCIO



SUBJECT PROPERTY



LA BREA AVE 40K VPD

MELROSE AVE

SALE DETAILS

516 N La Brea Ave
LOS ANGELES, CA 90036

PRICE:	\$2,995,000
BUILDING SF:	4,100 SF
LOT SIZE:	4,201 SF
PRICE/SF (BUILDING):	\$730
PRICE/SF (LAND):	\$713
PRO-FORMA CAP RATE:	6.92%
YEAR BUILT:	1937
ZONING:	C4-1VL
APN:	5525-020-008
TRAFFIC COUNTS:	40,739 VPD
CROSS STREETS:	N La Brea & Rosewood
OCCUPANCY:	Vacant
PARKING SPACES:	4
PARKING RATIO:	0.98 Space(s) per 1000
OPPORTUNITY ZONE:	No

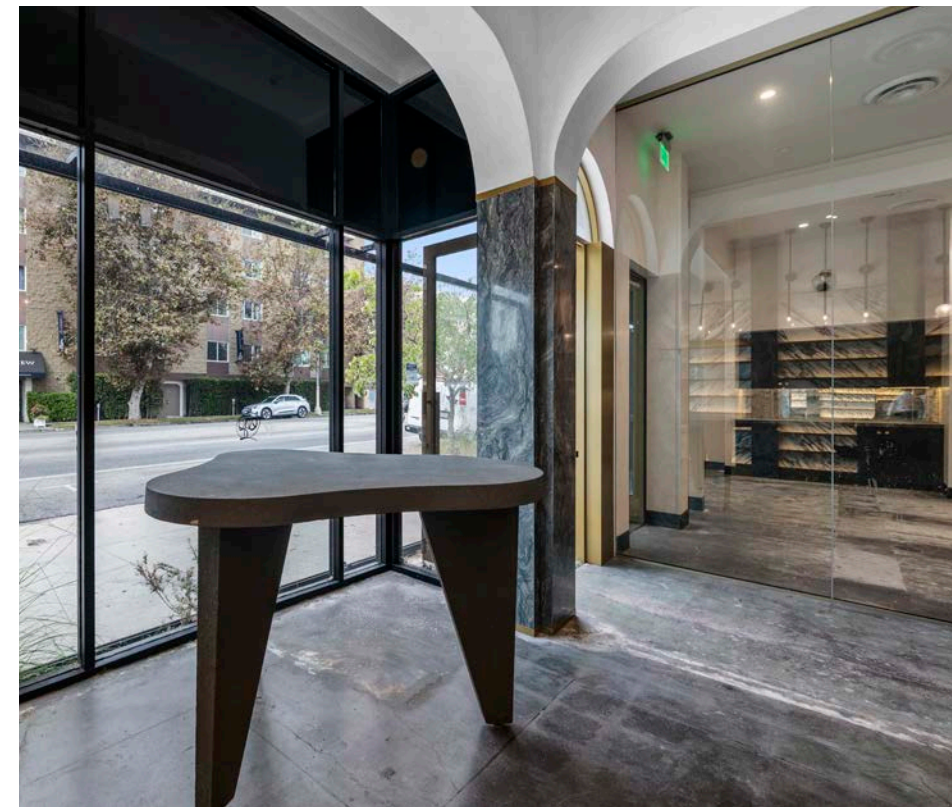
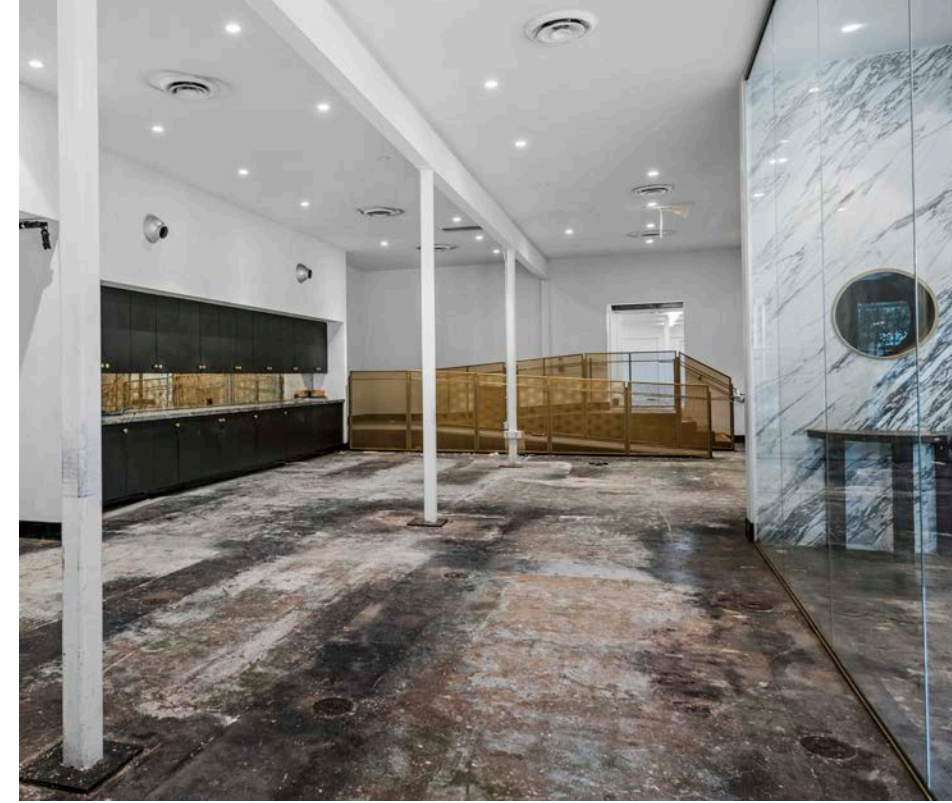
PROPERTY PHOTOS



516 N LA BREA AVE, LOS ANGELES, CA 90036



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INVESTMENT HIGHLIGHTS

VALUE-ADD OR OWNER-USER OPPORTUNITY AT PRIME LOCATION ALONG LA BREA AVE, MINUTES FROM THE GROVE

- 4,100 SF of mixed-use space, ideal for a variety of commercial uses, including retail, office, or creative workspaces.
- 4,201 SF lot, providing ample room for expansion or redevelopment potential.
- Situated in a prime area along the bustling La Brea Avenue commercial corridor, just minutes from the iconic Grove shopping center, ensuring high visibility and accessibility.
- Currently vacant, allowing for immediate leasing or owner-occupancy, providing control over the tenant mix and income potential.
- Features 4 on-site surface parking spaces, a rare amenity in this high-demand area, enhancing the property's attractiveness for both tenants and customers.

Z



INVESTMENT HIGHLIGHTS

STRONG UNDERLYING DEMOGRAPHICS WITH DENSE IMMEDIATE POPULATION

- Over 44,000 residents live within a one-mile radius, with over 936,000 within five miles, creating a robust customer base for potential tenants.
- The average household income in the surrounding area exceeds \$100,000, making this location highly attractive for businesses targeting affluent consumers.
- The immediate submarket's growing residential and commercial population provides a steady market for retail, office, and creative spaces, with significant potential for rental growth.
- There are over 23,358 households within one mile of the property, indicating a vibrant community and a strong demand for services and retail offerings.



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STRONG ASSET FUNDAMENTALS IN A SUPPLY-CONSTRAINED MARKET

- The building's design accommodates a variety of tenant needs, with potential for restorations to attract higher-paying tenants.
- Daily traffic counts exceed 40,000 vehicles
- Positioned at the corner of N La Brea Avenue and Rosewood Avenue, the property benefits from significant foot traffic generated by nearby attractions and amenities.
- The surrounding area features a diverse mix of restaurants, shops, and entertainment venues, increasing the property's appeal to potential tenants and customers alike.

LA BREA AVE IS A VIBRANT LOS ANGELES NEIGHBORHOOD PROXIMATE TO DESIRABLE AMENITIES

- Just minutes from The Grove, the Los Angeles County Museum of Art (LACMA), and the Petersen Automotive Museum, which collectively attract millions of visitors annually and contribute to vibrant foot traffic.

- The property is located near key cultural sites such as the La Brea Tar Pits and the Hollywood Hills, enhancing its desirability as a retail or office location.

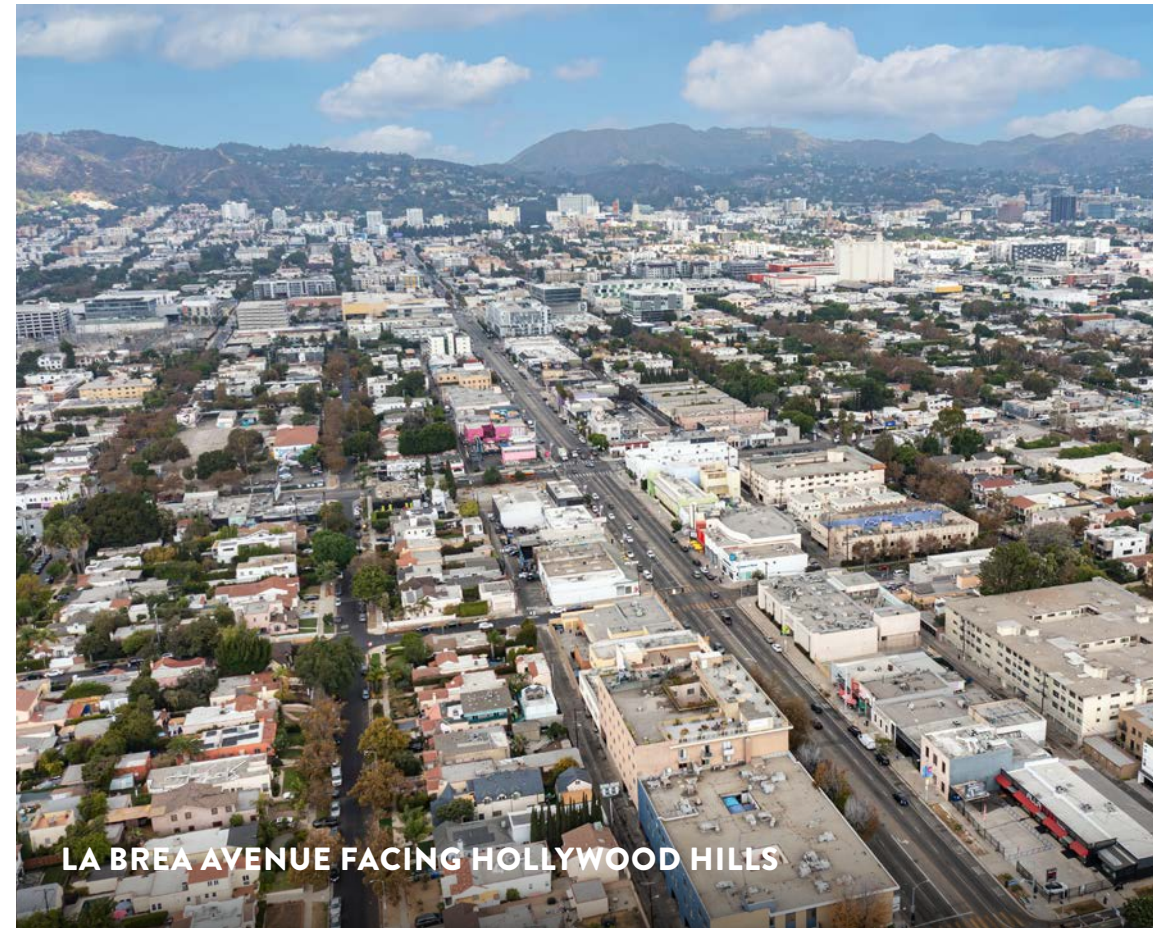
- Thriving Business Environment: Surrounded by established businesses and new developments, the area is experiencing growth, which supports increased demand for commercial space.



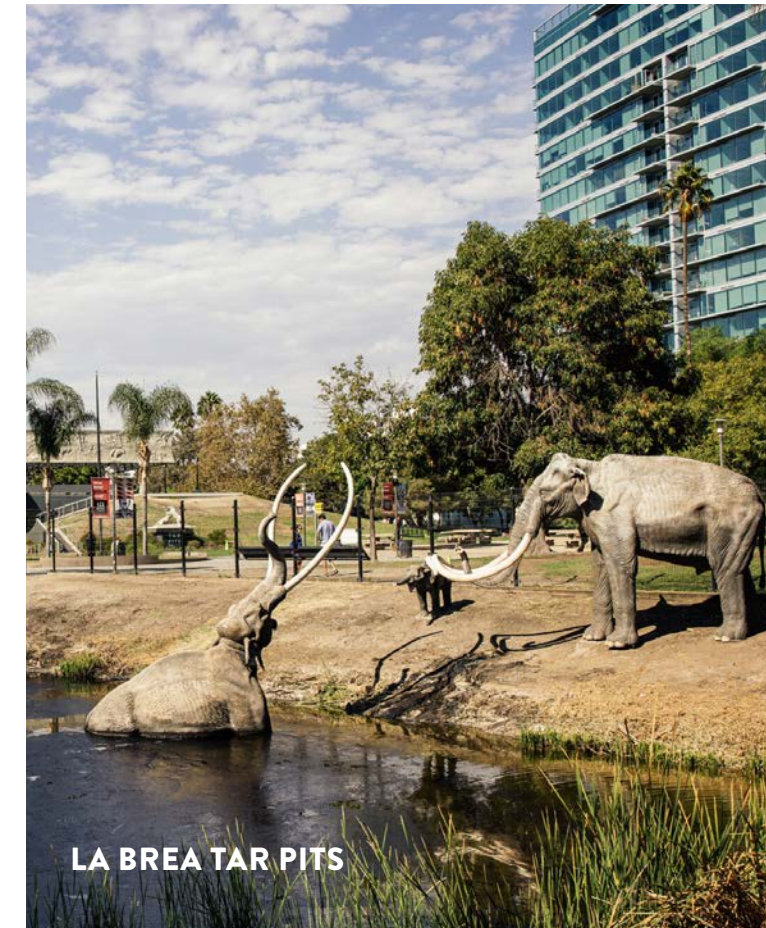
THE GROVE



LACMA



LA BREA AVENUE FACING HOLLYWOOD HILLS



LA BREA TAR PITS



HOLLYWOOD HILLS

Location Overview:

The property is located in the vibrant and culturally significant La Brea corridor, positioned at the intersection of N La Brea Avenue and Rosewood Avenue. This section of Central Los Angeles has become one of the most sought-after retail and commercial locations, benefitting from its proximity to major attractions and neighborhoods, including West Hollywood, Mid-Wilshire, and Hancock Park. La Brea Avenue itself serves as a major north-south thoroughfare, connecting the Hollywood Hills to the north and South LA to the south, with high pedestrian traffic and a walk score of 92.

The property sits less than a mile from The Grove, a premier shopping and entertainment destination that attracts locals and tourists alike. Additionally, nearby attractions such as the Petersen Automotive Museum, Los Angeles County Museum of Art (LACMA), and the La Brea Tar Pits make this location appealing for businesses looking to capitalize on consistent foot traffic.

With excellent access to major transportation routes and public transit, the property benefits from a dense residential and commercial population base. Within a five-mile radius, there are over 936,000 residents, with an average household income exceeding \$100,000. The area's affluent and diverse demographic base creates significant demand for retail, office, and creative spaces.



516 N LA BREA AVE, LOS ANGELES, CA 90036

Vehicles Per Day

516 N La Brea Ave

40K
VPD

Walkscore

92

Demographics

→ 1 mile, 3 mile, & 5 mile radius

1 Mile Radius

POPULATION: 40,932
HOUSEHOLDS: 20,909
MEDIAN HOUSEHOLD INCOME: \$81,500

- | AGE DISTRIBUTION | ETHNICITY |
|--------------------|--------------------------|
| • 20-34 years: 25% | • White: 26,723 |
| • 35-44 years: 22% | • 2 or More Races: 8,032 |
| • 45+ years: 35% | • Asian: 3,951 |
| • under 19: 18% | • Black or AA: 1,983 |
| | • Other: 244 |

- EDUCATION LEVEL**
- Higher-than-average. 58% have bachelor's degree or higher.

3 Mile Radius

POPULATION: 441,095
HOUSEHOLDS: 212,683
MEDIAN HOUSEHOLD INCOME: \$67,990

- | AGE DISTRIBUTION | ETHNICITY |
|--------------------|----------------------------|
| • 20-34 years: 25% | • White: 194,907 |
| • 35-44 years: 18% | • 2 or More Races: 146,673 |
| • 45+ years: 40% | • Asian: 78,044 |
| • under 19: 17% | • Black or AA: 30,597 |
| | • Other: 5,391 |

- EDUCATION LEVEL**
- Below average. 45% have bachelor's degree or higher.

5 Mile Radius

POPULATION: 974,544
HOUSEHOLDS: 424,480
MEDIAN HOUSEHOLD INCOME: \$65,624

- | AGE DISTRIBUTION | ETHNICITY |
|--------------------|----------------------------|
| • 20-34 years: 25% | • White: 344,734 |
| • 35-44 years: 18% | • 2 or More Races: 386,801 |
| • 45+ years: 40% | • Asian: 148,564 |
| • under 19: 19% | • Black or AA: 86,850 |
| | • Other: 15,850 |

- EDUCATION LEVEL**
- Higher than average. 58% have bachelor's degree or higher.

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40K
VPD

Data from COSTAR 11/2024



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