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 $152 - 154^{1/2}$ N La Brea Ave Reduced \$3,595,000 All Cash

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COMMERCIAL

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*PER LOOPNET REPORT

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FOR SALE

152 - 154¹/₂ LA BREA AVE, LOS ANGELES, CA 90036 REDUCED \$3,595,000 - ALL CASH



PROPERTY DESCRIPTION

The 152-154.5 N. La Brea Avenue property is ideally suited and located to be an owner/user or re-leased as an investment property. The subject Property is centrally located in the high demand Hollywood submarket, just east and south of West Hollywood, close proximity

to The Grove, and many chic boutiques, galleries and restaurants. The Subject property is located in a dynamic, pedestrianfriendly, commercial corridor with residential use on the side streets in the adjacent area. Furthermore, 152-154.5 N La Brea Avenue is

zoned as the beneficial and versatile LAC2, allowing for a variety of uses and opportunities, as well as venture capital and entertainment employers who call the area home.

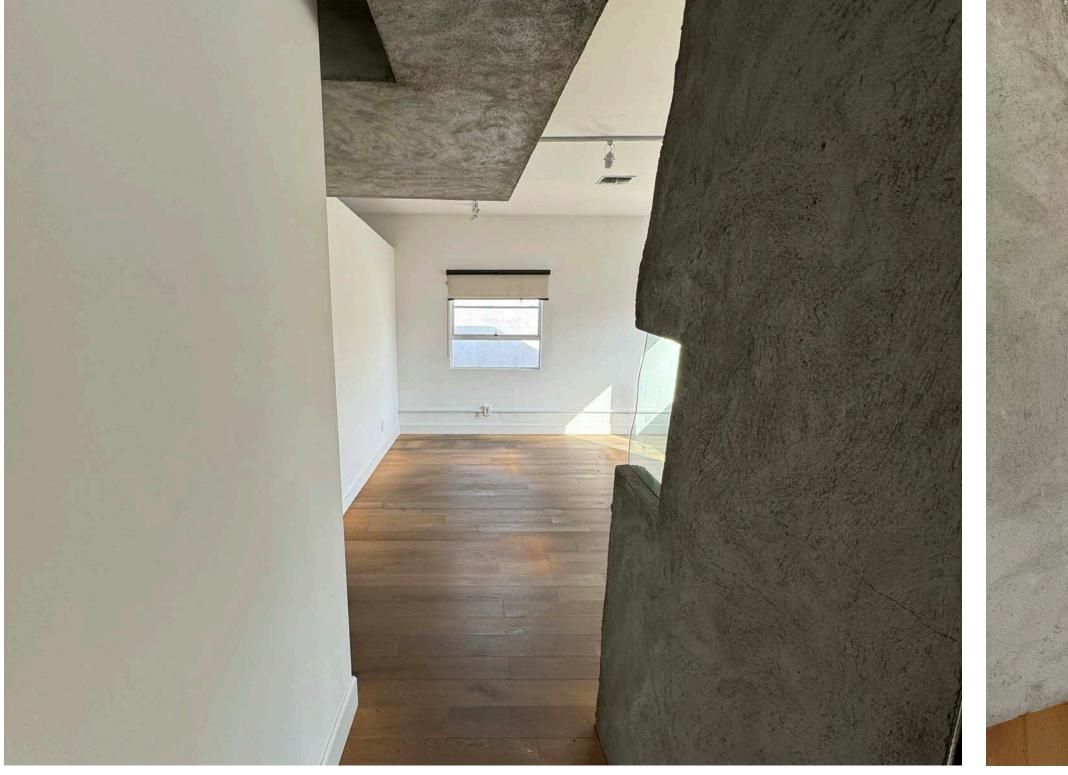
BUILDING SIZE PARKING $\pm 6,265*$ SF 4 Cars LOT SIZE OCCUPANCY ± 4,201* SF 2 Tenants, 1 Vacant Second Floor # OF BUILDINGS LINEAR FOOTAGE 40ft Frontage x 105ft Depth YEAR BUILT VEHICLE PASS-BY PER DAY 1928 35.000 +ZONING USAGE LAC2 Retail/Showroom/Office

APN

5513-003-006

*Approximately per assessor 's records

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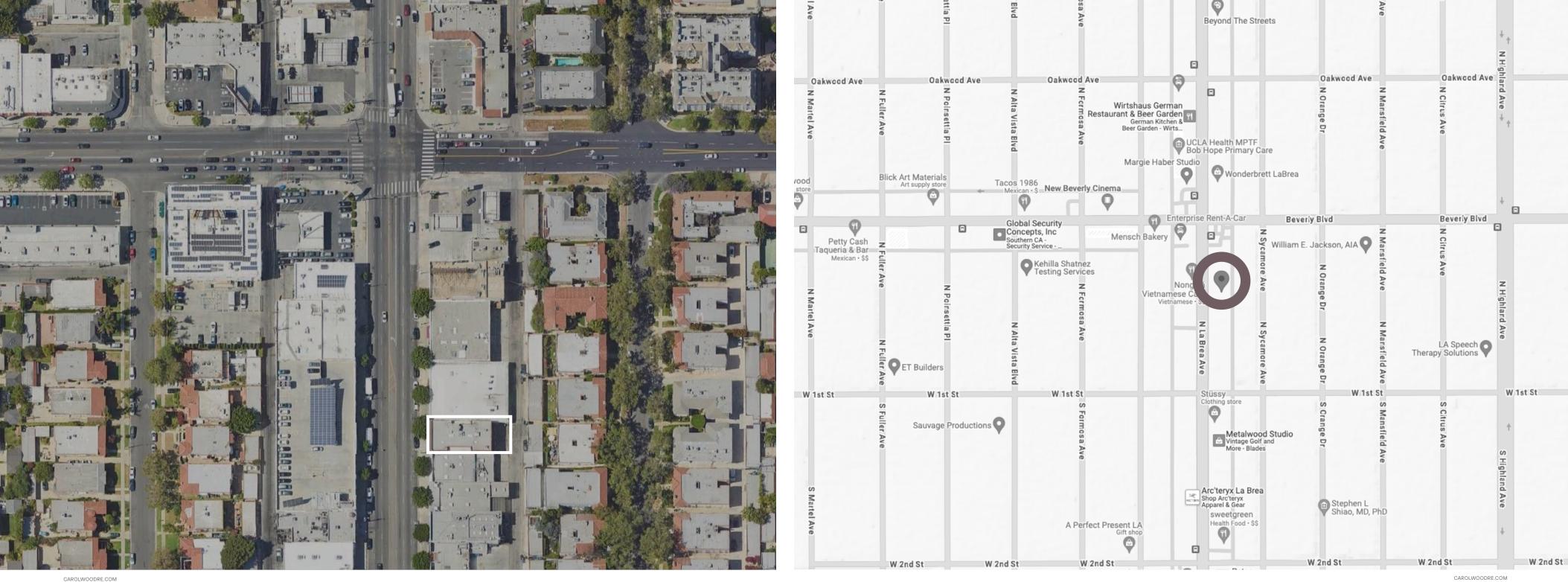
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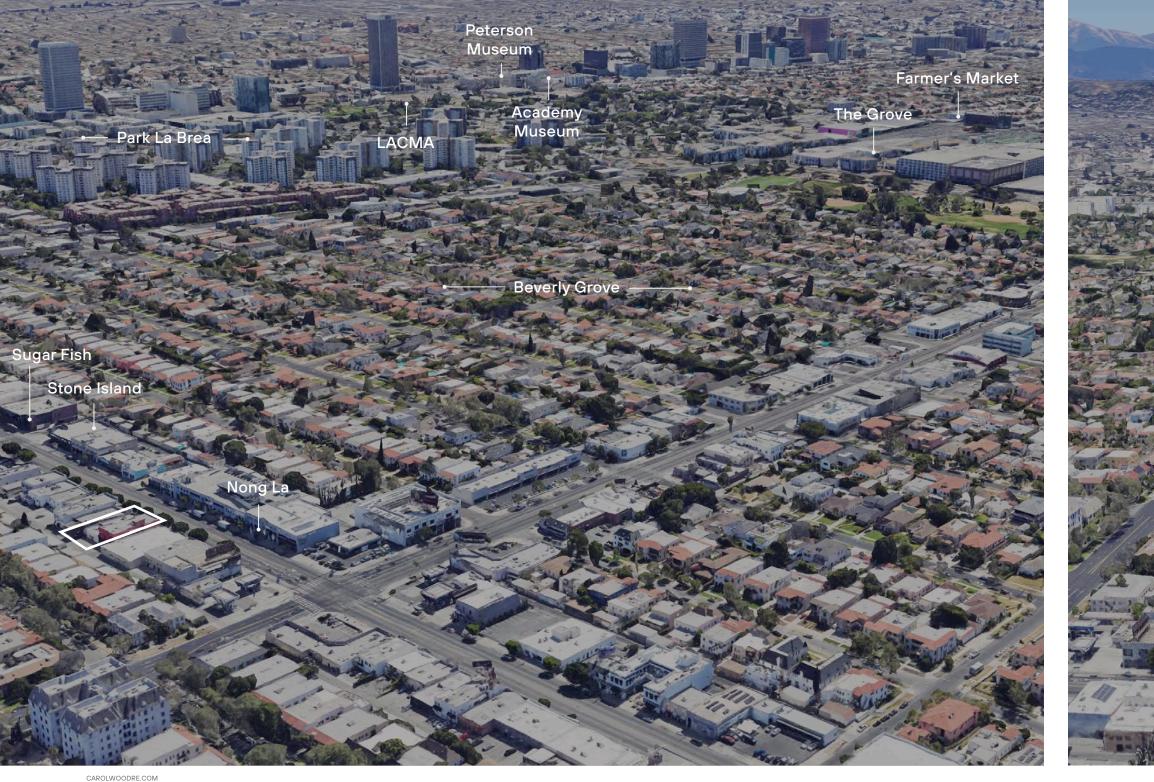


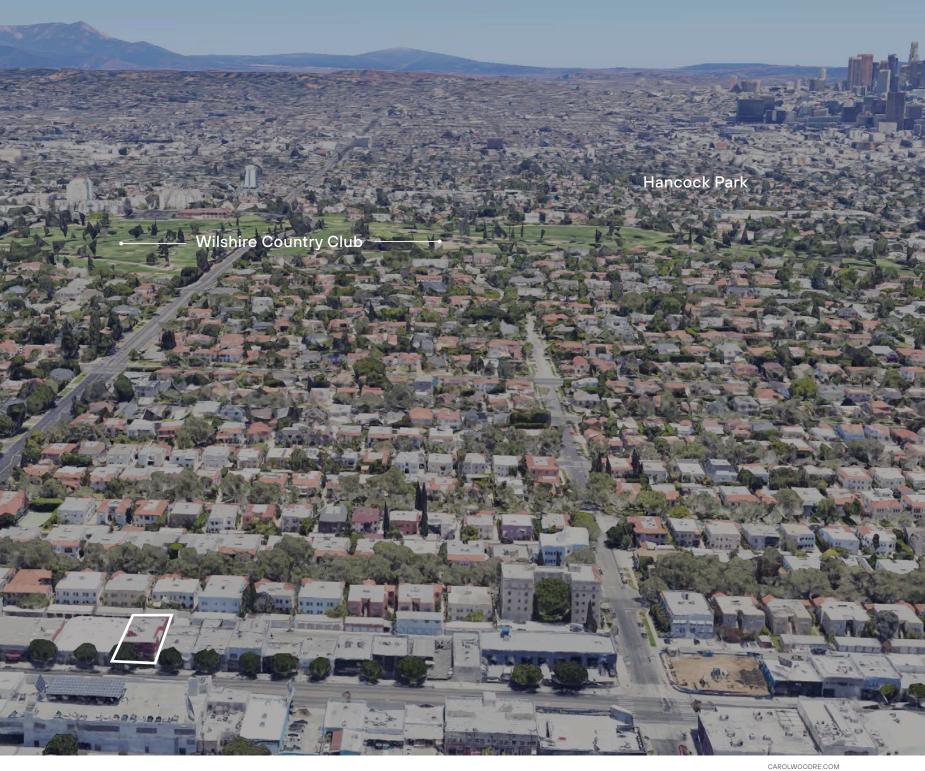
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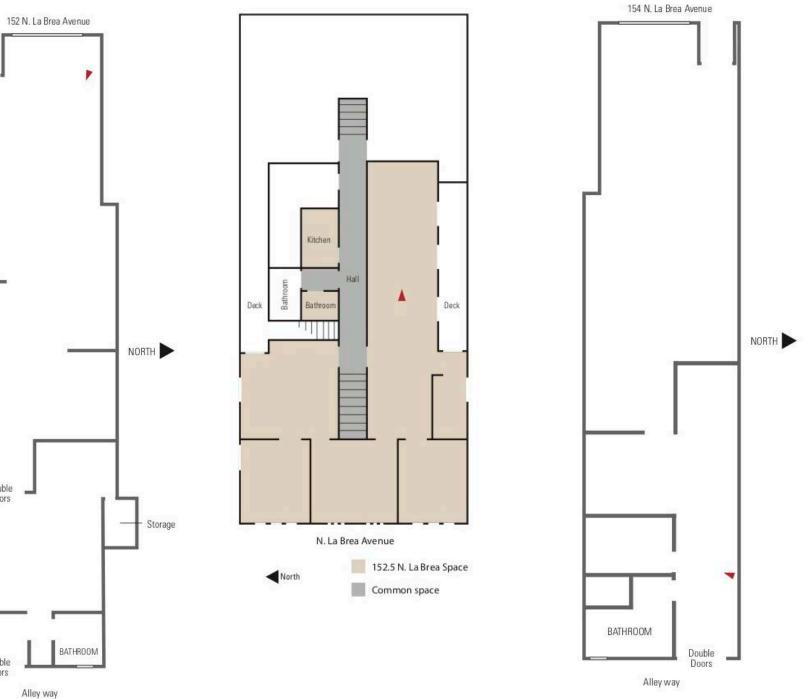
LEASE SUMMARY

PROPERTY ADDRESS	TENANT NAME	PRICE PER MONTH	LEASE TERMINATION	OPTIONS TO EXTEND
152-54 N LA BREA AVENUE	LANDON COLE	\$7,300 MG	06.30.2024	NONE
152½ N LA BREA AVENUE	PRESS HERE INC.	\$4,426.50 MG	09.30.2023	NONE
154½ N LA BREA AVENUE	HAWK PROJECTS	\$2,000 MG	07.17.2024	NONE



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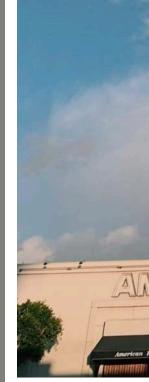


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Community

Recently Hollywood has progressed beyond just a hub of the entertainment industry. All over Hollywood redevelopment is underway causing significant expansions in housing, retail, hospitality, recreation and transit, making it one of the largest urban infill redevelopment zones in the country. Bounded roughly by Melrose Avenue to the North, West Hollywood to the west, the Hollywood Hills on the north, and Silver Lake on the east. Hollywood has countless new and upcoming developments to the area. The area's central location, expanded transit and access options, world-class entertainment and nightlife, and the expansion of companies migrating to the area all serve to drive additional demand for development. Previously under-served by quality housing stock, transit, and community-serving retail, thousands of class-A housing units and retail projects have been added to the area to service the expanding population.

This area of Los Angeles similarly has desirable demographics, with an average household income of \$123,513, with this section of La Brea laying West of Hancock Park. Hollywood boasts a culture unlike any other, entertaining the world and leading the way in social progress. Hollywood is at the cultural and geographical heart of the Los Angeles region, surrounded by must-see hot spots in every direction. Go west to the beaches, north to the Hollywood Bowl and the Hollywood Walk of Fame; south to the Los Angeles County Museum of art, The Petersen Automotive Museum, and the La Brea Tar Pits on Museum Row; or east to downtown's Disney Concert Hall and LA Live. Travel a few miles east to Runyon Canyon, nestled into the famous Hollywood Hills. After a day of adventures, come back to West Hollywood's thriving restaurant and nightlife scene.



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American Rag CIE 150 S La Brea An LA Clothing insitution since 1984

> Sugar Fis 101 S La Bre by Sushi Nozawa

FAHEY / CLINE 148 N La Brea one of LA's most revered 20th Century and Contemporary Fine Art Photography Galleries

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Local Highlights

1. LACMA

Located on the Pacific Rim LACMA is the largest art museum in the western United States, with a collection of nearly 149,000 objects that illuminate 6,000 years of artistic expression across the globe. Committed to showcasing a multitude of art history LACMA exhibits and interprets works from new and unexpected points of view that are informed by the regions rich cultural heritage and diverse, technologists, and thought leaders as well as in its regional, national, and global partnerships to share collections and programs, create pioneer ng intiatives, and engage new audiences.

3. THE LA BREA TAR PITS

Right in the heart of L.A. sits the worlds most powerful gateway to the Ice Age. The asphalt seeps at La Brea Tar Pits and is the only active urban fossil dig site in the world. Plants and animals from the last 50,000 years are discovered here every day. Outside, you can watch excavators carve foss Is out of the asphalt . Inside the museum at La Brea Tar Pits (established in 1977 as the George C. Page Museum), staff prepare these discoveries in the see-through Fossil Lab. You'll see the final result in our exhibitions: extraordinary saber-toothed cats, mammoths, dire wolves, and mastodons.

2. CRAFT CONTEMPOARARY

Founded as a museum in 1973, Craft Contemporar y reveals the potential of craft to educate, captivate, provoke, and empower. With a focus on contemporary art made from craft media and processes, Craft Contemporary presents dynamic exhibitions by established and emerging artists and designers who are often under represented in larger art institutions. Craft Contemporary complements these exhibitions with a creative line-up of educational programs, including hands-on workshops led by professional artists. Craft Contemporary cultivates an environment for people in Los Angeles to deepen their relationship to art, creativity, and one another.

4. THE PETERSON AUOMOTIVE MUSEUM

American automotive museums have come and gone, but until publishing m gnate and philanthropist Robert E. Petersen and his wife Margie opened the Petersen Automotive Museum, there was no central location in which to celebrate the entirety of automotive history, industry, culture and artistry in L os Angeles, the most carcentric city the world has yet known. Even the Petersen Automotive Museum building represents aspects of automotive history as important as the vehicles displayed inside. Its architecture, user friendly parking facility, and central location make it a living example of automobile culture in L os Angeles.





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Why Los Angeles?











3rd

in the World





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