± 8,000 SF

INVESTMENT/ OWNER USER
FOR SALE

122-128
S LA BREA AVE

CBRE

CONFIDENTIAL OFFERING MEMORANDUM

Affiliated Business Disclosure

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.


122-128
S LA BREA
S. LA BREA AVE- 36,000 VEHICLES PER DAY

122 S LA BREA

±1,802 SF Ground Floor Retail

124 S LA BREA

±995 SF Ground Floor Retail

Approx. 39' Feet of Frontage (2 stores)

126 S LA BREA

±1,543 SF Retail (Ground: ±1,049 SF + Mezz: ±494 SF)
±1,360 2nd Floor Office/Apartment

128 S LA BREA

±2,300 SF Ground Floor Retail

Approx. 39' Feet of Frontage (2 stores)

EXCLUSIVE OWNER-USER OR INVESTOR OPPORTUNITY IN SOUTH LA BREA DISTRICT.

Situated in a vibrant retail corridor, with strong co-tenancy including fashion-forward brands, boutiques and restaurants. These properties have been upgraded in recent years including retail space enhanchments and 20-foot ceiling additions, adding value and appeal for both retail and creative office/residential use. The buildings in this portfolo may be purchased together or separately.

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Address	122-124 S La Brea Avenue Los Angeles 90036	126-128 S La Brea Avenue Los Angeles 90036
Lot Size	4,182 SF	4,182 SF
APNs	5513-018-006	5513-018-007
Year Built	1948 (with recent upgrades)	1929
Asking Price	$4,750,000	
Zoning	C2, City of Los Angeles	

PRO FORMA

Five-Year Lease-Up Schedule & Stabilized Cap Rate Analysis

± 8,000 SF | FOR SALE

122-128 S LA BREA AVE

Los Angeles, CA 90036

ASSUMPTIONS

PURCHASE PRICE

$4,750,000

MARKET RETAIL RENT

$4.25 PSF/MO NNN

ANNUAL ESCALATION

3.00%

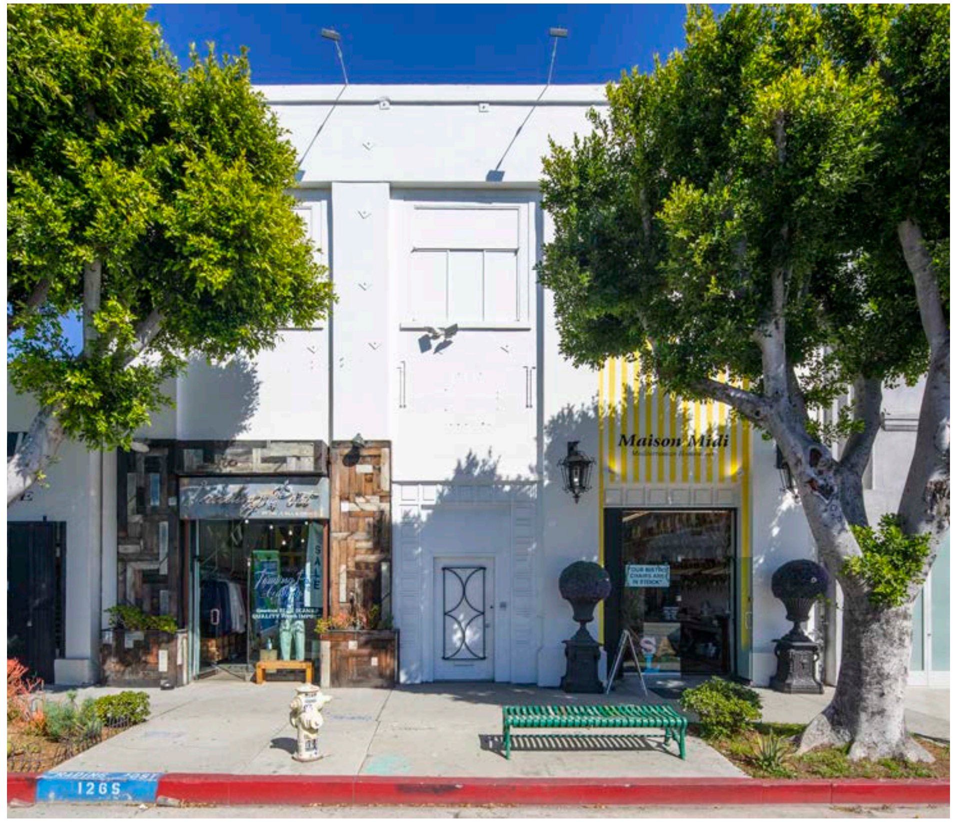
Suites 122, 124, 126, 126.5 can be delivered vacant for owner user

5-YEAR PROJECTION

			CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Suite	Tenant	SF	Mo. Rent	Mo. Rent	Mo. Rent	Mo. Rent	Mo. Rent	Mo. Rent
122	American Rag Cie	1,802	$8,240	$8,487	$8,742	$9,004	$9,274	$9,552
124	Badmash Admin/Office	995	$3,250	$4,229	$4,356	$4,486	$4,621	$4,759
126	Vacant (Lease-Up)	1,543	—	$6,558	$6,754	$6,957	$7,166	$7,381
128	Metalwood	2,300	$8,044	$8,285	$8,534	$8,790	$9,054	$9,325
126.5	Apartment / Office	1,360	$2,750	$2,833	$2,917	$3,005	$3,095	$3,188
TOTAL MONTHLY		8,000	$22,284	$30,392	$31,303	$32,242	$33,210	$34,206
TOTAL ANNUAL			**$267,408**	**$364,698**	**$375,639**	**$386,908**	**$398,516**	**$410,471**
CAP RATE @ $4.75M			**5.63%**	**7.68%**	**7.91%**	**8.15%**	**8.39%**	**8.64%**

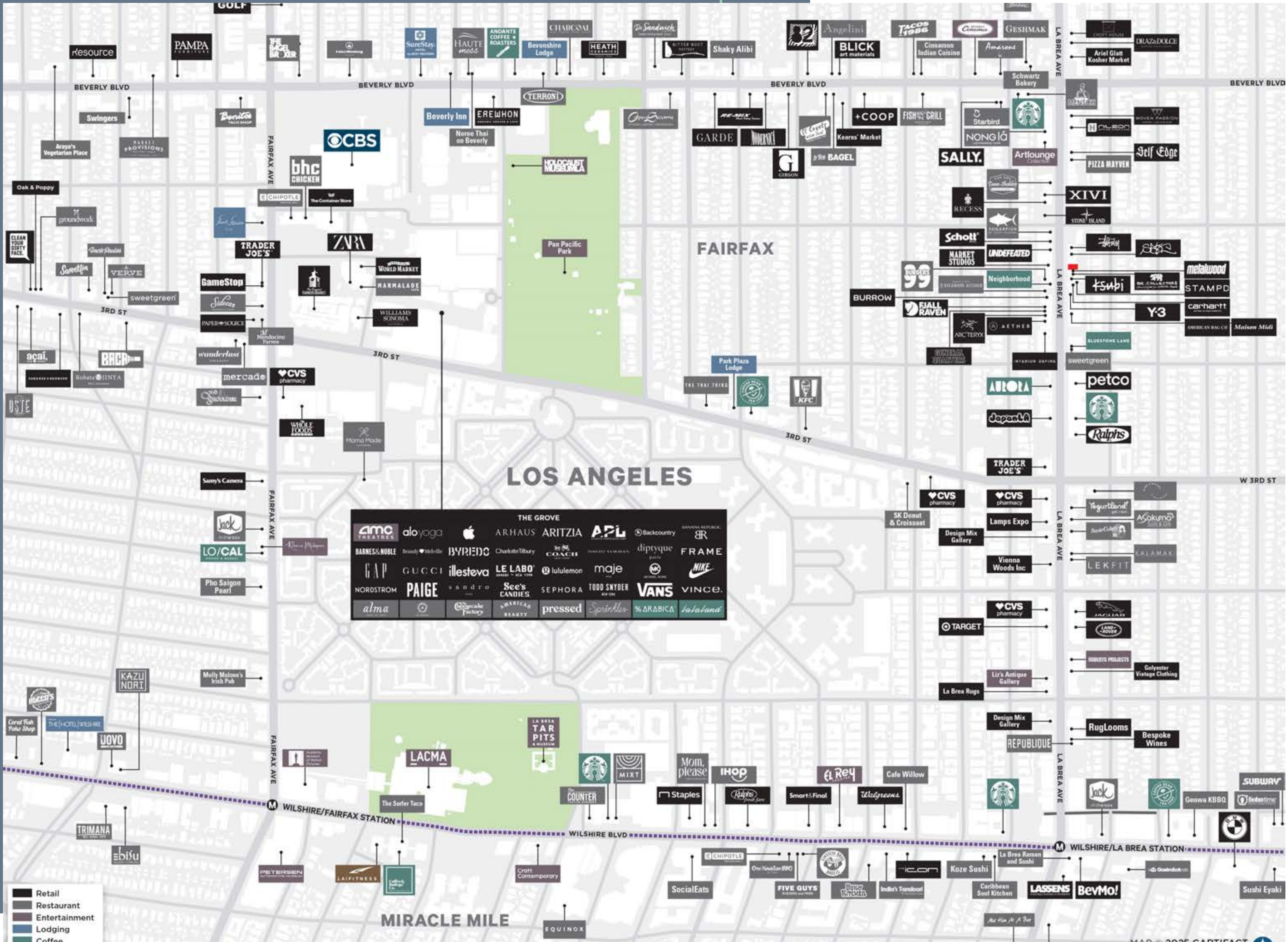
NOTES

1. Year 1 reflects lease-up of Month to Month Suite 124 (995 sf) and Vacant Suite 126 (1,543 SF) at market rent of $4.25 PSF/MO NNN.
2. Year 3 reflects Metalwood's execution of their 3-year option at 103% last months rent. (May 31, 2028) The option is the higher of FMV or 103%.
3. Rents assumed to escalate 3.00% annually. Actual lease terms vary and are available upon request
4. Cap rate calculated on annual NNN income at a $4,750,000 purchase price. Figures exclude tenant improvements, free rent, and operating expenses (NNN).


122-128
S LA BREA
Maison Midi
Mediterranean Homewares
"OUR BISTRO
CHAIRS ARE
IN STOCK"

Maison Midi
126S


METALWOO
NEW - USED - VINTA
VINTAGE
CLOTHING

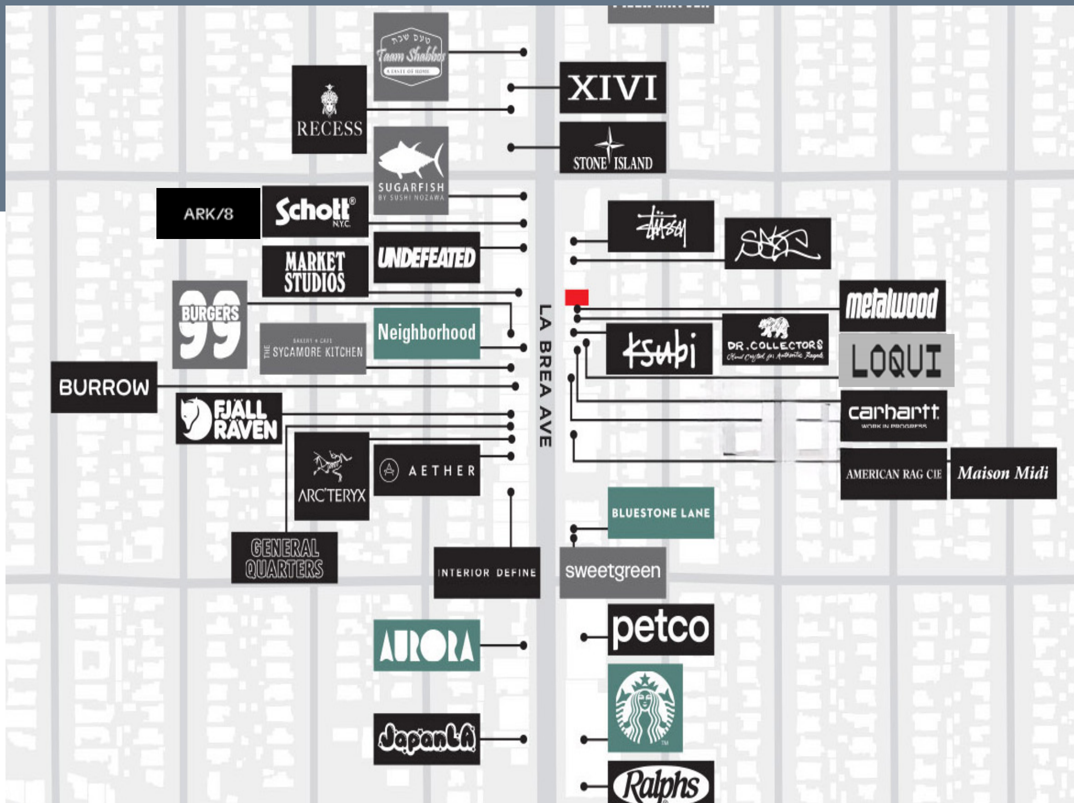
CO-TENANCY OVERVIEW



S LA BREA

CO-TENANCY ON THE BLOCK

CO-TENANCY ON THE BLOCK



Undefeated

111 S La Brea Ave

Contemporary outpost for men's trendy sports apparel, footwear, socks, hats & accessories.

Stüssy

112 S La Brea Ave

Globally recognized streetwear brand since the 1980s.

Ksubi

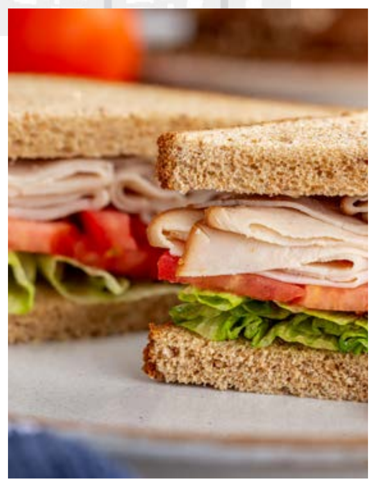
132 S La Brea Ave

A destination for denim, jeans and streetwear with a signature cult core denim following.

Carhartt WIP

136 S La Brea Ave

A comprehensive collection of durable and comfortable men's and women's clothing.



Mish

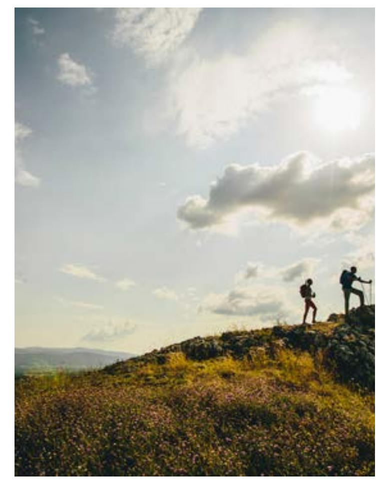
127 S La Brea Ave

A chef-driven, modern interpretation of the American Jewish deli.

Burrow

145 S La Brea Ave

Simple adaptable furniture for a modern life at home.



Fjäll Räven

151 S La Brea Ave

Swedish born outdoor clothing and equipment shop.

CO-TENANCY ON THE BLOCK

Sugarfish

101 S La Brea Ave

Celebrated local sushi chain serving traditional rolls & sake in a chic, intimate space.

Stone Island

101 S La Brea Ave

Italian premium men's apparel brand.

Garrett Leight

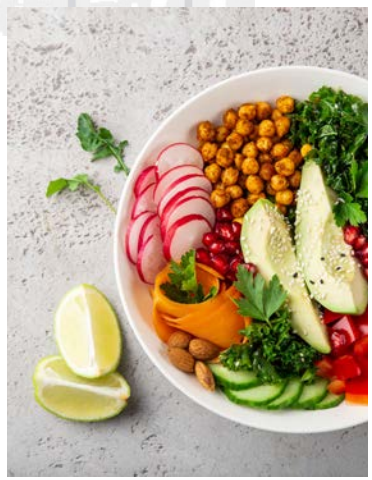
165 S La Brea Ave

Classic and timeless eyewear.

Arc'teryx

159 S La Brea Ave

Outdoor clothing and equipment with technical fabrics.



Sweetgreen

180 S La Brea Ave

Locally sourced, friendly counter-serve chain specializing in organic salads & bowls

Loqui

176 S La Brea Ave

Popular, modern Mexican taqueria in LA known for its scratch-made flour tortillas, fresh ingredients, and elevated street food.

Aether

149 S La Brea Ave

Clothing store featuring men's and women's apparel, plus sportswear.

Melrose Ave/ Melrose Place is a trendy shopping district best known for its chic and fashionable boutiques, unique concept stores, and upscale brands. The retail on Melrose offers a mix of high-end fashion, accessories, home decor, and specialty items. It is a popular destination for fashion-forward individuals seeking the latest trends and one-of-a-kind pieces. The atmosphere on Melrose is often described as stylish and relaxed, attracting both local shoppers and tourists looking for a distinctive shopping experience in Los Angeles.

Current Tenants: Alfred, Craig's, Malbon, Gucci, Grown Brilliance, Golden Goose, Adidas, Balmain, Great White, Cecconi's, Lashify, Lululemon, Casper, Cult Gaia, Maison Margiela, Foundrae, Glossier, EP LP, Restoration Hardware, Jacquemus, James Perse, Byredo

South La Brea Avenue offers a diverse and eclectic shopping experience, with a focus on trendy fashion, unique boutiques, and design-forward stores. Neighboring West Hollywood, the Miracle Mile and Hollywood, this targeted area features many unique shops and top-notch eateries with high walkability and vehicular traffic.

Current Tenants: Arc'teryx, Undefeated, Bluestone Lane, Stussy, Schott, Fjallraven, Aether, Sugarfish, Republique, Sugarfish, The Sycamore Kitchen, Market Studios, Garret Leight, Stone Island, STAMPD

POINTS OF INTEREST

Robertson Ave Robertson Blvd is a coveted retail street in Beverly Hills known for its high-end boutiques, trendy cafes and celebrity sightings. The adjacent neighborhoods offer some of the most expensive real estate in the city.

Current Tenants: James Perse, Armani Casa, Herman Miller, Coup D'Etat, The Ivy, The Henry, Blue Bottle Coffee, Box Union, Tama Sushi Cassina

THE GROVE

The Grove/Farmer's Market at the heart of LA, is one of the highest grossing shopping centers in all of the country and a must-see location for visitors to Los Angeles. A beloved and popular outdoor shopping and entertainment location in the city, it features mainstream retail and restaurant locales, a large fountain centerpiece and hosts numerous events and live performances. Directly adjacent to the Grove is the historic Farmers Market which dates back to 1934 and features a diverse selection of food vendors, gourmet treats and specialty shops.

Current Tenants: Nike, ALO Yoga, Apple, Lululemon, Madewell. Aritizia, Todd Snyder, La La Land Kind Café, APL, Backcountry, Barnes & Noble, Byredo, Charlotte Tilbury, Coach, Diptyque, David Yurman, Gucci, Le Labo, Maje, Nordstrom, OVO, Paige, Sandro, Sephora, Vince, Vans, Zara, American Beauty, Alma

BEVERLY CENTER

Beverly Center At the heart of LA, The Beverly Center offers a diverse and eclectic shopping experience, with a focus on trendy fashion, unique boutiques, and design-forward stores, making it one of the top shopping destinations in the city.

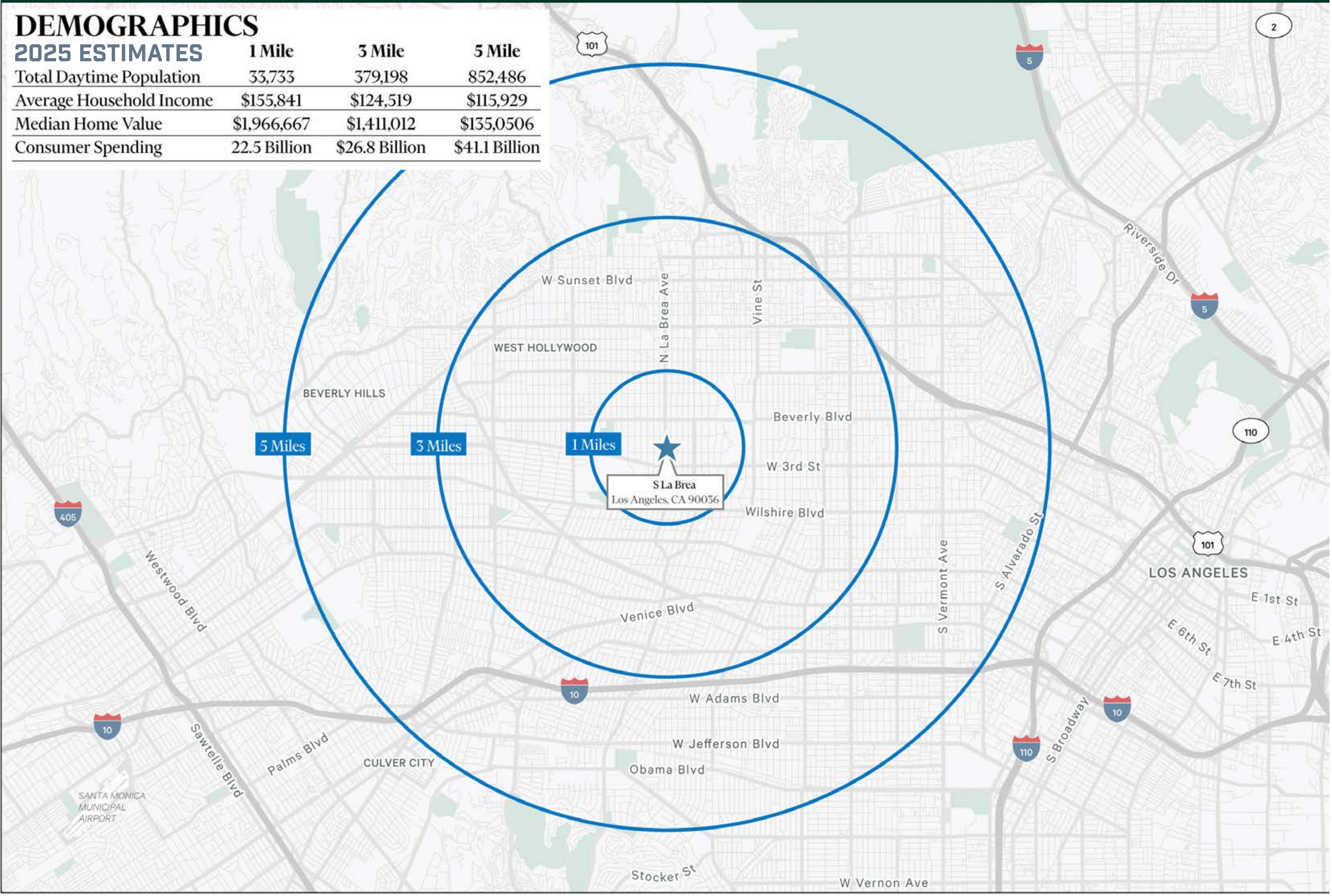
Current Tenants: Louis Vuitton, AB Steak, Armani Exchange, Balenciaga, Commissary, Canada Goose, JD, Gucci, Lucky Strike, Oakberry Acai, Omega, Roberto Cavalli, Saint Laurent, Tumi, Traffic, Apple, Golden Goose

Larchmont Larchmont Village is a charming and much-loved area of Los Angeles known for its cozy, village atmosphere. With high walkability and a peaceful setting, it serves as a nice break from the bustling city atmosphere around it. Its desirability has attracted numerous retail brands, yoga/ pilates studios and fine dining and it maintains very low vacancy and high rents as a result.

Current Tenants: Wittmore, Go get em tiger, Diptyque, Buck Mason, Dayglow, Salt & Straw, Topdrawer, Malin + Goetz

DEMOGRAPHICS

2025 ESTIMATES	1 Mile	3 Mile	5 Mile
Total Daytime Population	33,733	379,198	852,486
Average Household Income	$155,841	$124,519	$115,929
Median Home Value	$1,966,667	$1,411,012	$135,0506
Consumer Spending	22.5 Billion	$26.8 Billion	$41.1 Billion



TROPHY ASSET
With dedicated parking, great frontage & signage opportunities

PRIME LOCATION
In one of the most coveted retail districts in Los Angeles

SINGULAR OPPORTUNITY
A rare and unparalleled chance to own an exceptional property

STRATEGIC INVESTMENT
Potential Upside to meet long-term business objectives and establish market presence

HIGH VISIBILITY
High Vehicular and Pedestrian Traffic

± 8,000 SF

INVESTMENT/ OWNER USER FOR SALE

122-128 S LA BREA AVE

Los Angeles, CA 90036

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