

La Brea Corridor

Mixed-Use Opportunity Under \$300 PSF

! PROBATE SALE - SUBJECT TO COURT CONFIRMATION AND POSSIBLE OVERBID



1430

S. LA BREA AVENUE
Los Angeles, CA 90019

CREM
COMMERCIAL



OM | 1430 S. La Brea Avenue

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Executive Summary

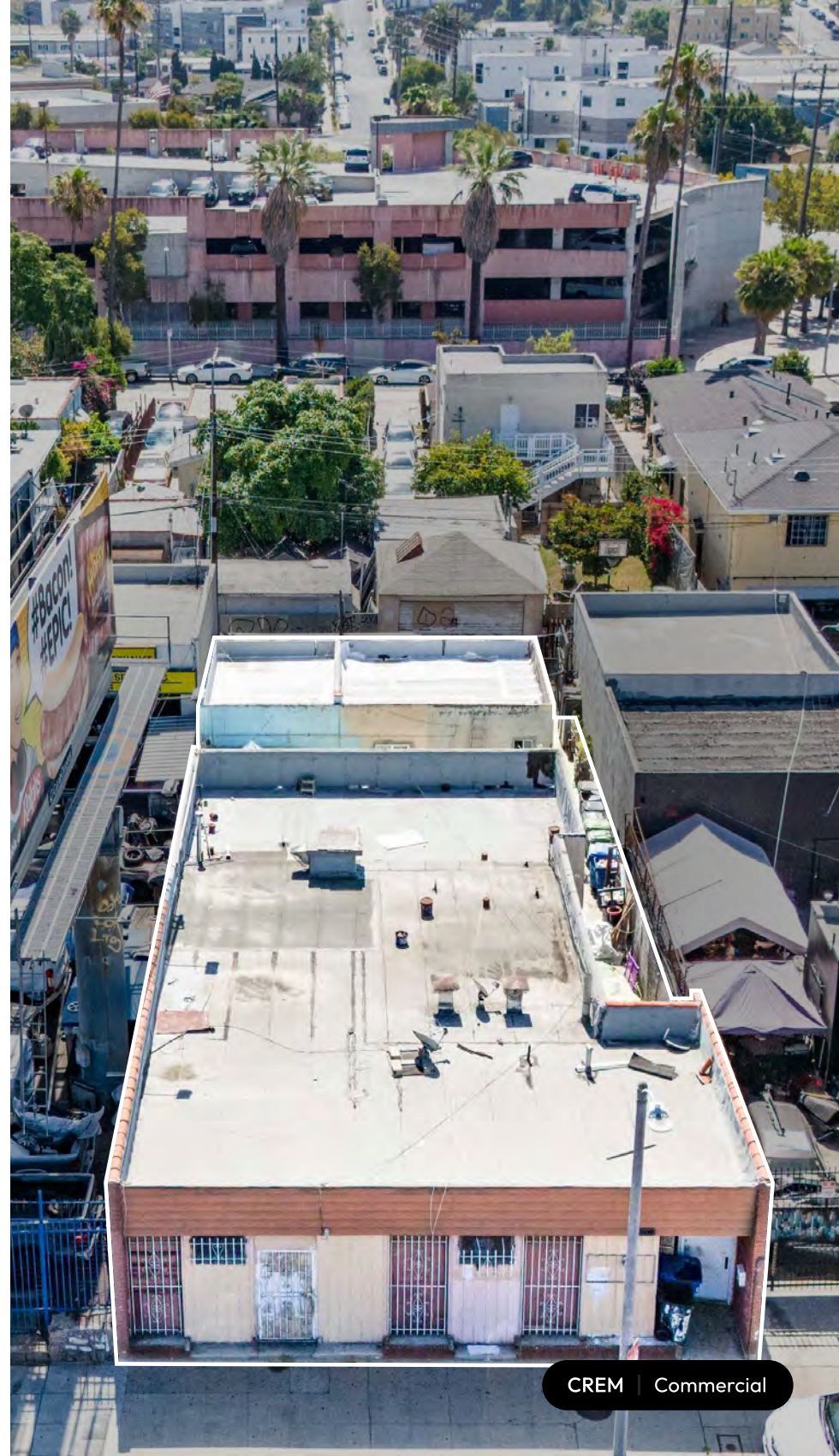
The CREM Group is pleased to present **1430 S. La Brea Avenue**, a unique mixed-use property situated along the highly trafficked La Brea Avenue corridor between Venice Boulevard and Pico Boulevard in the heart of Los Angeles' Mid-Wilshire neighborhood. The property consists of approximately 2,836 square feet of improvements situated on a 4,480 square foot C2-zoned parcel. Improvements include a multi-tenant commercial building of approximately 2,300 square feet fronting La Brea Avenue and a separate approximately 600 square foot residential unit at the rear of the property with alley access. The front building is currently configured as two separate units and is occupied by residential tenants, although the building is not permitted for residential use. Please contact the broker for additional information regarding the existing tenancy.



The property presents a compelling opportunity for an owner-user, investor, or developer seeking a well-located asset in one of Central Los Angeles' most active commercial corridors. With over 60,000 vehicles passing the property daily, excellent street frontage, rear alley access, and flexible C2 zoning, the property offers a variety of potential future uses, whether through repositioning, redevelopment, or continued operation. Its central location provides convenient access to Beverly Grove, Hancock Park, Miracle Mile, Culver City, West Adams, Downtown Los Angeles, and the nearby 10 Freeway.

Adding to the property's long-term appeal is its location within one of Los Angeles' most active and rapidly evolving commercial corridors. The recently opened Metro D Line extension, including the Wilshire/La Brea Station just north of the property, provides direct rail access to Downtown Los Angeles, Beverly Hills, Century City, and other major employment and entertainment hubs.

Nearby amenities include the Target and Sprouts-anchored shopping center, Midtown Crossing featuring Ralphs, Lowe's, and Planet Fitness, as well as renowned cultural attractions including LACMA, the Academy Museum of Motion Pictures, and the Petersen Automotive Museum. Just minutes away, the La Brea Tar Pits are undergoing a more than \$230 million modernization, further contributing to the continued growth and desirability of the Mid-Wilshire corridor.



Property Details

ADDRESS: 1430 S. LA BREA AVENUE
LOS ANGELES, CA 90019

TYPE: COMMERCIAL

PRICE: \$800,000

BUILDING SF: 2,836

BUILDING \$/SF: \$282

LAND SF: 4,480

LAND \$/SF: \$179

ZONING: C2

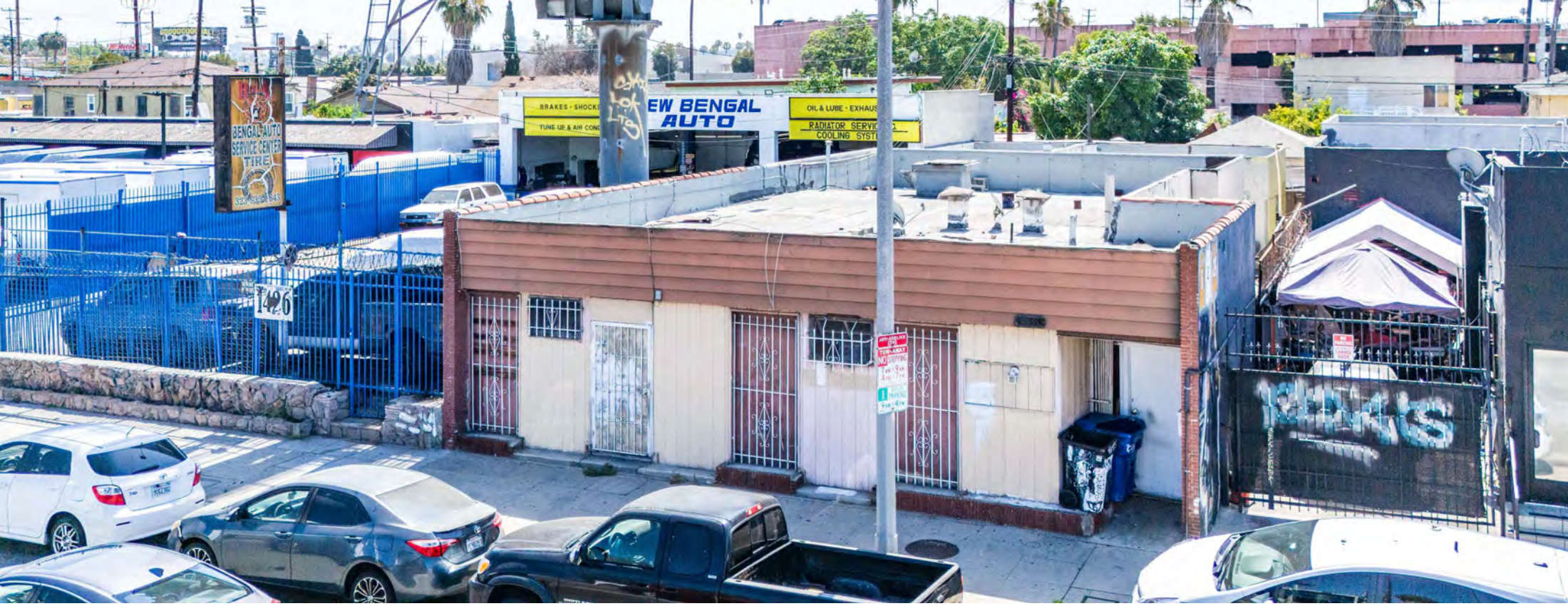
YEAR BUILT: 1948

APN: 5070-019-035

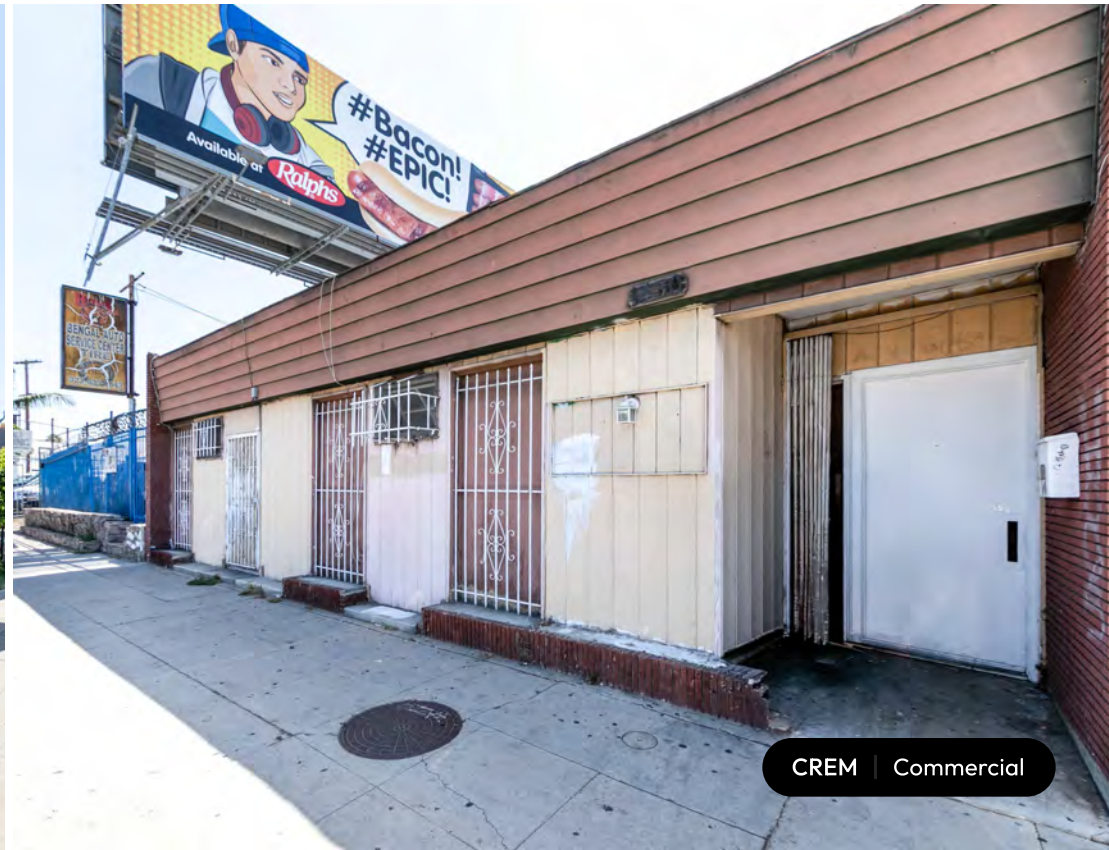
FRONTAGE: 40' ON S. LA BREA AVE.

OCCUPANCY: CONTACT BROKER FOR DETAILS





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Investment Highlights

✓ Prime Mid-Wilshire Location

Situated along the highly trafficked La Brea Avenue corridor between Venice Boulevard and Pico Boulevard in one of Central Los Angeles' most desirable commercial districts.

✓ 2,836 SF Mixed-Use Improvements

±2,300 square foot commercial building fronting La Brea Avenue plus a separate ±600 square foot residential unit at the rear of the property with convenient alley access.

✓ Existing Tenancy

The front building is currently configured into two separate units occupied by residential tenants, although the building is not permitted for residential use. Please contact broker for additional details regarding the current tenancy.

✓ Flexible C2 Zoning

Offers a variety of potential future uses for owner-users, investors, or developers, subject to buyer verification.

✓ Exceptional Visibility

Prominent frontage along La Brea Avenue with traffic counts exceeding 60,000 vehicles per day, providing outstanding exposure.

Investment Highlights

Outstanding Regional Connectivity



Less than one mile from the I-10 Freeway with convenient access to Beverly Grove, Hancock Park, Miracle Mile, Culver City, West Adams, Downtown Los Angeles, and surrounding neighborhoods.

Excellent Public Transportation



Minutes from the Metro D Line Wilshire/La Brea Station, providing direct access to Downtown Los Angeles, Beverly Hills, Century City, and other major employment centers.

Surrounded by Premier Retail & Amenities



Located near Target, Sprouts, Midtown Crossing (Ralphs, Lowe's, Planet Fitness), as well as The Grove, LACMA, the Academy Museum, Petersen Automotive Museum, and numerous dining and entertainment destinations.

Area Experiencing Continued Investment



The surrounding Mid-Wilshire corridor continues to benefit from significant public and private investment, including new mixed-use developments and the ongoing modernization of the La Brea Tar Pits.

Parcel Map





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LOWE'S | Petsmart
Smart & Final | Chipotle | ROSS

MIDTOWN SHOPPING CENTER
Living Spaces | Jamba | CVS
Ralphs | Planet Fitness

PICO BLVD
🚗 24,000+ VPD

VENICE BLVD
🚗 27,000+ VPD

1430 S. LA BREA AVENUE

LA BREA AVE
🚗 60,000+ VPD

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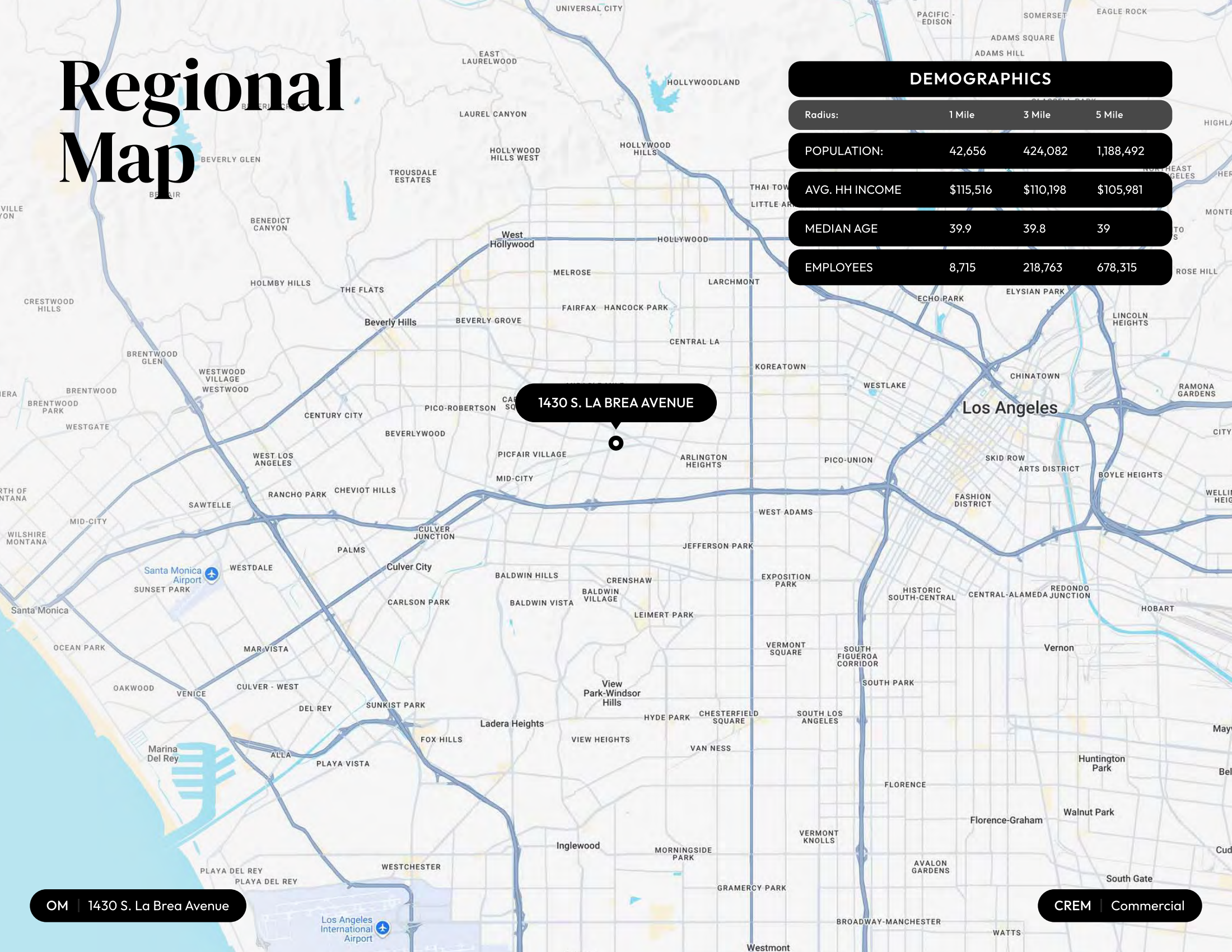
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Regional Map



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	42,656	424,082	1,188,492
AVG. HH INCOME	\$115,516	\$110,198	\$105,981
MEDIAN AGE	39.9	39.8	39
EMPLOYEES	8,715	218,763	678,315

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Disclaimer

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The only party authorized to represent the property owner (“Owner”) in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

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Get In Touch With Us!

FOR MORE INFORMATION.



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