

# FOR SALE

## 463-467 S LA BREA AVE

LOS ANGELES, CA 90036

**OWNER-USER / VALUE-ADD  
INVESTMENT OPPORTUNITY  
HARD CORNER OF LA BREA & 6TH ST**



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**CBRE**

# THE AREA



CENTURY CITY

BEVERLY HILLS

WEST HOLLYWOOD

HOLLYWOOD HILLS

THE GROVE

PARK LA BREA

463-467 S LA BREA AVE

TARGET

LAND ROVER

260 ENTITLED MIXED-USE  
HOTEL / RESIDENTIAL UNITS

RÉPUBLIQUE

LA BREA AVE

6TH ST



## MAJOR PRICE REDUCTION!

This premier property anchors the high-traffic corner of La Brea Ave and 6th St and is centrally located between West Hollywood, Hollywood, Fairfax, Miracle Mile, and Koreatown. This area is rapidly developing into a key live-work-entertainment destination, with new mixed-use, office, and retail projects that enhance the established mix of chic restaurants and flagship retailers.



# HIGHLIGHTS



Building Size ±5,250 SF



Land Size ±5,255 SF



Sale Price **\$3,950,000**



Zoning LAC2



APN 5508-006-014



TOC Tier 4

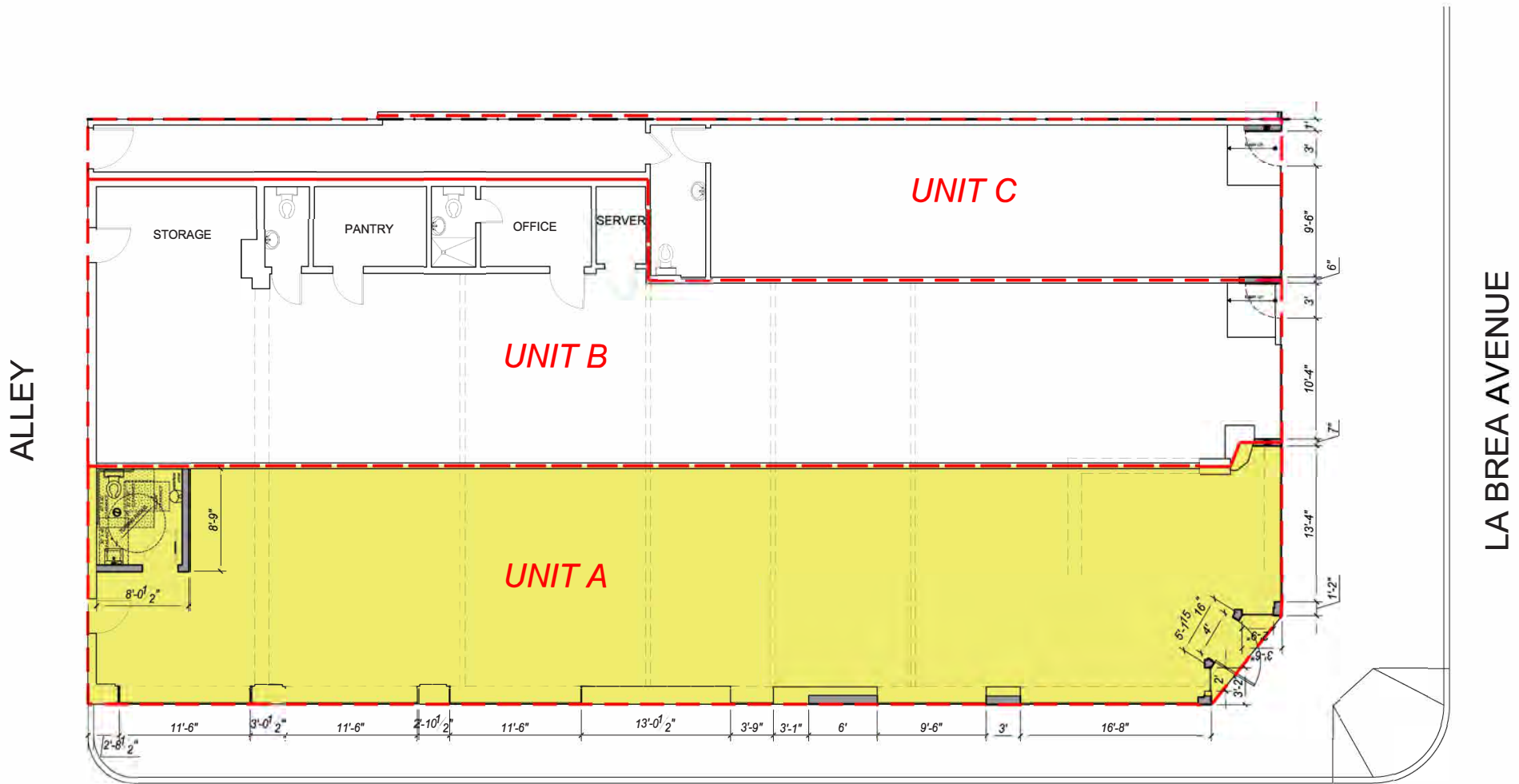


Development Potential to build 50+ Units

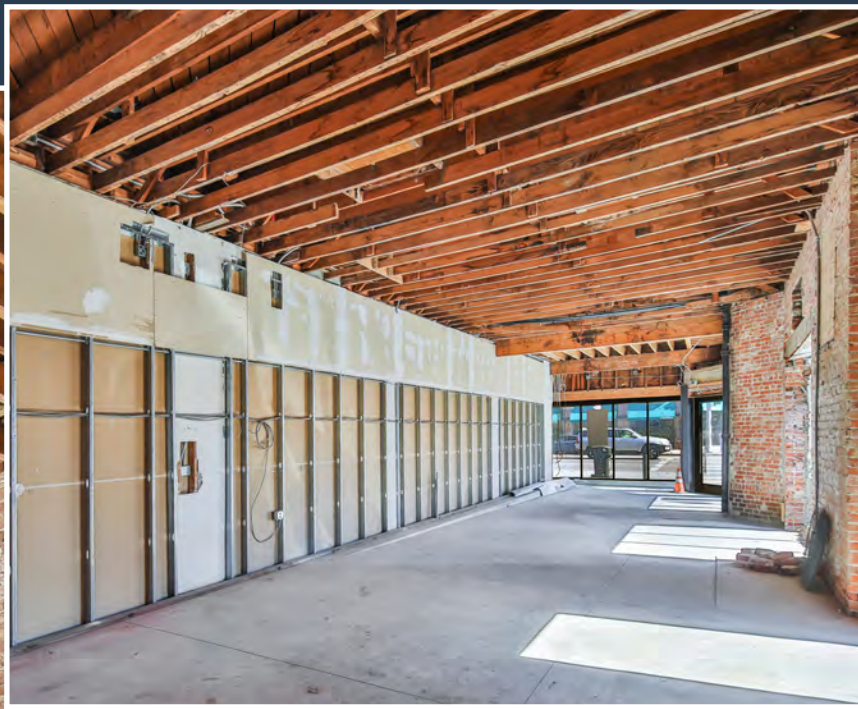
\*BUYER TO DO ALL DUE DILIGENCE



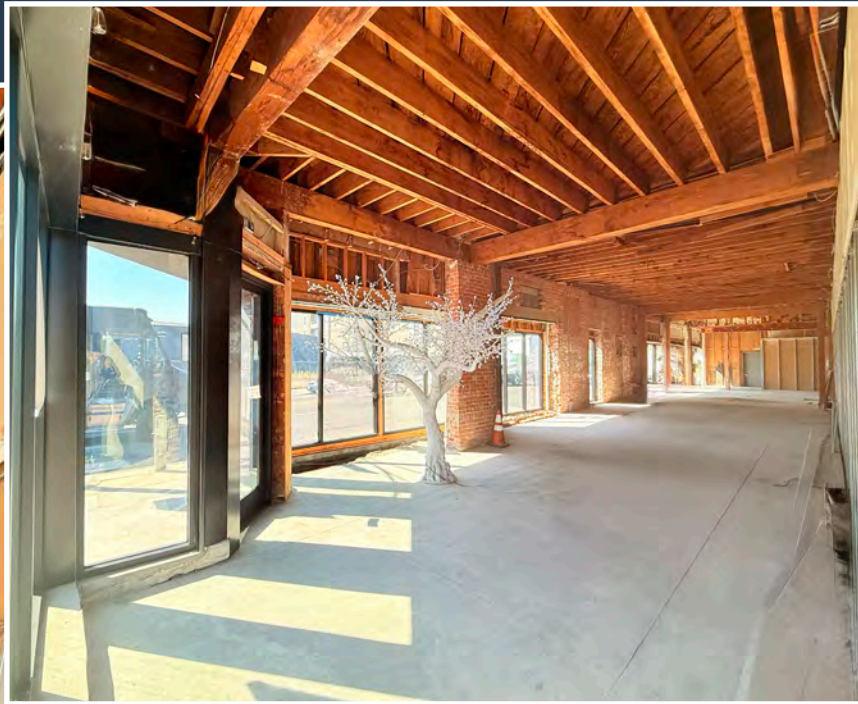
# SITE PLAN



# INTERIOR



# INTERIOR



# INTERIOR



# THE AREA

HOLLYWOOD

LARCHMONT

DOWNTOWN LA

BH BMW

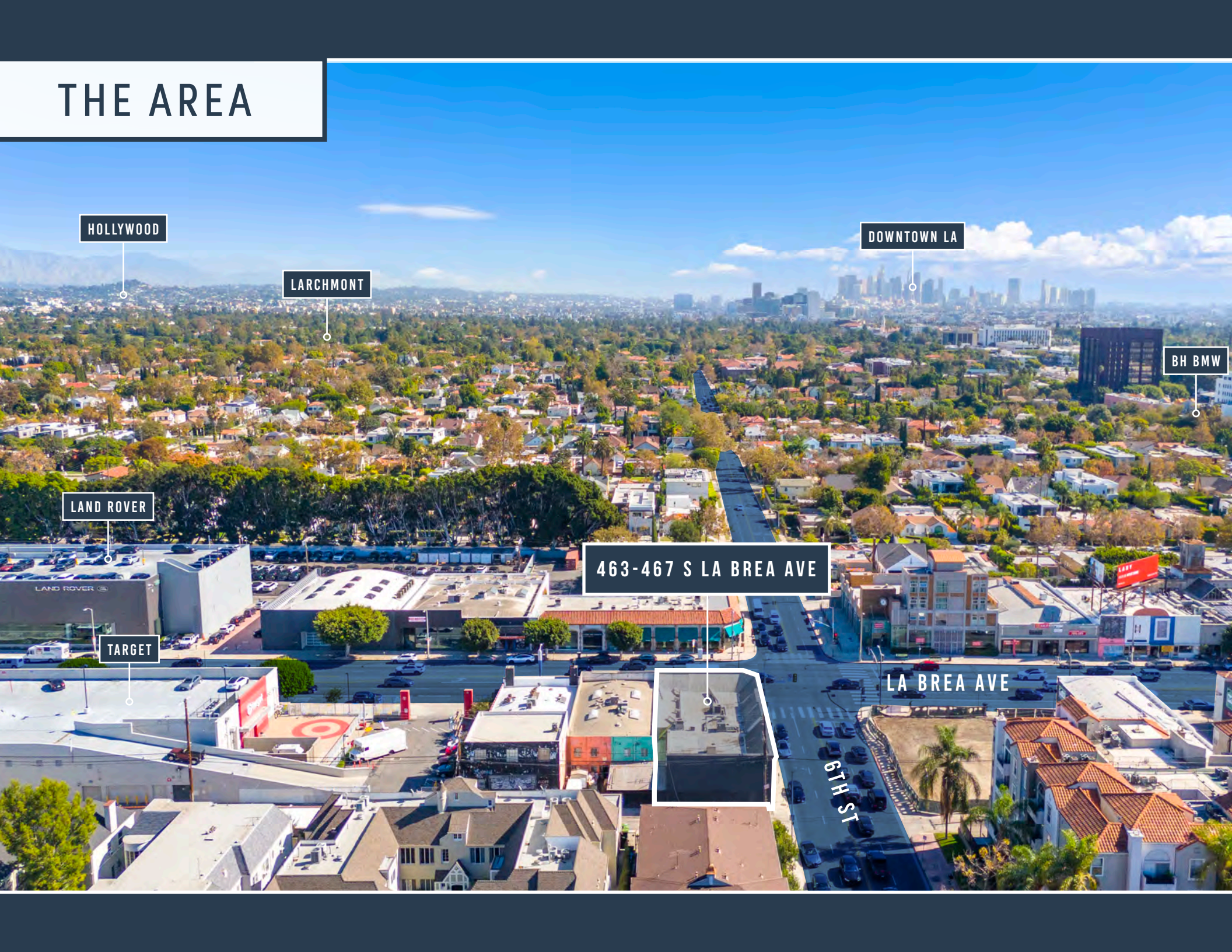
LAND ROVER

463-467 S LA BREA AVE

TARGET

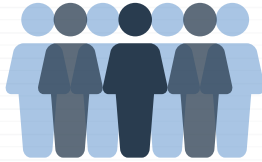
LA BREA AVE

6TH ST



# LOS ANGELES

40,364  
RESIDENTS



36.7  
MEDIAN AGE



75.7%  
RENT



17.1%  
OWN



**\$3BN**

YEARLY TOTAL SPENDING  
IN CITY OF LOS ANGELES

**\$169k**

AVERAGE HOUSEHOLD  
INCOME

**45K**

DAYTIME POPULATION

# DEMOGRAPHICS



## POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	40,364	493,558	1,057,111
2029 Population - Five Year Projection	41,007	499,733	1,069,816
2020 Population - Census	41,492	497,862	1,064,189
2010 Population - Census	38,942	498,844	1,059,309
2020-2024 Annual Population Growth Rate	-0.52%	-0.17%	-0.13%
2024-2029 Annual Population Growth Rate	0.32%	0.25%	0.24%



## HOUSEHOLDS

2024 Households - Current Year Estimate	20,771	234,383	474,351
2029 Households - Five Year Projection	21,596	243,530	492,910
2020 Households - Census	20,296	226,462	457,202
2010 Households - Census	19,015	215,056	432,219
2020-2024 Compound Annual Household Growth Rate	0.44%	0.66%	0.70%
2024-2029 Annual Household Growth Rate	0.78%	0.77%	0.77%
2024 Average Household Size	1.94	2.07	2.17



## HOUSING INCOME

2024 Average Household Income	\$168,635	\$123,410	\$125,229
2029 Average Household Income	\$184,443	\$135,761	\$137,618
2024 Median Household Income	\$108,808	\$77,439	\$77,110
2029 Median Household Income	\$120,195	\$86,140	\$86,007
2024 Per Capita Income	\$86,847	\$58,621	\$56,270
2029 Per Capita Income	\$97,216	\$66,184	\$63,473



## EDUCATION

	1 MILE	2 MILES	3 MILES
2024 Population 25 and Over	30,992	381,700	799,573
HS and Associates Degrees	8,147	132,996	280,276
Bachelor's Degree or Higher	21,884	198,237	395,210



## HOUSING UNITS

2024 Housing Units	22,401	256,502	519,589
2024 Vacant Housing Units	1,630	22,119	45,238
2024 Occupied Housing Units	20,771	234,383	474,351
2024 Owner Occupied Housing Units	3,824	43,569	103,251
2024 Renter Occupied Housing Units	16,947	190,814	371,100



## PLACE OF WORK

2024 Businesses	3,095	34,910	66,428
2024 Employees	23,282	273,485	575,168



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**CBRE**

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