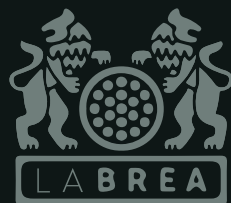


DISTRICT LA BREA



THE
HEART
OF LA



NEWMARK | PACIFIC

ABOUT DISTRICT LA BREA



This is where LA's coolest brands choose to be.
Where Undeafed launched their first store.
Where Stone Island chose to plant their flag.
Where Sycamore Kitchen became a neighborhood eatery.
Where legacy brands share sidewalks with LA originals.
A mix that's anything but typical.



100,000+ SF

Retail, Restaurant, and Creative Office Space

HISTORIC
ARCHITECTURE

With Modern Edge

CENTRAL
LOCATION

On La Brea, Minutes from Hollywood
and Beverly Hills

93/100

Walk Score

DEDICATED
& SECURE

Parking Structure



LOCATION



Minutes to
**BEVERLY HILLS &
HOLLYWOOD**

Adjacent to
**HANCOCK PARK &
PARK LA BREA**

High-visibility
LA BREA CORRIDOR

Surrounded by
**DENSE, AFFLUENT
NEIGHBORHOODS**

Located in a pocket of LA that's authentic yet elevated, minutes from Hancock Park's historic estates and Miracle Mile museums. A neighborhood balanced between Hollywood glamour and downtown edge, drawing its own distinct character from both. For brands seeking more than just a location - this is where distinctive concepts thrive in a curated environment of technical innovation, design, and LA culture.



STONE ISLAND

ARC'TERYX

AETHER

UNDEFEATED

Garrett Leight
CALIFORNIA OPTICAL

SUGARFISH

Schott
N.Y.C.

BURROW

INTERIOR
DEFINE

BAKERY • CAFE
THE SYCAMORE KITCHEN

LA BREA TENANT MIX

Not the typical lineup. not the same names you see everywhere else. Just the most interesting mix in LA. Brands that get it, next to brands that start it.



1 MILE RADIUS

\$126,141

2024 Avg HH Income

37.1

2024 Avg Age

64%

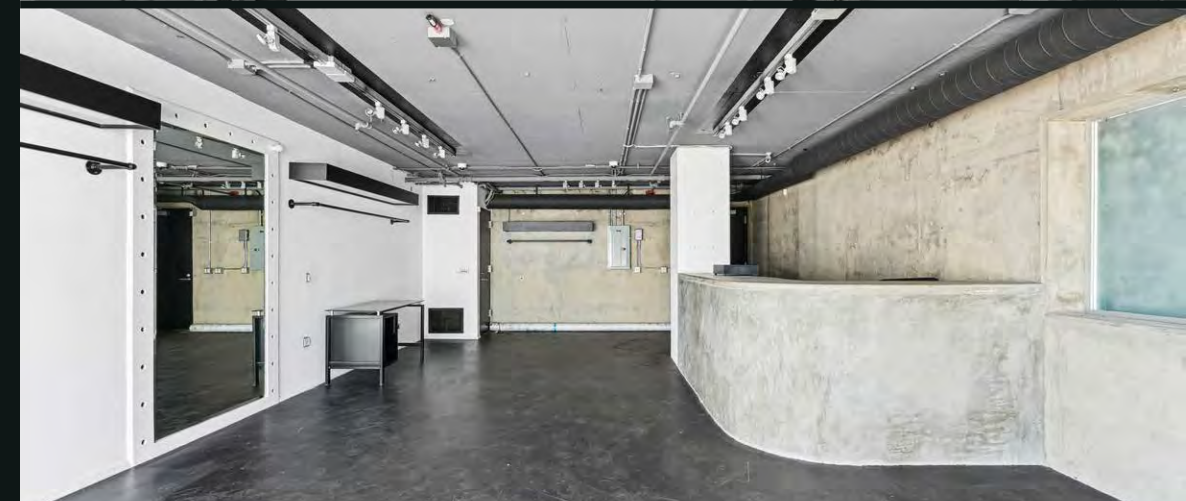
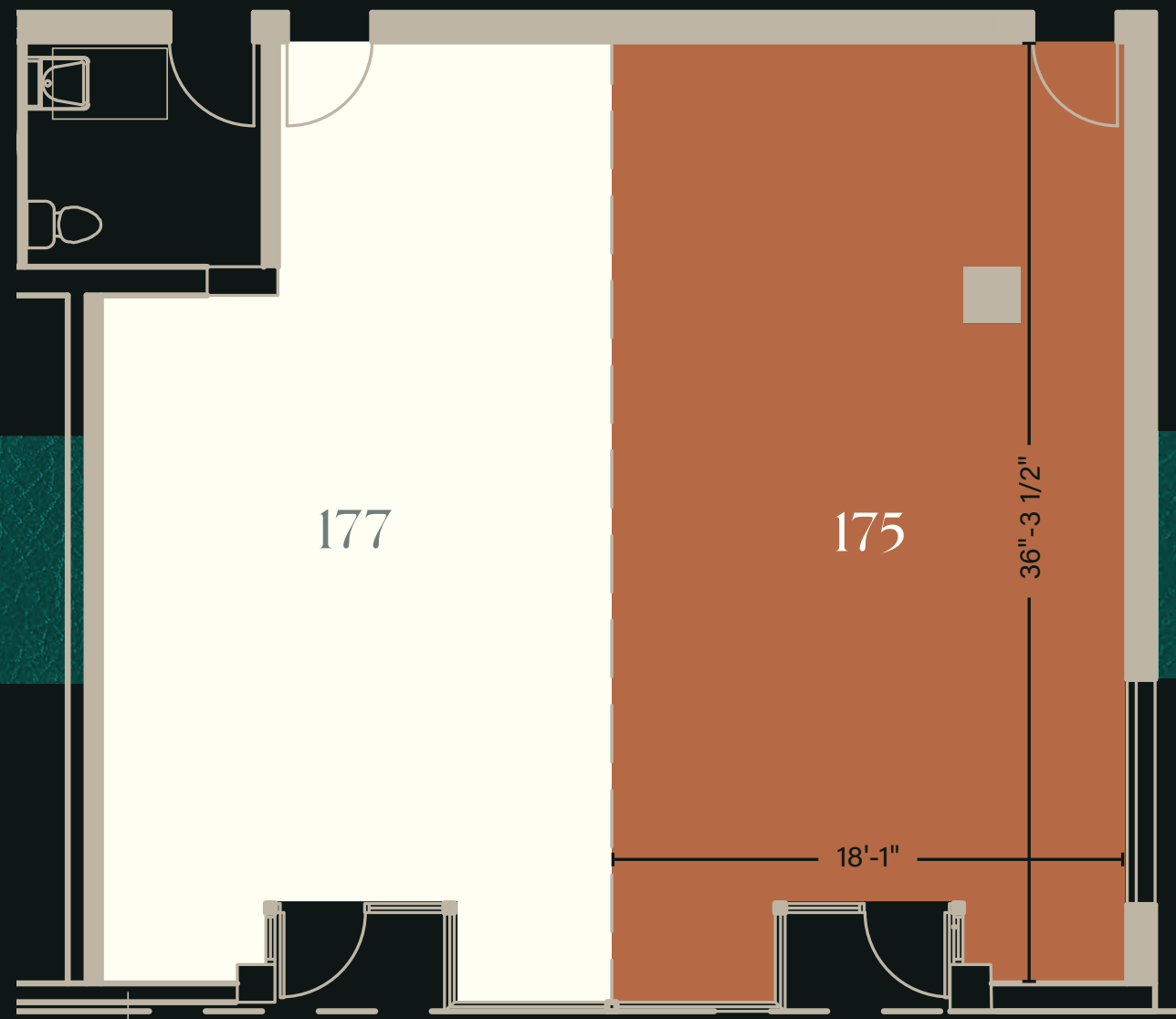
Bachelor's Degree or Higher

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	41,466	487,129	1,021,966
2029 Population	40,518	478,126	999,280

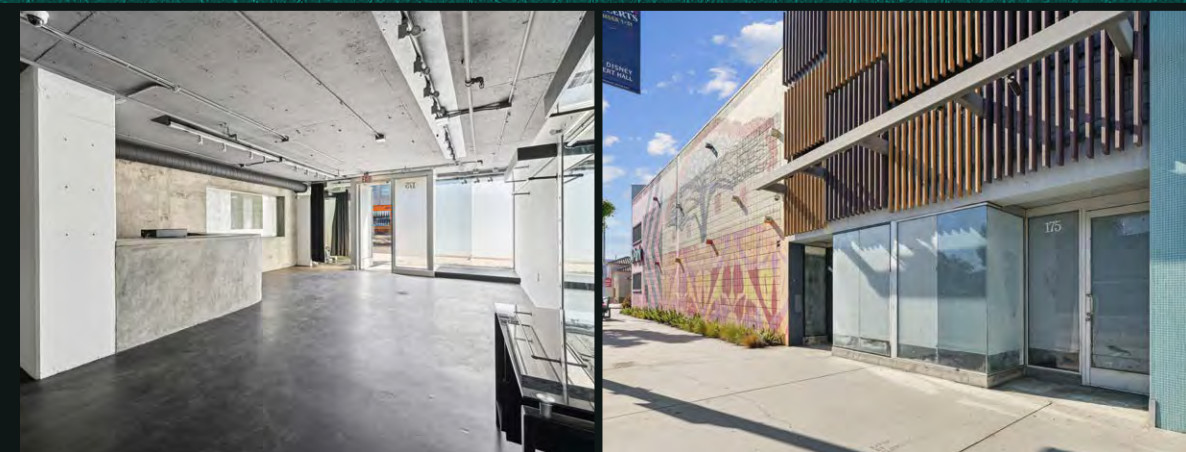


175 S. LA BREA AVE



659 SF*

*Available individually or combine with adjacent
177 S. La Brea for 1,234 SF total



161 S. LA BREA AVE

4,000 SF

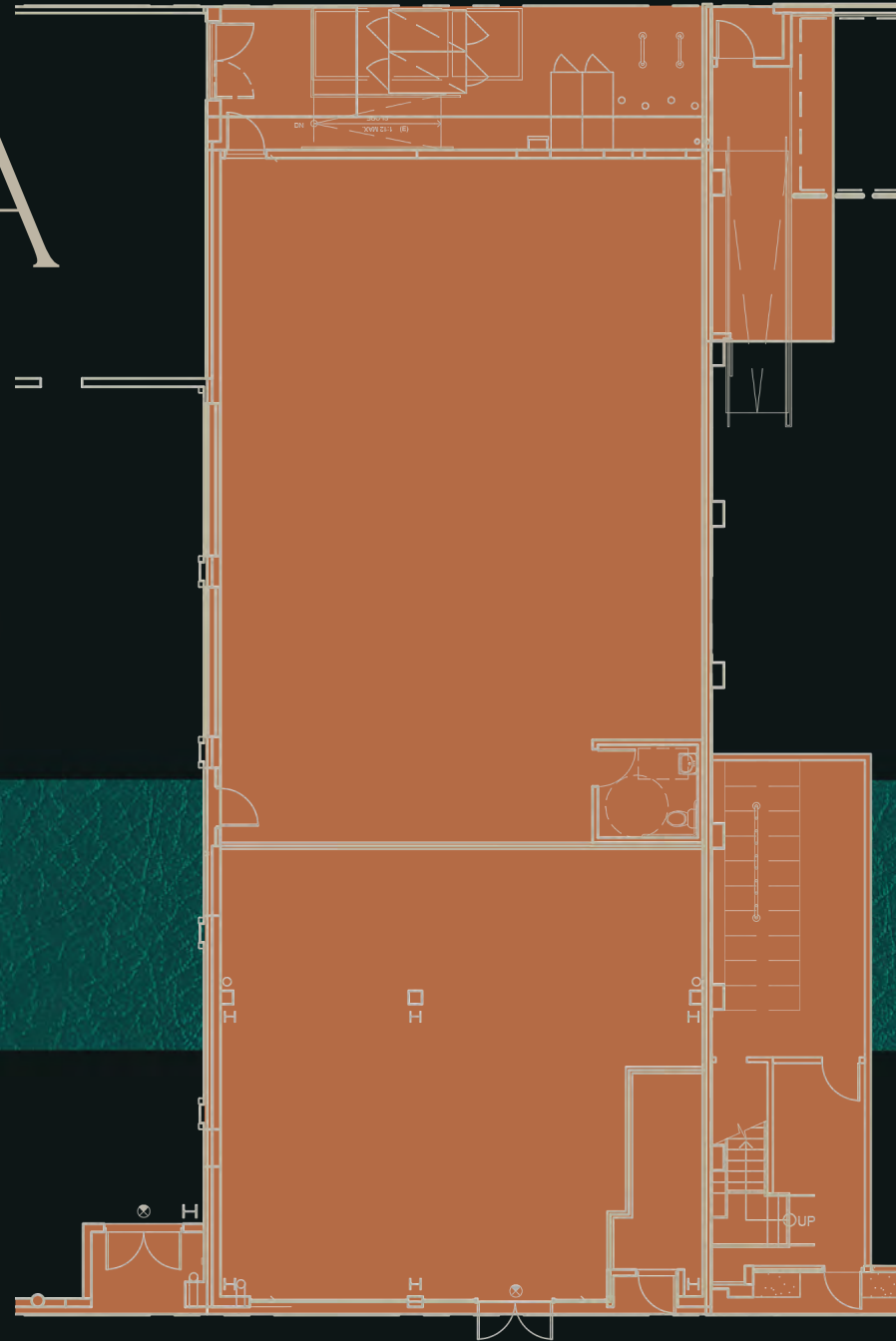
(Can be demised to 2,000 SF)

161



123 S. LA BREA AVE

3,500 SF



DISTRICT LA BREA

ANDREW TURF

Vice Chairman

t 424-299-7395

andrew.turf@nmrk.com

CA RE Lic. # 02003722

AUBREY HINKSON

Associate

t 480-242-4139

aubrey.hinkson@nmrk.com

CA RE Lic. # 02221074

AUBRIE PETTERSEN

Brokerage Services Specialist

t 602-540-0426

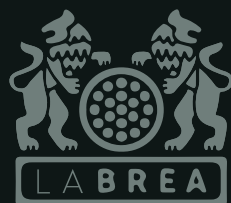
aubrie.pettersen@nmrk.com

CA RE Lic. # 02054331

Corporate License #1796698

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

THE *HEART* OF LA



NEWMARK | PACIFIC

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