

**8,797 SF Endcap + 2,342 SF Mezzanine**

# **RETAIL SPACE AVAILABLE**

200 S La Brea Ave, Los Angeles, CA 90036



**epsteen & associates**



## **Please Contact**

**JACK FARLO**

310.451.8171 X220

[JFARLO@EPSTEEN.COM](mailto:JFARLO@EPSTEEN.COM)

BRE LIC: 02067149

**LEE ANN ROSENBLUM**

310.451.8171 X249

[LROSENBLUM@EPSTEEN.COM](mailto:LROSENBLUM@EPSTEEN.COM)

BRE LIC: 01429915

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

FOUNDING MEMBER **CHAINLINKS**  
RETAIL ADVISORS

# PROPERTY HIGHLIGHTS

- 8,797 sq. ft. prominent endcap space with 2,342 SF mezzanine offering high visibility and excellent street frontage.
- Proximity to high-volume national retailers including Trader Joe's, Ralph's and Petco with neighboring flagship retail Tenants such as Arc'teryx, Fjall Raven, Undefeated, Champion, Bonobos and more!
- Exceptional accessibility with surface parking, ensuring convenience for customers and seamless access to the space.
- Located along La Brea Ave with over 44,000 CPD



## DEMOGRAPHICS:



### Population

<b>1 MILE</b>	40,695
<b>2 MILE</b>	190,807
<b>3 MILE</b>	518,995



### Daytime Population

<b>1 MILE</b>	29,274
<b>2 MILE</b>	115,530
<b>3 MILE</b>	257,485



### Avg. Household Income

<b>1 MILE</b>	\$186,319
<b>2 MILE</b>	\$151,734
<b>3 MILE</b>	\$125,539



### Avg. Median Income

<b>1 MILE</b>	\$113,247
<b>2 MILE</b>	\$95,435
<b>3 MILE</b>	\$83,048



### TRAFFIC COUNTS

**La Brea Ave:** 81,526 CPD  
**2nd St:** 8,997 CPD



### WALK SCORE

90



### VISITS

**PER MONTH:** 9.6K

**PER YEAR:** 114.7K



epsteen & associates

FOUNDING MEMBER | CHAIN LINKS  
RETAIL ADVISORS

**NONG LÁ**  
VIETNAMESE CAFE



**SUGARFISH**  
BY SUSHI NOZAWA

**Schott**  
N.Y.C.  
**UNDEFEATED**

**MARKET**  
**STUDIOS**

**BURGERS**  
**99**

NEIGHBORHOOD  
LOS ANGELES  
BAKERY + CAFE

**THE SYCAMORE KITCHEN**

**BURROW**

**FJÄLL RAVEN**

**GENERAL**  
**QUARTERS**

**ARCTERYX**

**AETHER**

**CECO**  
GARRETT LEIGHT CALIFORNIA OPTICAL

**1/4**

**LA BREA**

**AURORA**

**AVEC LES FILLES**

**Sapon LA**

**TRADER JOE'S**

**Beverly Blvd**

Enterprise Rent-A-Car  
Galia Lahav Los Angeles  
Grey Matter LA  
Nong Lá Vietnamese Café  
See Materials  
Astro Gong Yoga  
Amalfi Restorante

Evolution Physical Therapy & Fitness  
Taam Shabbos  
Olympic Pool & Spa Supplies  
XIVI  
Milano Collection Wigs  
Recess  
Stone Island

**1st St**

SUGARFISH by sushi nozawa

Schott NYC  
Undefeated

Market Studios  
Workshop Kitchen & Bar  
BURGERS 99  
Neighborhood  
Nudie Jeans Repair Shop  
The Sycamore Kitchen  
Burrow House  
Fjällräven La Brea  
General Quarters  
Arc'teryx La Brea  
AETHER Apparel  
Garrett Leight California Optical  
Interior Define

District La Brea

**2nd St**

Valvoline Instant Oil Change  
Aurora LA  
Avec Les Filles

JapanLA

Trader Joe's

**3rd St**

**Beverly Blvd**

Chevron  
Woven Passion  
Frontier by Lawrence Scott  
Landon Cole  
Fahey/Klein Gallery  
Self Edge

NAZ Rug Store  
Pizza Mayven  
Framing Solutions  
Decorator's Laminating Service  
Custom Auto Craft

**1st St**

Union  
Stüssy  
Sake  
Saturdays Football  
Metalwood Studio  
Trading Post by Dr. Collectors

Ksubi Los Angeles Store  
Carhartt WIP Store Los Angeles  
Y-3

Maison Midi  
American Rag

CAVERN  
A+D Museum  
Bluestone Lane La Brea Coffee Shop  
sweetgreen

**2nd St**

**SITE**

Petco

**8,797 SF Endcap +  
2,342 SF Mezzanine**

Ralph's

**3rd St**

**LA BREA AVE**  
**RETAIL MAP**

**Self Edge**



**FRAMING**  
SOLUTIONS

**UNION**



**metalwood**

**DR. COLLECTORS**  
Home of the Authentic League

**Ksubi**

**Y-3**

**Maison Midi**

**AMERICAN RAG CIE**

**BLUESTONE LANE**

**sweetgreen**

**petco**

**Ralphs**



**epsteen & associates**

FOUNDING MEMBER | CHAINLINKS RETAIL ADVISORS

## RETAIL



## APPAREL



## RESTAURANT



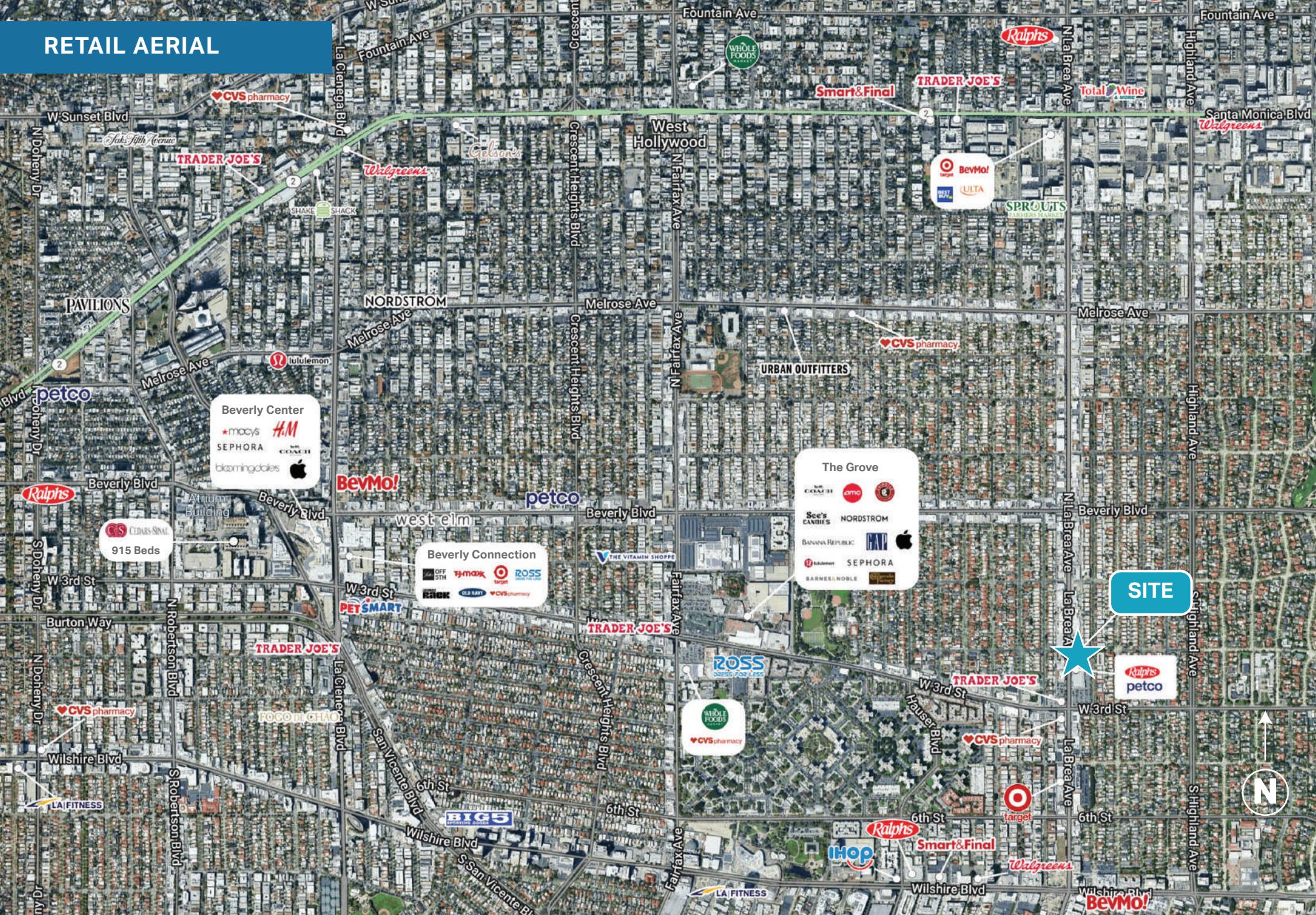
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



## ABOUT LA BREA AVE

La Brea Avenue has transformed into a vibrant hub, attracting flagship retailers, renowned apparel brands, and diverse dining establishments. The District La Brea, located between 1st and 2nd Streets, exemplifies this evolution, featuring a curated mix of fashion-forward retail and culinary experiences. La Brea Avenue's blend of flagship retailers, distinctive apparel brands, and diverse restaurants makes it a must-visit destination for both locals and visitors.

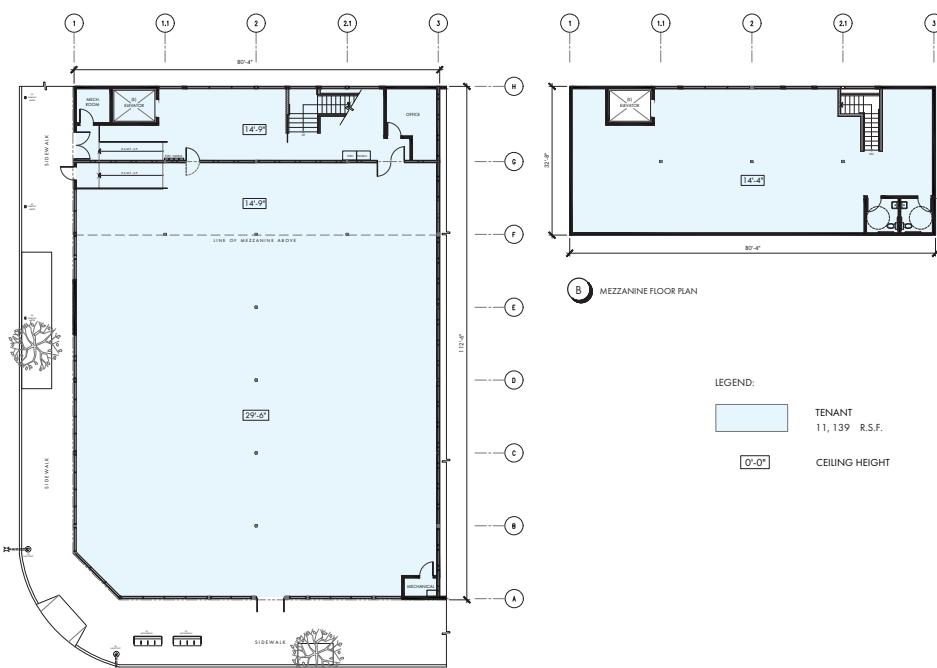
# RETAIL AERIAL



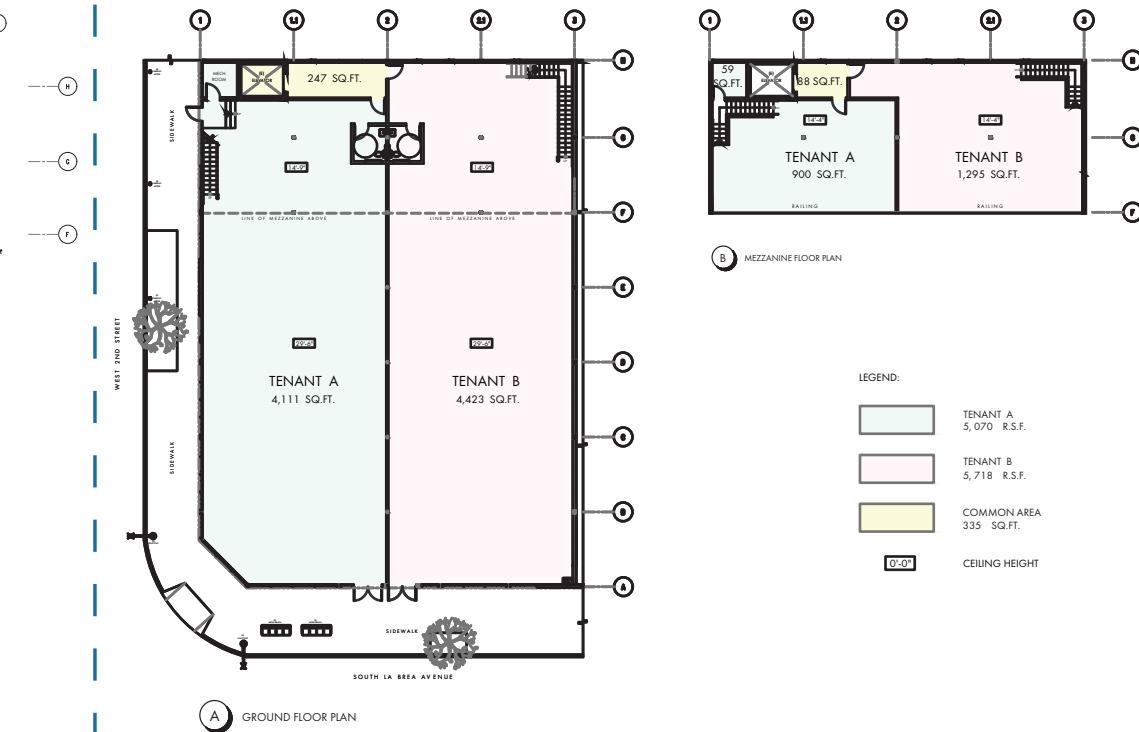
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

# SITE PLAN

## CONCEPT 1



## CONCEPT 2



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.