

524

N LA BREA AVE

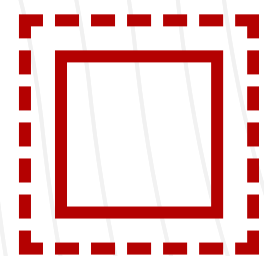
LOS ANGELES, CA 90036

CREATIVE RETAIL SPACE FOR LEASE

Architecturally distinctive creative retail space in the heart of Los Angeles' renowned La Brea retail corridor.



\$5,600/MO
ASKING RENT
MODIFIED GROSS



750 SF
AVAILABLE SPACE



1
PARKING SPACE

DAVID HOULE

Managing Director
(213) 913-7153
davidh@kwcommercial.com
DRE# 02240880

JESSICA JARAMILLO

Associate Advisor
(702) 205-0013
jessicajara@kw.com
DRE # 02247848



DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.





| PROPERTY INFORMATION

524 N. La Brea Avenue presents a rare opportunity to lease a highly recognizable creative retail space within one of Los Angeles' most established shopping corridors. Positioned just south of Melrose Avenue, the property offers outstanding visibility along La Brea Avenue and immediate access to a dynamic mix of fashion, dining, and lifestyle destinations.

The space is ideally suited for experiential retail concepts seeking a distinctive location capable of reinforcing brand identity while benefiting from strong pedestrian and vehicle traffic in a premier commercial corridor.

| PROPERTY FEATURES

Available Space	750 SF
Asking Rent	\$5,600/Month
Lease Type	Modified Gross
Property Type	Creative Retail
Layout	Two-Level Retail Space
Parking	One Dedicated Rear Parking Space
Zoning	LAC4
Lot Size	Approximately 0.10 Acres
APN	5525-020-006
Submarket	La Brea / Melrose Corridor
Market	Los Angeles

| ELECTRICITY

Shared with existing tenant; electricity costs will be divided between tenants. Previous barbershop usage was approximately \$450/month.



| PROPERTY DESCRIPTION

Formerly occupied by Funhouse Barbershop, **524 N. La Brea Avenue** offers a distinctive creative retail environment defined by its bold architectural character and memorable interior design. The available premises feature an open retail environment complemented by a second level that provides additional flexibility for a variety of business operations. The layout is designed to support an engaging customer experience while accommodating merchandising, product displays, and day-to-day operational needs.

Thoughtfully designed to enhance both functionality and brand identity, the space features unique finishes, dramatic visual elements, and an adaptable floor plan well suited for tattoo studios, barbershops, salons, beauty concepts, boutiques, galleries, creative showrooms, and other experiential retail users.

| TWO-LEVEL INTERIOR

The two-level layout provides flexibility for customer-facing retail, merchandising, showroom displays, creative workspace, or operational support while creating an engaging customer experience across both levels.

Ideal for tattoo studios, barbershops, salons, boutiques, galleries, showrooms, beauty concepts, and other experiential retail uses.

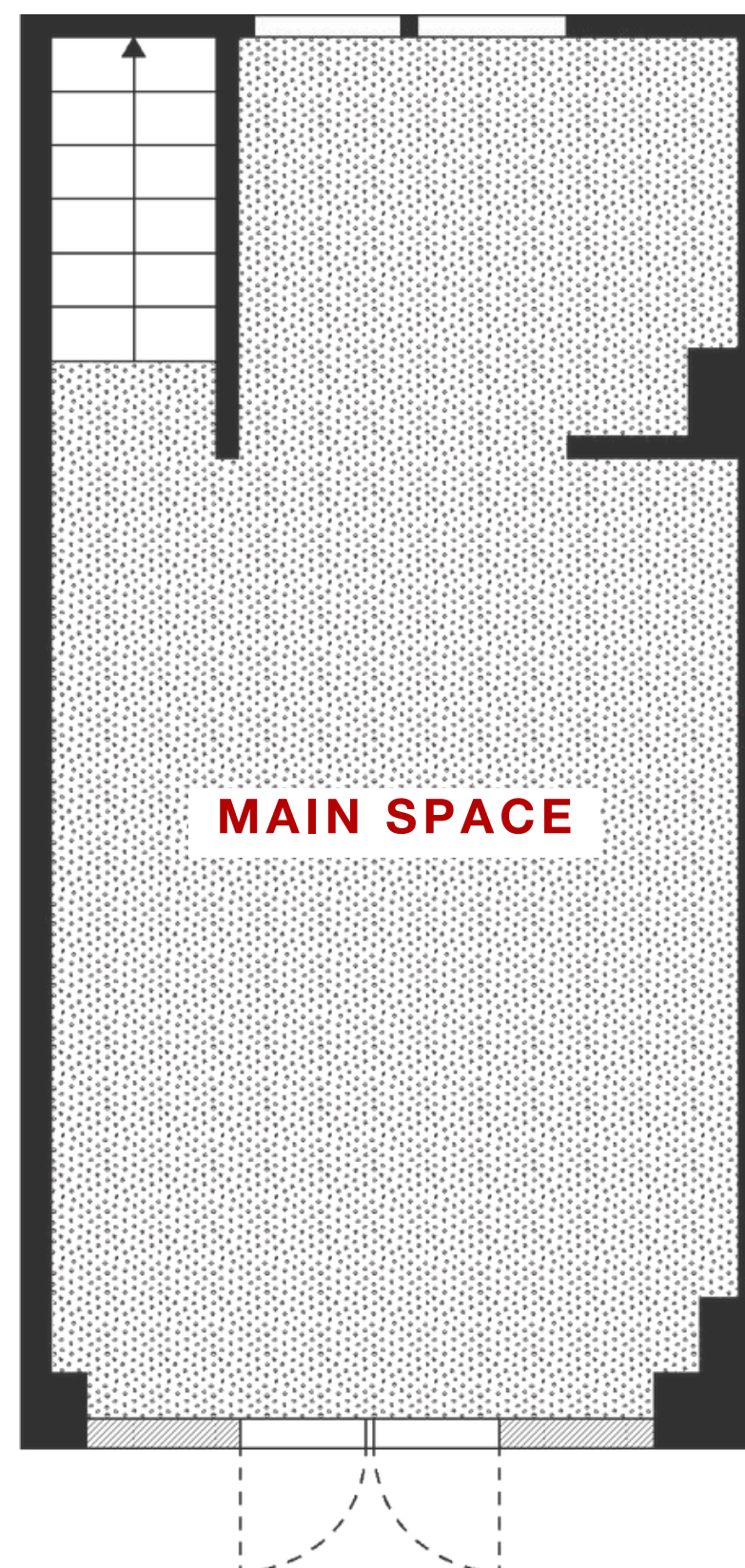
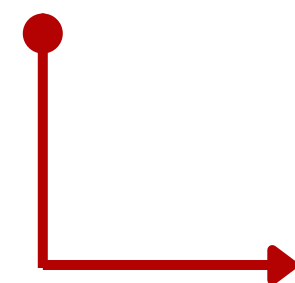


| TWO-LEVEL INTERIOR

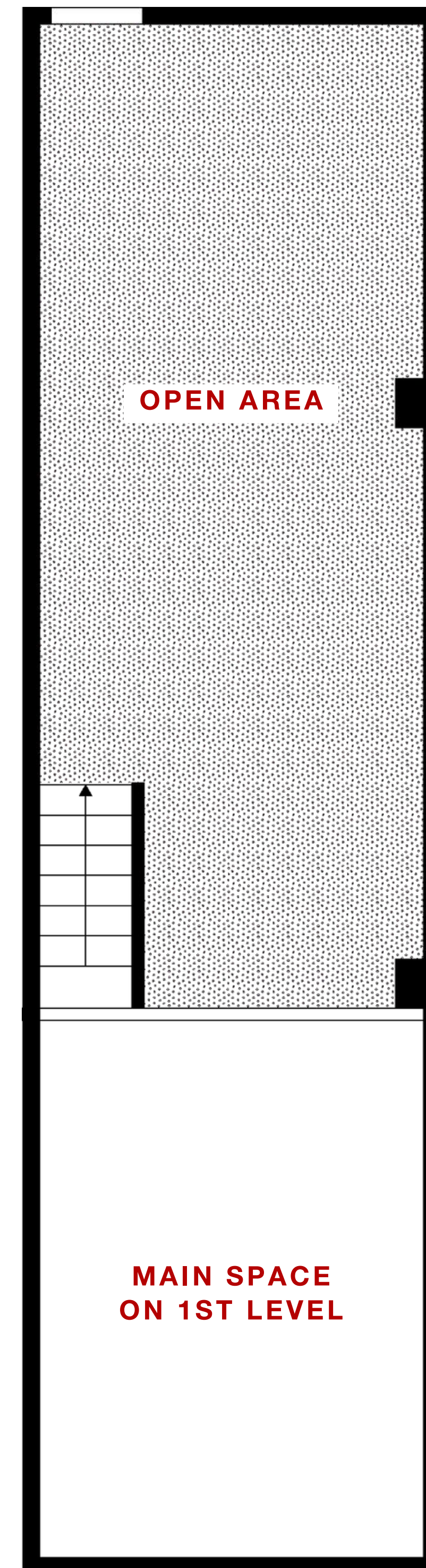
The efficient two-level layout offers flexibility to accommodate a variety of retail concepts while maximizing the property's usable space. The open ground floor provides an inviting customer-facing environment, complemented by a second level that can support merchandising, showroom displays, creative workspace, administrative functions, or operational support.

This versatile configuration allows tenants to efficiently separate customer-facing activities from complementary business operations, creating a flexible environment that can adapt to evolving retail needs without compromising the open character of the space.

1ST LEVEL



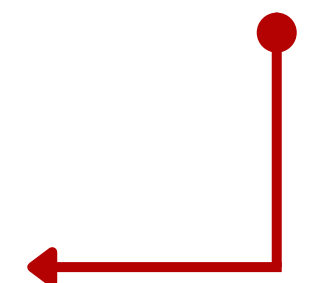
MAIN SPACE



OPEN AREA

**MAIN SPACE
ON 1ST LEVEL**

2ND LEVEL





Melrose Ave Shopping District 7 min

Premier shopping and dining destination featuring fashion boutiques, cafés, restaurants, and lifestyle retailers.



Erewhon Market 4 min

Upscale organic grocery market offering premium foods, wellness products, and prepared meals.



Cedars-Sinai Medical Center 12 min

Leading academic medical center and one of Los Angeles' largest healthcare employers.



CBS Television City 6 min

Iconic broadcast and production facility recognized for its long-standing role in television entertainment.



The Grove 6 min

Open-air shopping and entertainment destination with retail, restaurants, and events.



The Beverly Center 10 min

Luxury shopping center featuring premium retailers, dining, and entertainment.



Fairfax District 8 min

Historic neighborhood known for its eclectic shopping, dining, entertainment, and cultural attractions.



Whole Foods Market 8 min

Leading natural and organic grocery retailer offering premium foods, prepared meals, and everyday essentials.



Academy Museum of Motion Pictures 10 min

Premier museum celebrating the art, history, and impact of motion pictures through immersive exhibitions.



LA County Museum of Art 7 min

World-renowned art museum featuring extensive collections spanning thousands of years and diverse cultures.

524
N LA BREA AVE



| PRIME LOCATION

Situated just south of Melrose Avenue, 524 N. La Brea Avenue is positioned within the heart of Los Angeles' renowned La Brea retail corridor. Surrounded by an established mix of fashion retailers, beauty concepts, restaurants, cafés, and cultural destinations, the property benefits from exceptional visibility, strong pedestrian activity, and convenient access to West Hollywood, Beverly Grove, Fairfax, Hollywood, and Mid-City.

The location places businesses within minutes of some of Los Angeles' most recognizable shopping, dining, entertainment, and cultural destinations, making it an ideal setting for creative retail and experiential concepts.

| NEARBY ATTRACTIONS

The Grove	6 min
Beverly Center	10 min
Melrose Avenue Shopping District	7 min
Fairfax District	8 min
Los Angeles County Museum of Art	7 min
Academy Museum of Motion Pictures	10 min
Cedars-Sinai Medical Center	12 min
CBS Television City	6 min
Erewhon Market	4 min
Whole Foods Market	8 min

FOR MORE INFORMATION:

DAVID HOULE

Managing Director
(213) 913-7153
davidh@kwcommercial.com
DRE# 02240880

JESSICA JARAMILLO

Associate Advisor
(702) 205-0013
jessicajara@kw.com
DRE # 02247848