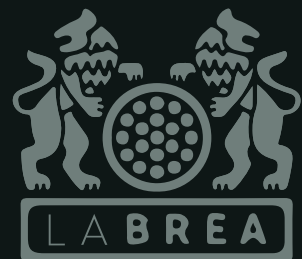


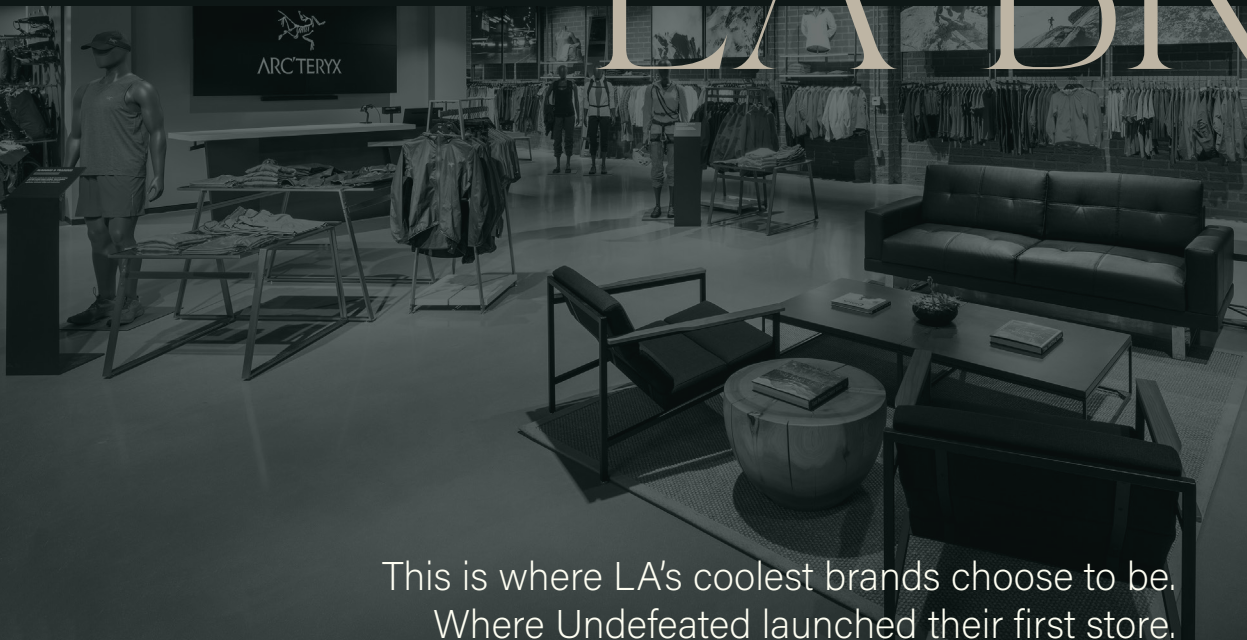
DISTRICT LA BREA



THE
HEART
OF LA



ABOUT DISTRICT LA BREA



This is where LA's coolest brands choose to be.
Where Undeafated 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

\$126,153

2024 Avg HH Income

37.1

2024 Avg Age

64%

Bachelor's Degree or Higher



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	41,289	490,066	1,025,437
2029 Population	40,331	480,992	1,002,678





DAVID ATTAR

323.860.4939

dattar@cimgroup.com

Lic #01836260



districtlabrea.com

