

442 S. La Brea Ave Los Angeles, Ca



Prime Lease Space Available

Zone C2



## Commercial Lease Space Available in Wilshire Corridor

*Fantastic Space available in A+ area of Los Angeles. North of Wilshire Blvd*

- \* *Wilshire Corridor*
- \* *Most commercial Uses available*
- \* *40,000-50,000 VPD*
- \* *.25 Mile from future purple Line*
- \* *Zoning C2*
- \* *Lot Size .29 AC*
- \* *APN 5507009016-17*
- \* *Use: Retail*
- \* *Building Size 8400sf*
- \* *Large Bay Doors*
- \* *Ingress/Egress on each side*

Vacant. Divisible by 2.





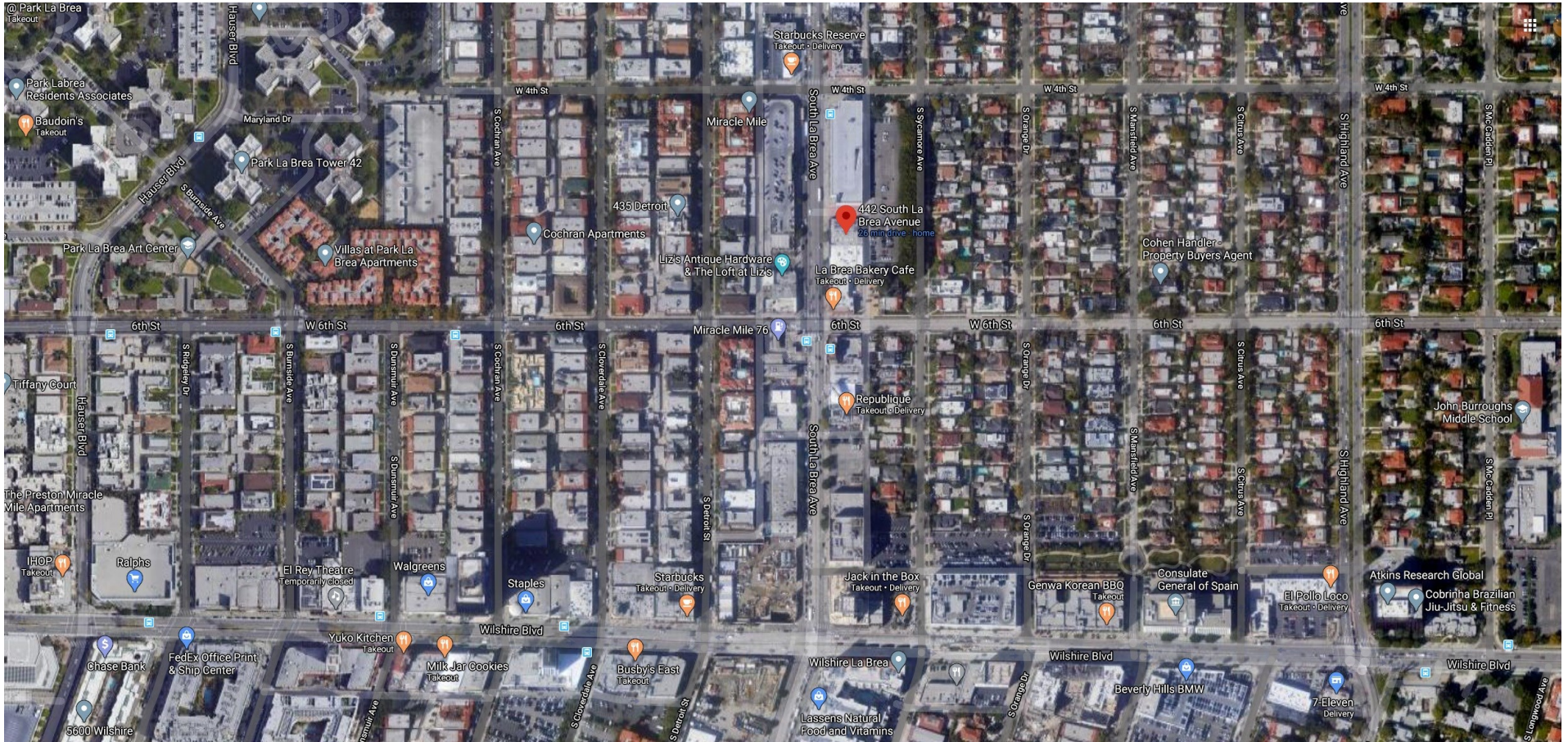
442 S. La Brea Ave





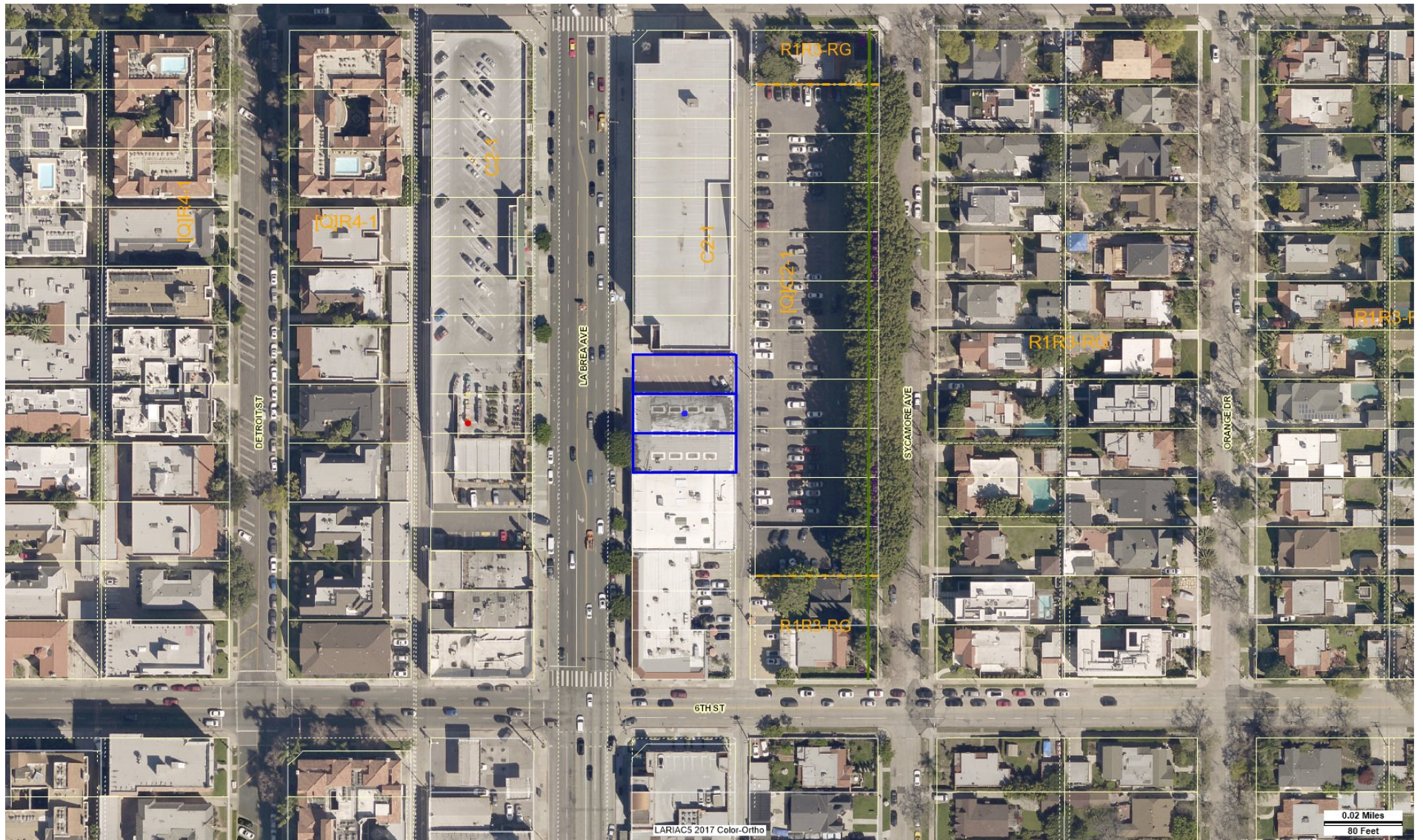






Miracle Mile, La Brea Corridor, Beverly Hills, DTLA, Hollywood, Wilshire. This location is in the center of it all. With Target opening across the street and the purple line coming in, commerce here will not go away. Historically a showroom through and through. It's High-curved, skylight ceiling and large bay doors lend itself to big ideas!







## CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by CENTURY 21 Hollywood Brokerage Company or by the Seller. The projections contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent or Commercial C.A.R. Forms; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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For Lease | Retail/Other

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**HOLLYWOOD**

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