



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

FREESTANDING QUICK-SERVICE RESTAURANT SPACE AVAILABLE

1258 S. La Brea Avenue, Los Angeles, CA 90019



**COMMERCIAL
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RESTAURANT SPACE
LOS ANGELES



EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

PROPERTY FEATURES

1258 S. La Brea Avenue, Los Angeles, CA 90019







APPROX. 1,395 SF

RESTAURANT SPACE AVAILABLE

- ✓ Freestanding/single-tenant quick-serve restaurant space available in Starbucks anchored plaza
- ✓ Currently occupied by an ice cream operator
- ✓ Cold kitchen only
- ✓ Large walk-in cooler, sinks, and floor drains in place
- ✓ Dedicated parking
- ✓ Walk-up windows
- ✓ Patio seating
- ✓ Pole signage

AREA AMENITIES

- ✓ Located on the East side of LA Brea in the Mid-Wilshire district of Los Angeles
- ✓ High vehicle traffic counts

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	45,889	458,165	1,183,337
 Avg. HH Income	\$103,912	\$93,570	\$92,423
 Daytime Pop	37,556	374,088	967,596
 Traffic Count	± 52,736 CPD ON LA BREA & SAN VICENTE INTERSECTION		

RESTAURANT SPACE
LOS ANGELES

INTERIOR PHOTOS

1258 S. La Brea Avenue, Los Angeles, CA 90019





AVAILABLE

SPROUTS
FARMERS MARKET

Goodwill

LOWE'S



TRADER JOE'S



Ralphs



Olive Garden
ITALIAN KITCHEN



AERIAL MAP



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