



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



# HIGH TRAFFIC RETAIL ENDCAP AVAILABLE ON LA BREA & ADAMS

2601 S. La Brea Ave., Los Angeles, CA 90016



VIEW LISTING PAGE

**ASHER PERGAMENT**  
(818) 626-5770 | asher@illicre.com  
DRE#01922775

**SEAN MARTIN**  
(818) 697-9383 | sean@illicre.com  
DRE#01068450



RETAIL 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

2601 S. La Brea Ave., Los Angeles, CA 90016







## APPROX. 1,800 SF

SUITE D

- ✓ Superb visibility and traffic
- ✓ Approximately 90,000 car count
- ✓ National co-tenants Subway and PLS
- ✓ Clean modern retail unit with great parking

## AREA AMENITIES

- ✓ Centrally located in the highly dense Mid-City area
- ✓ At the La Brea/10 Fwy on/off ramp
- ✓ Surrounded housing, retail, and a burgeoning Adams Blvd. revitalization

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	51,383	357,466	1,183,468
 Avg. HH Income	\$69,734	\$95,760	\$90,439
 Daytime Pop	41,260	290,521	962,365
 Traffic Count	± 87,047 CPD ON INTERSECTION		

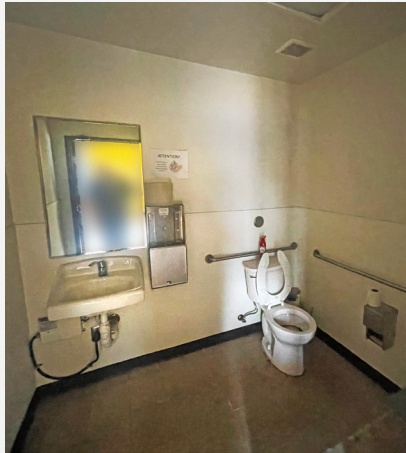
RETAIL SPACE  
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# INTERIOR PHOTOS

2601 S. La Brea Ave., Los Angeles, CA 90016



SUITE D



# SITE PLAN

2601 S. La Brea Ave., Los Angeles, CA 90016

W ADAMS BLVD

W ADAMS BLVD



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the featured tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**AVAILABLE**  
± 1,800 SF



TARGET



WHOLE FOODS MARKET



Rescoe's  
HOUSE OF  
CHICKEN N  
WAFFLES



Ralphs



Starbucks



KFC



SUPERIOR GROCERS

**AERIAL MAP**



KAISER PERMANENTE



DOLLAR TREE



Public Storage



McDonald's



AutoZone



CVS pharmacy



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DRE#01068450



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | 818.501.2202/FAX | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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