



# 800 SOUTH LA BREA | FOR LEASE

RETAIL/RESTAURANT OR SHOWROOM

## Property Info

- Declared a Historic Cultural Monument in 2012, this 1937 construction exhibits Streamline Moderne design and sensibility
- Exterior clad in porcelain enameled steel panels
- Rounded Northwest corner & continuous elevation
- Cantilevered Overhang
- 18 foot high ceilings ideal for restaurant, retail, or showroom
- Clean environmental

## Leasing Info

- Rent: \$2.75 psf/mo + NNN
- NNN: \$0.65 psf/mo
- Total Covered Area: 12,261sf
- Lot: 12,383sf
- Zoning: C2

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# LOCATION OVERVIEW



RENDERING BELOW SHOWS HOW WILSHIRE/LA BREA STATION MIGHT LOOK



WILSHIRE

LA BREA



Essex Apartment Homes  
478 Luxury Apartments  
40,000 sf of ground floor retail

8TH ST

SITE

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- Located on the signalized corner of 8th and La Brea. 8th Street runs parallel to Wilshire Blvd. to the south and is a great alternate route to Downtown Los Angeles.
- Subject property is directly across The Essex Apartments, a 478-unit mixed use building on Wilshire & La Brea and in close proximity to multiple development projects.
- One block from Metro Purple Line Wilshire/La Brea station that is currently under construction.

Population	1 Mile
2015 Total Population:	45,556
Households	
2015 Total Households:	21,622
Median Household Inc:	\$92,379

Traffic Counts	2014
La Brea & 8th St.	57,012
La Brea & Olympic	47,321
Wilshire	48,128

# DEVELOPMENT PROJECTS

727 Cloverdale - LOHA apartments  
43 residential units

WILSHIRE



5500 Wilshire - Desmond at Wilshire  
175 residential units

8TH ST

SITE

5100 Wilshire - Art Deco Apartments  
138 residential units  
13,000 sf of ground floor retail

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