

**RETAIL BUILDING**  
**Potential Owner User**  
**La Brea Avenue**



|               |   |
|---------------|---|
| LOCATION      | <b>457-459 S. LA BREA AVENUE (at 6th Street)</b><br><b>Los Angeles, CA 90036</b>                                |
| BUILDING SIZE | 4,800 sq. ft. including 800 sq. ft. mezzanine.  |
| LAND SIZE     | 4,182 sq. ft.   |
| ASKING PRICE  | <b>\$2,100,000</b>  |
| PARKING       | Four in rear  |
| ZONING        | LAC2  |
| YEAR BUILT    | 1929  |
| COMMENTS      | 50% of the building is occupied by a tenant, 50% available for owner/user. Current income is \$78,000 per year. |

***For more information, please contact:***

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This information has been furnished by sources that we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.