

# ONE LA BREA

Los Angeles, CA



## Property Location:

111 S. La Brea Avenue  
Los Angeles, CA 90036

## Property Information:

Project Type: Urban Retail  
GLA/SF: 90,000

## Leasing Contact:

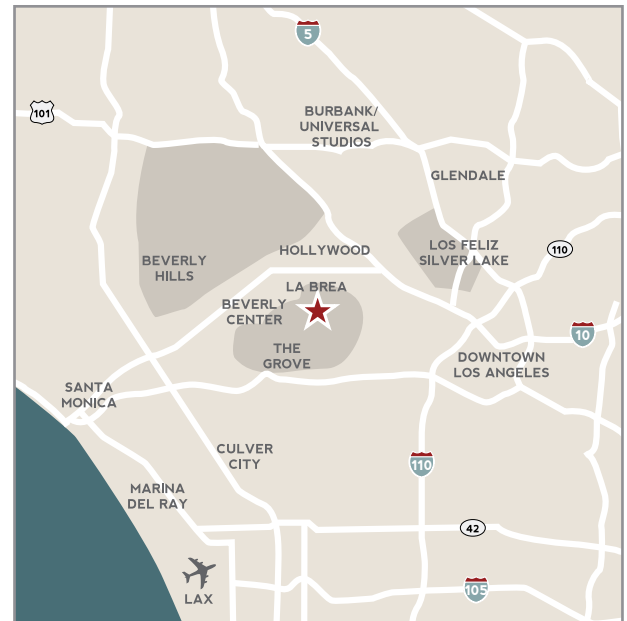
Thomas Gilmore  
111 S. La Brea Avenue, Suite 300  
Los Angeles, CA 90036  
323-602-5315  
Thomas.Gilmore@MadisonMarquette.com

One La Brea, approximately 90,000 sf located on the west side of La Brea Avenue between 1<sup>st</sup> and 2<sup>nd</sup> Streets, is an urban adaptive reuse development project that will transform an entire city block into one of Los Angeles' most sought after shopping and dining destinations.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	36,656	500,575	1,058,225
Estimated Households	18,808	213,445	419,674
Average HH Income	\$93,212	\$65,050	\$69,335
Median Age	36.4	34.9	34.4
Education (Some college+)	79.6%	56.7%	53.5%
Median Home Value	\$603,143	\$435,328	\$454,247
Total Businesses	2,538	31,389	58,772
Total Employees	24,419	253,283	529,653

Source: SitesUSA 2009 Estimates



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## THE PROJECT

- One La Brea, approximately 90,000 sf located on the west side of La Brea Avenue between 1st and 2nd Streets, is an urban adaptive reuse development project that will transform an entire city block into one of Los Angeles' most sought after shopping and dining destinations.
- Strategically located amidst high density residential and studio production facilities, One La Brea will serve the upscale and chic Los Angeles communities of Hollywood, West Hollywood, Silverlake, Larchmont, West Los Angeles and many others.
- One La Brea will be Los Angeles' newest hot-spot for forward, higher-end fashion, accessories, home furnishings, eco-urban home and garden stores, specialty dining, and office use. The property is designed to compliment an eclectic mix of emerging regional and local retail and dining brands that will capitalize off of nearby successful models such as Robertson Boulevard, 3rd Street and Melrose Avenue.
- Part of the former Design District of Los Angeles, including the iconic Continental Graphics building, the La Brea neighborhood is powerfully influenced by fashion and film.

## SITE PLAN

