

DISTRICT

LABREA

Brandt Leitze | Lael Culiner

A MADISON MARQUETTE PROPERTY





LABREA



## DISTRIC LA BREA

District La Brea features a carefully selected mix of emerging retail and dining concepts including

**Undeafated, A+R, Garrett Leight, Steven Alan, Aether, The Sycamore Kitchen, Bonobos, GANT, What Goes Around Comes Around and Odys + Penelope.**



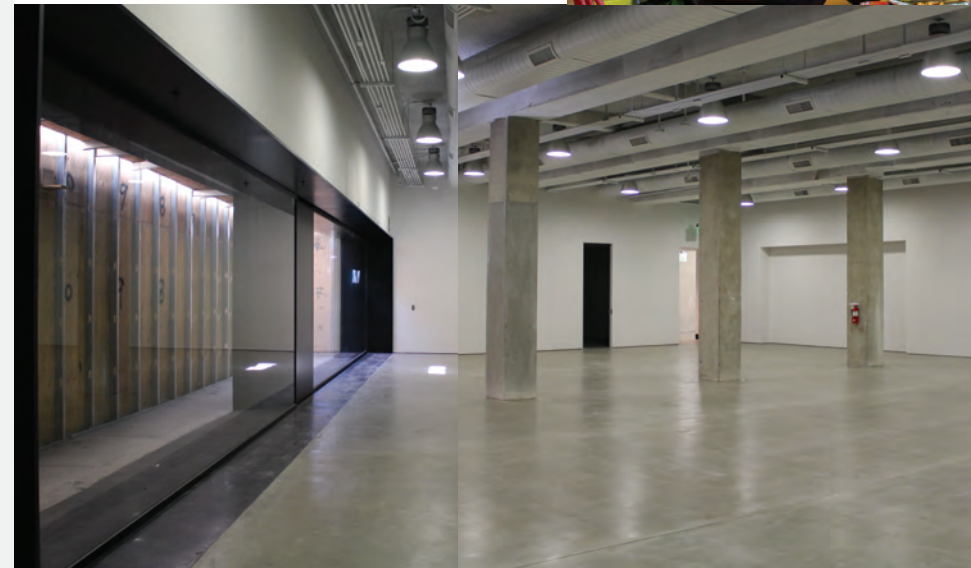
The property includes a 126-space parking garage and surface parking. Strategically located along La Brea Avenue amidst high-density residential and studio production facilities, District La Brea draws from a surrounding trade area that is powerfully influenced by fashion and film.



# RETAIL OPPORTUNITY AT DISTRICT LA BREA

District La Brea, is a 80,000 square foot adaptive re-use development project on La Brea Avenue between 1st and 2nd Streets.

Over the past 4 years, District La Brea has undergone significant improvements, highlighting each of the eleven buildings' unique characteristics including wood truss ceilings, exposed bricks and steel beams, and distinctive storefronts showcasing a creative collective of fashion-forward retail, accessories, home design, creative office and locally sourced dining options.

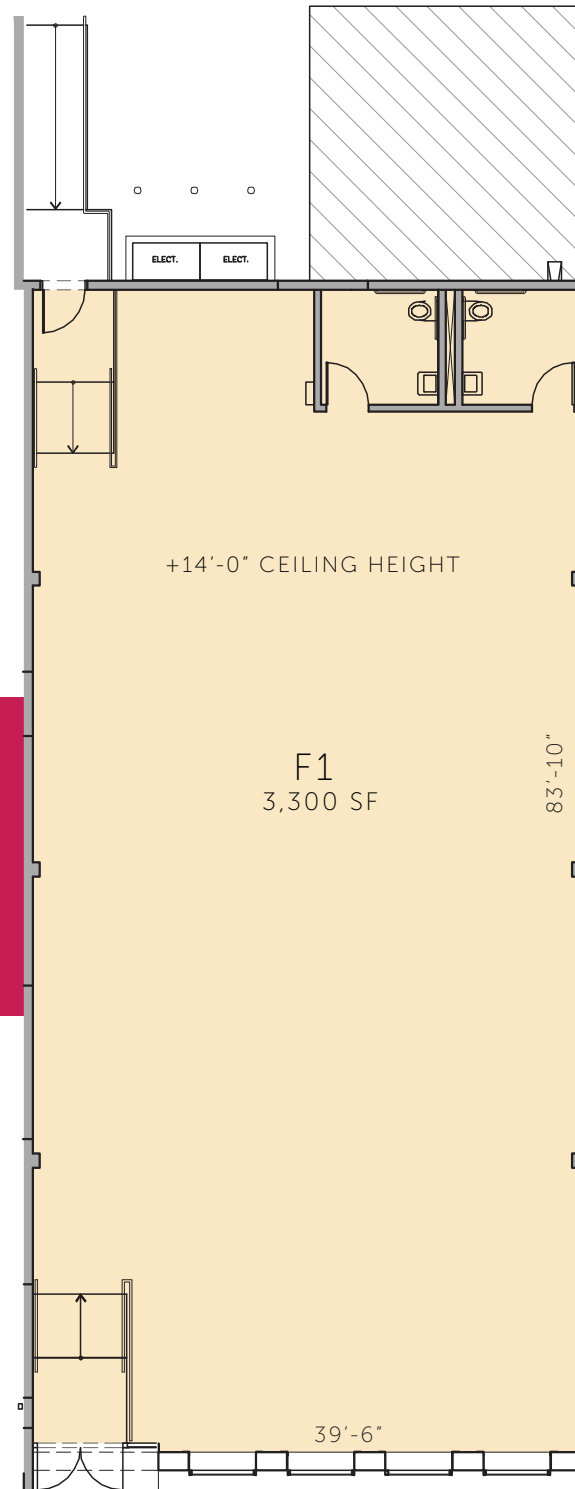




**F1**  
**3,300 SF**

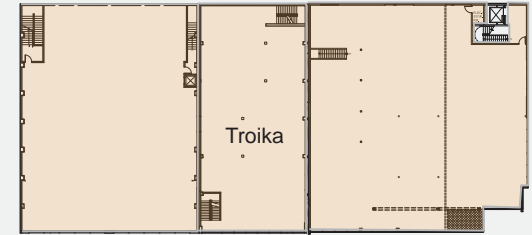
No. of Floors 1  
Ground Floor  
Approx. Ht. 16' - 10"

**AVAILABLE JUNE 2016**

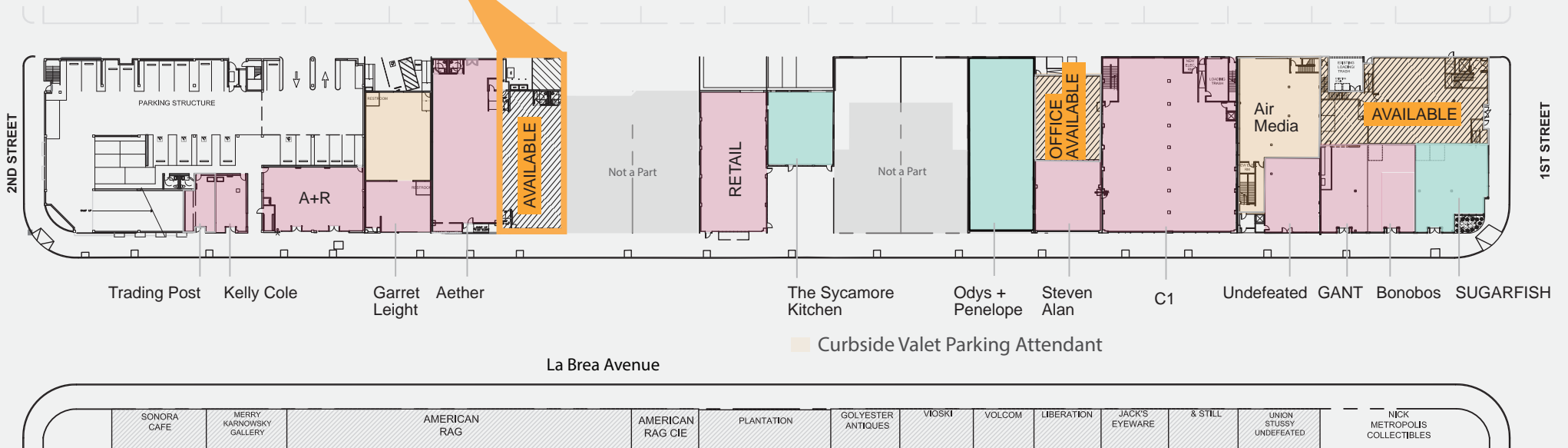




B3



Troika



# The New York Times

## Where to Go in La Brea, Los Angeles

By SHIVANI VORA | JUNE 8, 2015

The L.A. neighborhood has more than a dozen trendy new restaurants and boutiques selling home goods and fashions from up-and-coming designers.



### DAILY CANDY

LOS ANGELES

FASHION BEAUTY ENTERTAINMENT **FOOD & DRINK** HOME KIDS DEALS

Go, Go Gadget: Apps to Keep You in Sync • Top Tech Toys • Make Your Smartphone Smarter

FOOD & DRINK - June 26, 2012

COMMENTS



Switch back to 5c

### The Sycamore Kitchen Opens on La Brea

Breakfast (and lunch) of champions



The Hatfields versus the McCoy's? We know which side we're on.

Though no relation to the feuding clan, Karen and Quinn Hatfield won our undying loyalty with crab crepes and pork belly skewers at their Melrose restaurant, Hatfield's.

Now the husband-and-wife culinary team is poised for a victory lap with The Sycamore Kitchen, opening tomorrow for breakfast and lunch (brunch rolls out in July).

Using almost all house-made ingredients — from bread to sausage to mayonnaise — the cafe proffers delectable dishes and sweets (Karen's a pastry pro) at

refreshingly reasonable prices.

Saunter by the baked goods case (salted caramel pecan babka rolls, oatmeal brown butter scones) to order at the counter. Stumptown coffee and rolled buckwheat crepes for breakfast; flank steak sandwich, chopped salad, and ginger limeade for a working lunch.

Grab your meal to go, snag an outdoor patio seat, or plant yourself at a communal table.

Just don't ask your neighbor to move his laptop.

Them's fightin' words.

The Sycamore Kitchen, 143 South La Brea Avenue, between West First and West Second Streets, Mid-City (323-939-0151 or [thesycamorekitchen.com](http://thesycamorekitchen.com)).

# Los Angeles Times | HOME

LOCAL U.S. WORLD BUSINESS SPORTS ENTERTAINMENT HEALTH LIVING

HOME FOOD IMAGE BOOKS L.A. AFFAIRS COMICS READER PHOTOS

TRENDING NOW TIM FERNETTI | UNEMPLOYMENT RATE | ROGER EBERT | NORTH KOREA

## L.A. at Home

DESIGN, ARCHITECTURE, GARDENS, SOUTHERN CALIFORNIA LIVING

THE SCOUT

### La Brea shopping: New stores revive old district

Comments 0 | Email | Share 100 | Tweet 10 | Like 62 | +1 0



The 5-month-old Organic Modernism location is one of a number of stores that have opened on La Brea Avenue in the last year or so. (Bob Chamberlain / Los Angeles Times)

## PRESS

[districtlabrea.com/home/tag/press](http://districtlabrea.com/home/tag/press)

## LA BREA PARKING SPACES TURNED INTO TEMPORARY PARKS FOR NATIONAL PARKING DAY



To celebrate National Parking Day, artists turned metered parking spaces in La Brea into temporary public parks.

MODERN LUXURY

# Angeleno

THE RESTAURANT ISSUE

## THE 50 FINEST

BEST NEW EATERIES, OVER-THE-TOP DINING EXPERIENCES, MIXOLOGY MAGIC, CHEFS OF THE MOMENT & MUCH MORE

TOUR DE FORK  
EXCITING NEW RESTAURANTS FROM COAST TO COAST

ANGIELES, CA 90067

style 'cos rabbit (\$75). 317 Manhattan Beach Blvd., Manhattan Beach, 310.545.5252, [loveandsaltla.com](http://loveandsaltla.com)

### ODYS + PENELOPE

The newest spot from restaurateurs Karen and Quinn Hatfield is more casual than the now-closed Hatfield's and more high-end than The Sycamore Kitchen, but equally delicious. Charred meats, seafood and veggies, prepared on various wood-burning apparatuses, are at the heart of the eatery. Small plates like creamy cauliflower (\$6) and focaccia topped with dandelion greens and ricotta (\$7) hit it out of the park. Choose a bottle of the Clelo Chiaro Lambrusco! (\$38), a sparkling red not often seen on menus.

**POWER MOVE** Order the 16-ounce applewood smoked short ribs (\$42) to share. The melt-in-your-mouth meat is paired with a delicious housemade dipping sauce. 127 S. La Brea Ave., L.A., 323.939.1033, [odysandpenelope.com](http://odysandpenelope.com)

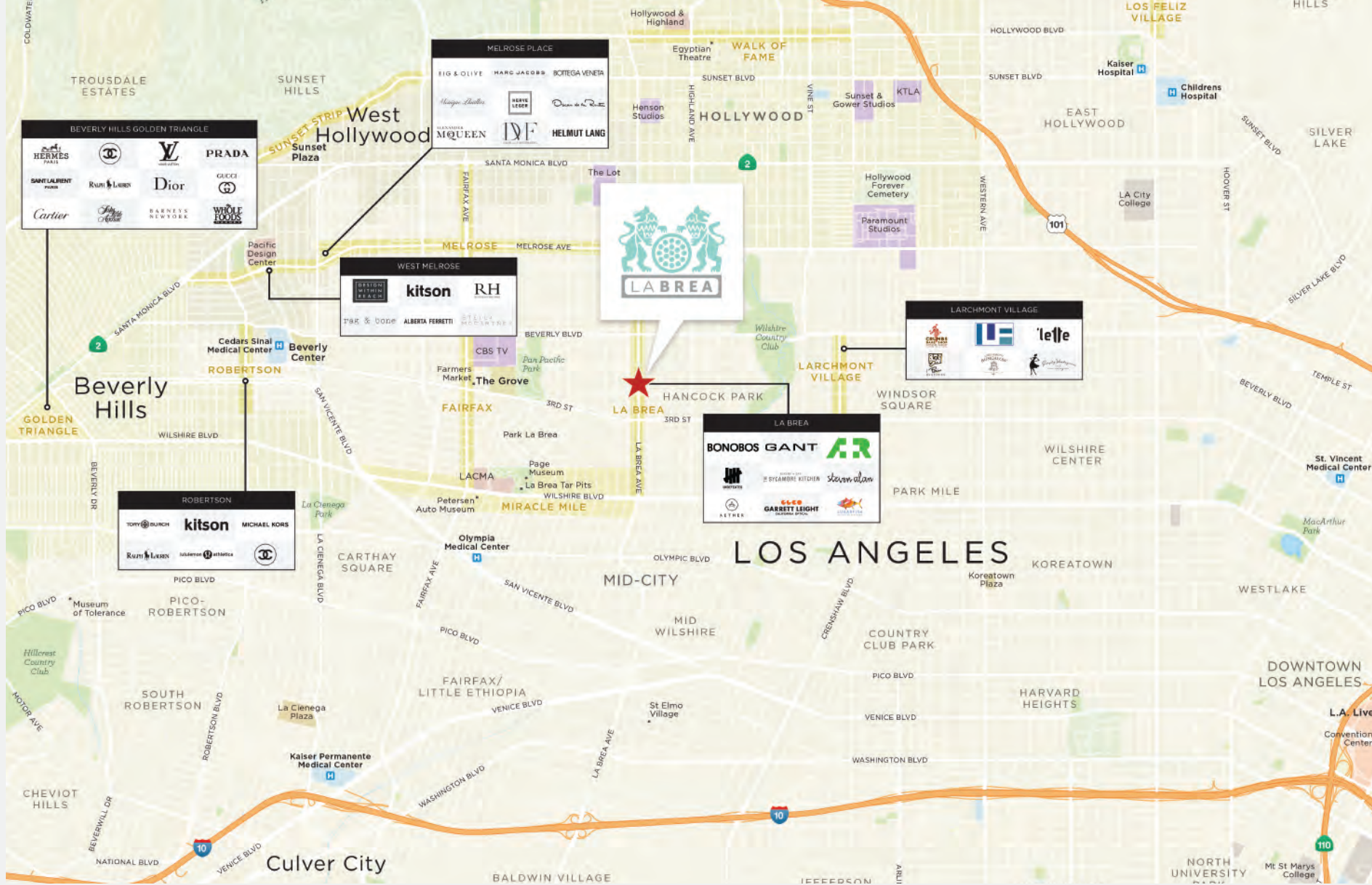
<http://www.apparelnews.net/news/2014/apr/10/fashioning-new-la-brea-district-la-brea-complex-ad/>



### Fashioning a New La Brea: District La Brea Complex Adds New Retail

[www.apparelnews.net](http://www.apparelnews.net)

Boutiques for online clothier Bonobos, fashion line Gant Rugger and Undefeated, a streetwear emporium, will open at the District La Brea compound in the next few months. The new shops could bring more...



- Perfectly situated in the heart of the La Brea corridor that connects the Hollywood Hills to the 10 Freeway
- Frequented by residents of nearby Hancock Park, Hollywood, West Hollywood, Larchmont Village, Silver Lake, Los Feliz and commuters to many other prime Los Angeles offerings
- District La Brea offers retail the unique opportunity to be in a carefully curated environment







## SUGARFISH

SUGARFISH embodies the philosophy of celebrated sushi chef Kazunori Nozawa, well-known for his Trust Me-style sushi—a take-off from the traditional Japanese omakase.



## Undefeated

A California based store with a locations in Los Angeles, Silver Lake, Santa Monica, San Francisco, Las Vegas, Tokyo and Shizuoka, Japan. "Undftd" which is short for Undefeated, also have a very popular clothing line. Undefeated is well known in the sneaker shoe world for their exclusives done with Nike and Adidas.



## Troika

Troika is an award-winning brand consultancy and creative agency specializing in entertainment media. Some of their high profile clients include ESPN, Food Network, NBC Sports, Discovery Channel, Time Warner Cable Sports and Ford.



## Bonobos

Bonobos is an e-commerce-driven apparel company headquartered in New York City that designs and sells men's clothing. Bonobos offers a full line of pants, suits, denim, shirts, shorts, swim and outerwear. In 2012, Bonobos' business model extended offline with the launch of their e-commerce stores called "Guideshops" as well as a partnership with Nordstrom. Bonobos was named "One of America's Hottest Brands" by Advertising Age, "Best Men's Pants" by New York Magazine,

## Renewable Resource Group

Renewable Resources Group Holding Company, Inc. was founded in 2003 and is based in Los Angeles, California. It offers project development and strategic advisory services relating to various aspects of sustainable and renewable power and water; and alternative fuel transportation, including financing, permitting, and regulatory and political issues.





## Trading Post by Dr. Collectors

Created in 2010, Dr. Collectors aims to produce the highest quality clothing and accessories through quality American manufacturing. All of the garments are built in California with a focus on lasting construction, attention to detail and subtle marks of craftsmanship.

First Flagship store for the brand where French lifestyle and American culture are infused. The shop carries American Blue Jeans, French deadstock brands, boutique French lifestyle labels, and accessories for men.

## Odys + Penelope

Quinn and Karen Hatfield, the owners behind The Sycamore Kitchen newest restaurant focuses on seasonal and sustainable meat and fish cooked over wood.

The 80-seat restaurant designed by Preen, Inc. features a live fire grill, Brazilian Churrasco, wood smoker, a full bar and a focused wine list specializing in bio-dynamic and organic wines from around the world.



## The Sycamore Kitchen

Quinn and Karen Hatfield opened Sycamore Kitchen, a bakery café, in the summer of 2012.

The restaurant emphasizes an in-house bakery and serves breakfast, lunch and dinner as well as to-go dishes.

Menu items pastries such as chocolate babka muffins, salted caramel pecan rolls, brown butter and sour cherry scones, lemon polenta cake, brioche fritters, oatmeal stout gingerbread loaf, whole grain quinoa muffins, fresh fruit crostatas and galettes, cookies and bars.



## Steven Alan

The launch of Steven Alan's first collection in 1999, including his now-signature Reverse Seam Shirt, created a loyal following for Steven's unique brand of casual, smart, self-assured essentials for both men and women.

Steven now sells his collections at 23 eponymous stores nationwide.

The Steven Alan Collection also reaches a global audience, and is now sold in over 300 stores worldwide.



## GANT

GANT is an American heritage clothing brand launched in New Haven in 1949.

GANT's products are available from retailers and at signature GANT stores throughout the world, offering clothing for men, women, boys, girls and babies. Home, Time, Fragrance, Footwear, Underwear and Eyewear licenses are also incorporated under the GANT brand name.

In addition to opening at District La Brea, GANT's other notable locations include: Abbot Kinney, San Francisco, Chicago, Boston, South Florida and multiple locations in New York.



## Garrett Leight California Optical

Garrett Leight California Optical was created in 2010 and is fueled by a group of young, passionate purveyors of eyewear, dedicated to creating classic design by combining perfect craftsmanship with timeless aesthetics.

Garrett opened his first retail store in Venice Beach in 2009. Offering a unique assortment of hand selected goods from all over the world including vintage and contemporary eyeglasses, footwear, apparel, books & music - this store was the first of its kind, combining the knowledge and service of licensed opticians with the assortment and style sense of a fashion boutique.

Garrett Leight is committed to sourcing the best materials in the world including hinges, plaques, acetates, CR-30 lenses, glass lenses, polarized lenses and anti-reflective coatings.



## Kelly Cole

The Kelly Cole brand is a lifestyle brand in motion: an improvisation of creativity and commerce, striving to bring forward a constantly evolving product line of apparel, art, furniture, and accessories. Often using truly recycled vintage elements, all products are made in the USA in the great tradition of classic American brands. The Flagship location carries the Kelly Cole line, as well as a huge inventory of hand-picked vintage items: perfectly distressed blank t-shirts, music tour shirts, boots, jewelry, denim, leather jackets, and more.



## A+R

A+R is British ex-pat Andy Griffith, a former film editor and self-avowed design junkie, and Rose Apodaca, a pop culture and style journalist.

In late 2005, they opened a tiny shop in the heart of the Los Angeles creative enclave known as Silver Lake, keen on sharing their excitement for great new design with anyone who would listen. They followed up a year later with their online store.

They love talking about the designers they find locally and from afar, because it only goes to show that this brilliant and bold community is not so much distinguished by geographic or cultural boundaries but bound by the pursuit of aesthetics and innovative ideas.



## AETHER Apparel

As outdoor enthusiasts who live in the city, Palmer West and Jonah Smith found shopping options to be extremely limited. They could either go with a flashy performance-driven brand and fell out of place in the city, or go with a design-oriented label and sacrifice outdoor functionality. This wasn't a choice they felt comfortable making; to them design and function should be equal. AETHER utilizes technical fabrics in a more sophisticated form, offering performance outerwear with a refined modern aesthetic. From the city streets to the mountain slopes and everywhere in between.

The Flagship store is designed by Paris-based designer Thierry Gaugain. Store locations include New York and San Francisco.



## DISTRIC LA BREA

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