

452 N FAIRFAX AVE

L O S A N G E L E S , C A 9 0 0 3 6

Conceptual Rendering



CBRE



WELCOME TO FAIRFAX

The Fairfax District at the heart of LA, offers a diverse and eclectic shopping and dining experience, with a focus on trendy fashion, unique boutiques, and design-forward stores. Fairfax Ave Street, with its main hub between Melrose Ave and 3rd St, is anchored by the Beverly Center and The Grove, two of the largest shopping centers in the city.

	1 MILE	3 MILES	5 MILES
2022 POPULATION	44,680	329,408	887,029
2024 AVG HOUSEHOLD INCOME	\$149,173	\$141,183	\$126,687
2024 HOUSEHOLDS	24,905	168,291	411,004
2024 PLACE OF WORK	4,855	37,633	72,168 (BUSINESSES)
	30,251	264,482	578,156 (EMPLOYEES)



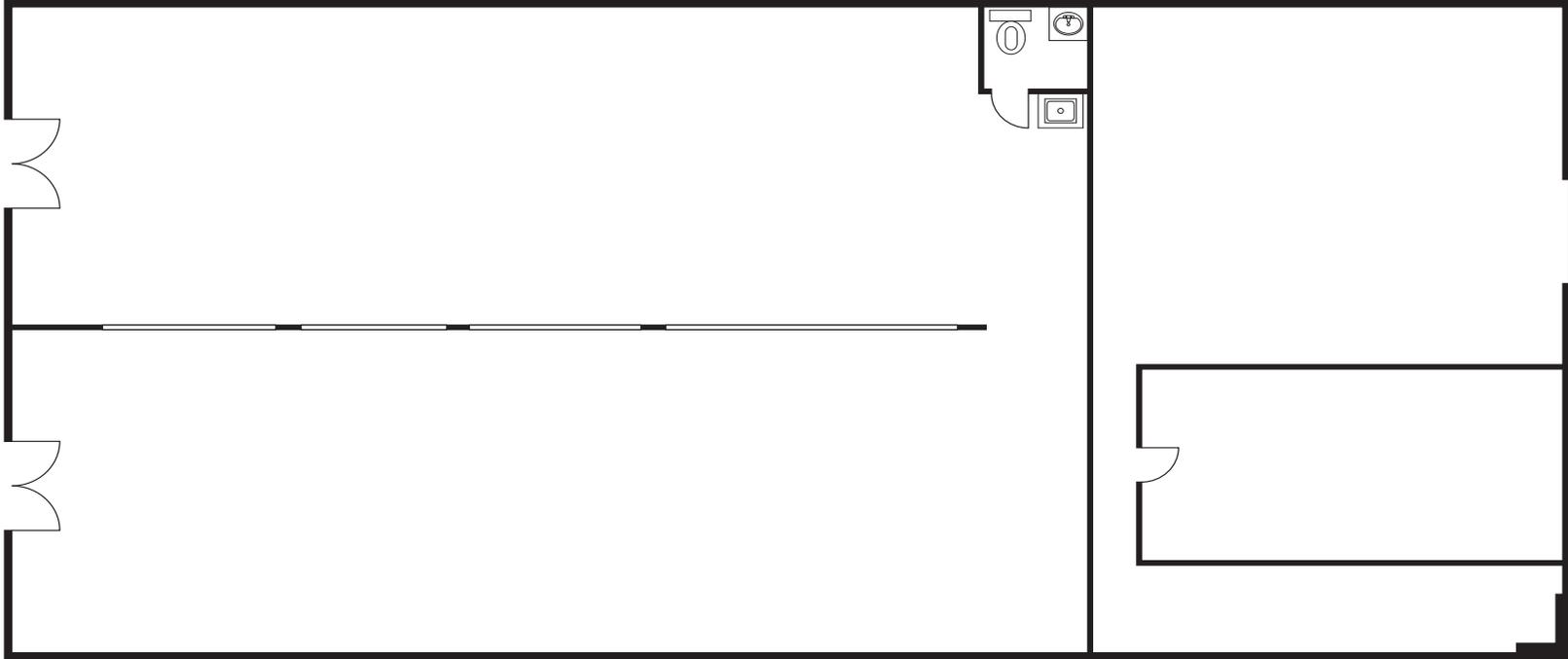
DIVISIBLE TO 1,200 - 2,400 SF
FOR LEASE
Greg Briest
Marisa Renfro
Houman Mahboubi
310 550 2653
CBRE

452 N FAIRFAX AVE PROPERTY HIGHLIGHTS

USE	Retail Space directly on Fairfax Ave
SIZE	2,400 SF (Divisible to Two 1,200 SF Spaces)
ASKING RATE	Contact Broker
AVAILABLE	30 days

FLOOR PLAN

2,400 SF 2,400 SF (Divisible to Two 1,200 SF Spaces)



NEARBY TENANTS



PRIME PIZZA



CANTER'S DELI



BADMAASH



VAN LEEUWEN

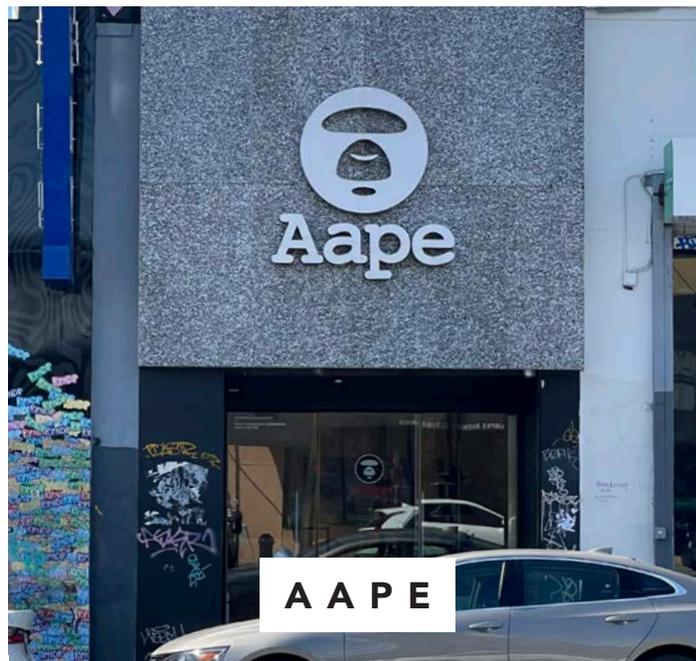


GOLF WANG

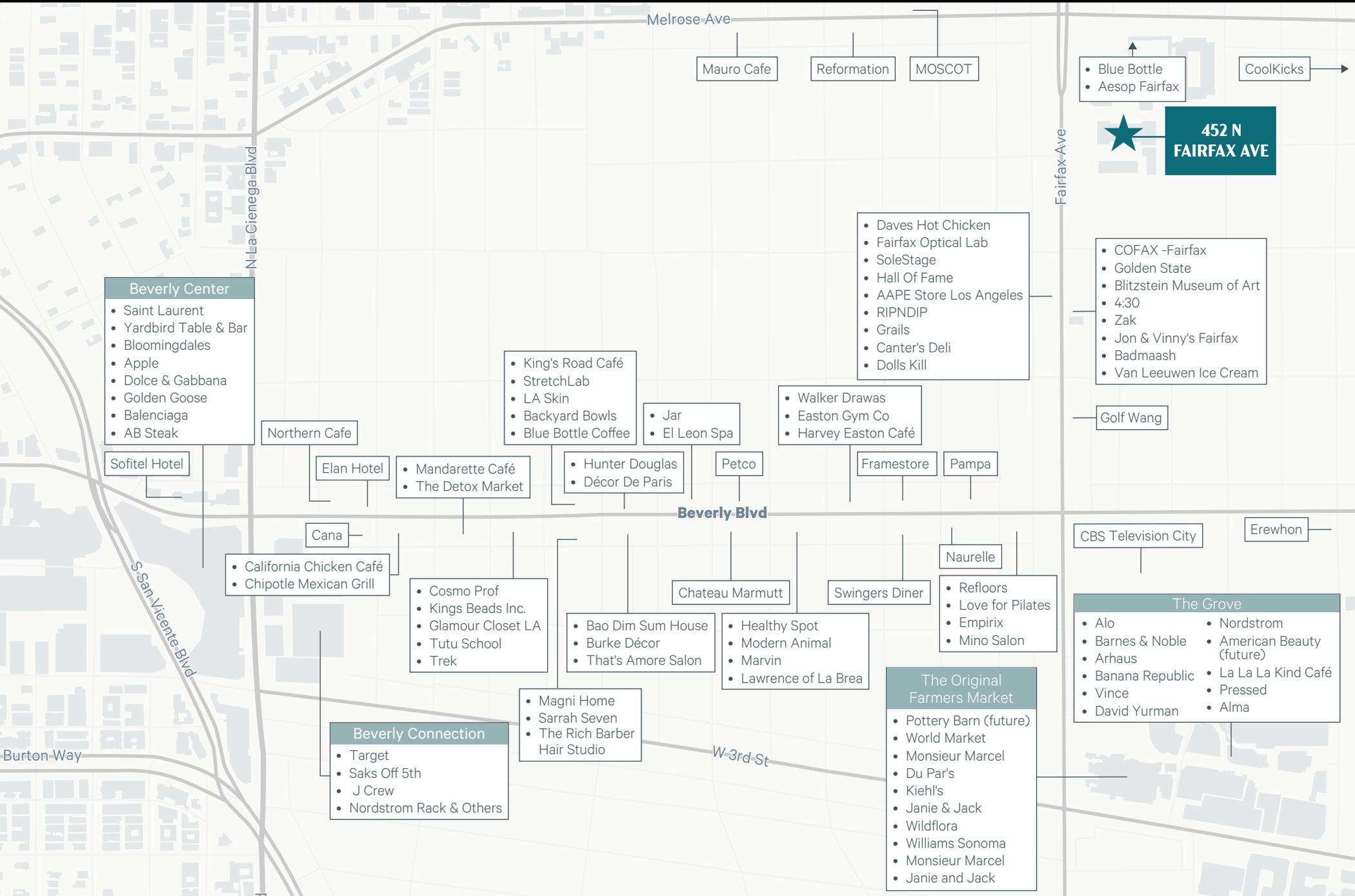


JON & VINNY'S

NEARBY TENANTS



AMENITY MAP



452 N FAIRFAX AVE

- Blue Bottle
- Aesop Fairfax

CoolKicks

Mauro Cafe

Reformation

MOSCOT

- Beverly Center**
- Saint Laurent
 - Yardbird Table & Bar
 - Bloomingdales
 - Apple
 - Dolce & Gabbana
 - Golden Goose
 - Balenciaga
 - AB Steak

- King's Road Café
- StretchLab
- LA Skin
- Backyard Bowls
- Blue Bottle Coffee

- Daves Hot Chicken
- Fairfax Optical Lab
- SoleStage
- Hall Of Fame
- AAPE Store Los Angeles
- RIPNDIP
- Grails
- Canter's Deli
- Dolls Kill

- COFAX -Fairfax
- Golden State
- Blitzstein Museum of Art
- 4:30
- Zak
- Jon & Vinny's Fairfax
- Badmaash
- Van Leeuwen Ice Cream

Northern Cafe

Elan Hotel

- Mandarette Café
- The Detox Market

- Hunter Douglas
- Décor De Paris

- Jar
- El Leon Spa

- Walker Drawas
- Easton Gym Co
- Harvey Easton Café

Golf Wang

Sofitel Hotel

Beverly Blvd

Cana

- California Chicken Café
- Chipotle Mexican Grill

- Cosmo Prof
- Kings Beads Inc.
- Glamour Closet LA
- Tutu School
- Trek

- Bao Dim Sum House
- Burke Décor
- That's Amore Salon

- Healthy Spot
- Modern Animal
- Marvin
- Lawrence of La Brea

Chateau Marmutt

Swingers Diner

- Naurelle
- Refloors
 - Love for Pilates
 - Empirix
 - Mino Salon

CBS Television City

Erewhon

- The Grove**
- Alo
 - Barnes & Noble
 - Arhaus
 - Banana Republic
 - Vince
 - David Yurman
 - Nordstrom
 - American Beauty (future)
 - La La La Kind Café
 - Pressed
 - Alma

- Beverly Connection**
- Target
 - Saks Off 5th
 - J Crew
 - Nordstrom Rack & Others

- Magni Home
- Sarah Seven
- The Rich Barber Hair Studio

W 3rd St

- The Original Farmers Market**
- Pottery Barn (future)
 - World Market
 - Monsieur Marcel
 - Du Par's
 - Kiehl's
 - Janie & Jack
 - Wildflora
 - Williams Sonoma
 - Monsieur Marcel
 - Janie and Jack

Burton Way

N La Cienega Blvd

Fairfax Ave

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GREG BRIEST First Vice President | Lic.01949565 | +1 818 800 4492 | greg.briest@cbre.com

MARISA RENFRO Vice President | Lic.02178774 | +1 949 922 7278 | marisa.renfro@cbre.com

HOUMAN MAHBOUBI Senior Vice President | Lic.01450237 | +1 310 550 2651 | houman.mahboubi@cbre.com

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