

FOR SALE

THE FIRST TIME IN 70 YEARS!
109-111 N FAIRFAX AVE | LOS ANGELES, CA

THE PASSMAN GROUP
REAL ESTATE BROKERAGE



The Passman Group
145 S. Fairfax Ave.
Suite 200
Los Angeles, CA 90036
(310) 859-8100
info@thepassmangroup.com

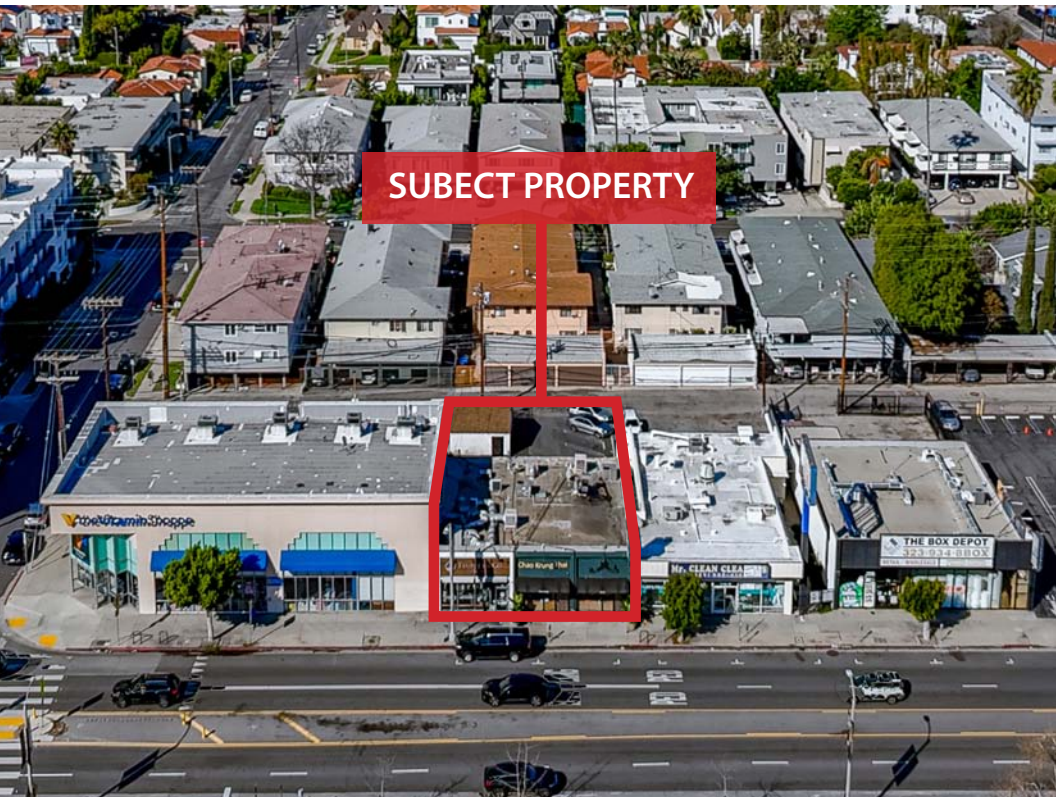
David Passman
DRE#01795153

Ricky Mitchell
DRE#02071069

The Passman Group, Inc. or its personnel makes no warranties, representations or guarantees about the information provided herein. These materials are based on information and content provided by others, which we believe are accurate, however, it has not been verified and all interested parties must independently confirm its accuracy. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and estimates provided are for purposes of example and may not represent the current or future performance of this property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations.

PROPERTY HIGHLIGHTS

This highly sought-after 2-unit commercial property is home to the well-known Chao Krung Thai Restaurant and the other space is currently vacant. Superbly located, the property is positioned between Beverly Boulevard and 3rd Street, situated directly across from CBS Television City, soon to undergo a transformative \$1 billion+ redevelopment. The property further benefits from its prime location just north of and across the street from The Original Farmers Market and The Grove, two of Los Angeles' most popular retail and dining destinations.



THE PASSMAN GROUP

REAL ESTATE BROKERAGE



Exceptional location, situated between 3rd St + Beverly Blvd



2-unit property, one space currently leased to the popular Chao Krung Thai restaurant



Onsite parking: 6 shared spaces



Adjacent to CBS TV City, Original Farmers Market + the Grove



Soaring traffic counts: Fairfax Ave + Beverly Blvd - 38,888 CPD



Additional enclosed storage area behind the building – Leased To 111 N. Fairfax Ave



Price + financial prospectus available upon request

109-111 N FAIRFAX AVE | LOS ANGELES, CA



PROPERTY DETAILS

Total Building Size:	±3,000 SF
109 N. Fairfax Ave:	±1,200
111 N. Fairfax Ave:	±1,800
Lot Size:	±6,132 SF
Parking:	Onsite; 6 Shared Spaces
Year Built:	1948
Zonning:	LAC2
APN:	5511-001-007
Current Use:	Restaurant

109-111 N FAIRFAX AVE | LOS ANGELES, CA



Immediately Adjacent to the Subject Property



THE GROVE

THE PASSMAN GROUP
REAL ESTATE BROKERAGE

CBS TELEVISION CITY



Immediately Adjacent to the Subject Property



THE PASSMAN GROUP
REAL ESTATE BROKERAGE

POPULAR AREA ATTRACTIONS

LA FARMERS MARKET – Hosting a plethora of unique and trendy food stalls, sit-down eateries, and specialty food merchants, the Original LA Farmers Market is a hugely popular tourist destination originally. Founded in 1934, the popular site attracts an average of 10,000 weekly visitors.

THE GROVE – With an estimated 20 million annual visitors, this 600K SF shopping, entertainment, and dining complex ranks among Los Angeles' elite shopping meccas. Boasting 70+ stores, the sprawling open-air mall is anchored by the likes of Nordstrom, Apple, Nike, and Barns & Noble.

CBS TELEVISION CITY – The current CBS TV studio lot is on the cusp of a \$1.2 billion redevelopment project. The new facilities are expanding to 15 stages with state-of-the-art upgrades, additional production offices, retail shops, and a 15-story office tower.

FAIRFAX POP-UP SHOPS – The block of Fairfax Avenue between Beverly Boulevard and Melrose Avenue is the site of frequent Pop-Up Shop happenings. Various hip apparel and shoe brands regularly host pop-up sales at the fashionable boutiques lining this section of famed Fairfax Avenue.



109-111 N FAIRFAX AVE | LOS ANGELES, CA



THE PASSMAN GROUP

REAL ESTATE BROKERAGE

DEMOGRAPHICS

	1-Mile	3-Mile
Population:	45,122	354,974
Households:	23,012	172,725
Median Age:	38.30	39.50
Median HH Income:	\$97,091	\$80,426
Daytime Employees:	43,681	292,366

**Courtesy of 2020 Census Data*

TRAFFIC COUNTS

Cross Streets	Cars Per Day
Fairfax/Beverly:	38,888
Fairfax/3rd:	38,150
Beverly/Hayworth	36,672
Beverly/Edinburgh	37,351
Fairfax/Oakwood	36,533

109-111 N FAIRFAX AVE | LOS ANGELES, CA

AERIAL OVERVIEW

THE PASSMAN GROUP
REAL ESTATE BROKERAGE



The Passman Group
145 S. Fairfax Ave.
Suite 200
Los Angeles, CA 90036
(310) 859-8100
info@thepassmangroup.com

David Passman
DRE#01795153

Ricky Mitchell
DRE#02071069

The Passman Group, Inc. or its personnel makes no warranties, representations or guarantees about the information provided herein. These materials are based on information and content provided by others, which we believe are accurate, however, it has not been verified and all interested parties must independently confirm its accuracy. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and estimates provided are for purposes of example and may not represent the current or future performance of this property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations.