



3912–3916 Sunset Boulevard | Silver Lake | Los Angeles, CA 90029

RETAIL STOREFRONT + TWO RESIDENTIAL UNITS



Silverlake

**3912-3916
SUNSET BLVD
– SILVERLAKE –
LOS ANGELES**

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THE PROPERTY



INVESTMENT SUMMARY

Coda Brokerage proudly presents an opportunity to acquire 3912–3916 Sunset Boulevard—an urban mixed-use property in the vibrant Sunset Junction district of Silver Lake. The asset features a fully leased retail storefront occupied by nationally recognized tenant Warby Parker, along with two rent-stabilized apartment units at the rear of the site.

The Warby Parker lease is structured as absolute triple net (NNN), eliminating landlord obligations. With over four years remaining on the base term and built-in 3% annual rent bumps, the lease provides reliable income and growth. The retail space was significantly upgraded by the tenant upon occupancy in 2019.

Behind the commercial frontage, there are two free standing cottage-style apartment units: a 2-bedroom and a 1-bedroom unit. Tenants are currently on month-to-month agreements.

This rare mixed-use opportunity with Warby Parker as the anchor is located in the heart of Silver Lake's iconic Sunset Junction, one of Los Angeles' most sought-after retail corridors. Surrounded by a curated mix of trendsetting brands and culinary hotspots, the property sits steps from trendy businesses such as Malin+Goetz, Café Intelligentsia, Maison Kitsuné, Mohawk General Store, and acclaimed restaurants like Bacari, Pine & Crane, and Café Stella. This asset offers a stable, high-credit investment in one of L.A.'s trendiest and most culturally dynamic neighborhoods.





PROPERTY DESCRIPTION

Address: 3912-3916 Sunset Blvd, Los Angeles, CA 90029

Parcel Number: 5427-007-003

Building Area: ~3,598

Lot Size: ~5,780

Current Occupancy: 100%

Zoning: [Q]C2-1VL

Year Built/Renovated: 1922/2019

Configuration: 1 Retail + 2 Residential Units

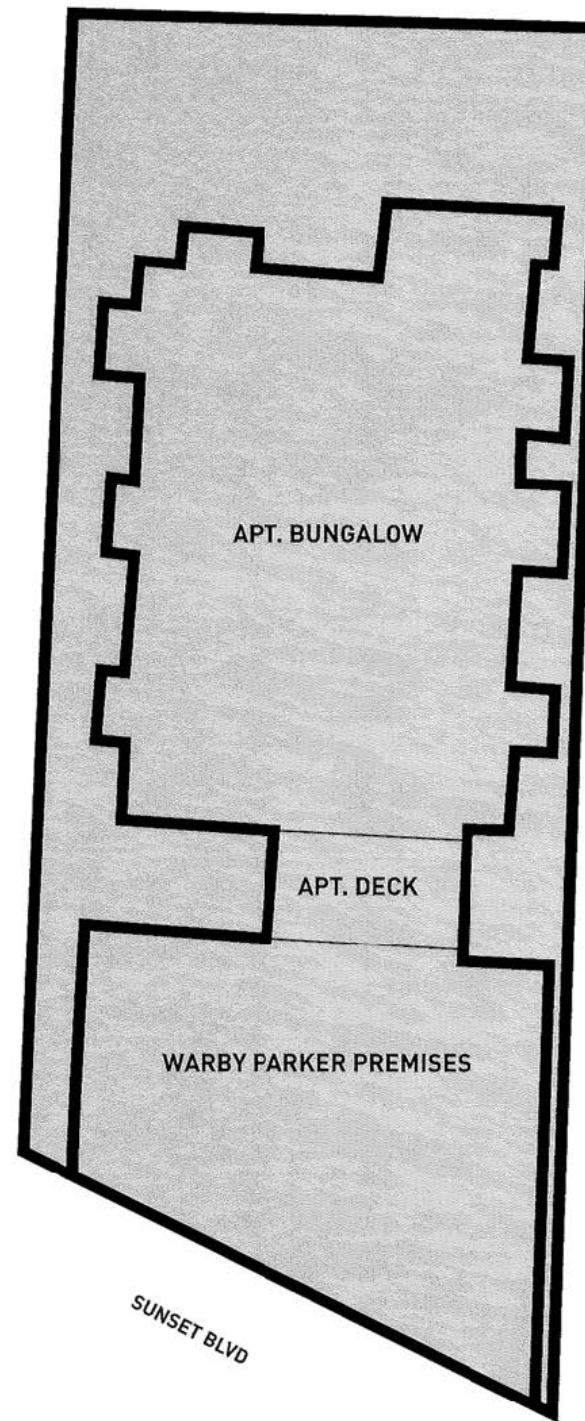
Street Frontage: 54 Feet

Parking: Street Parking Only

Walk Score: 92 (Walker's Paradise)

FINANCIAL OVERVIEW

Asking Price:	\$4,268,000
Capitalization Rate:	5.70%
Annual Net Operating Income:	\$243,290
Ownership Type:	Fee Simple



Tenancy Details

Retail Tenant: Warby Parker	
Lease Type:	NNN
Square Footage:	~1,466 SF
Monthly Base Rent:	\$19,547.03 (As of January 2026) + CAM
Lease End Date:	January 31, 2030
Escalations:	3% Annually
Renewal Option:	One (1) five-year extension available
Residential Tenants	
Unit A:	1 bed / 1 bath \$1,718.22/month MTM lease RSO regulated
Unit B:	2 bed / 1 bath \$2,267.40/month MTM lease RSO regulated

Investment Highlights

1

Fully Stabilized, Income-Producing Asset with national credit tenant and long-term housing occupants.

2

New Roof with Warby Parker lease structure.

3

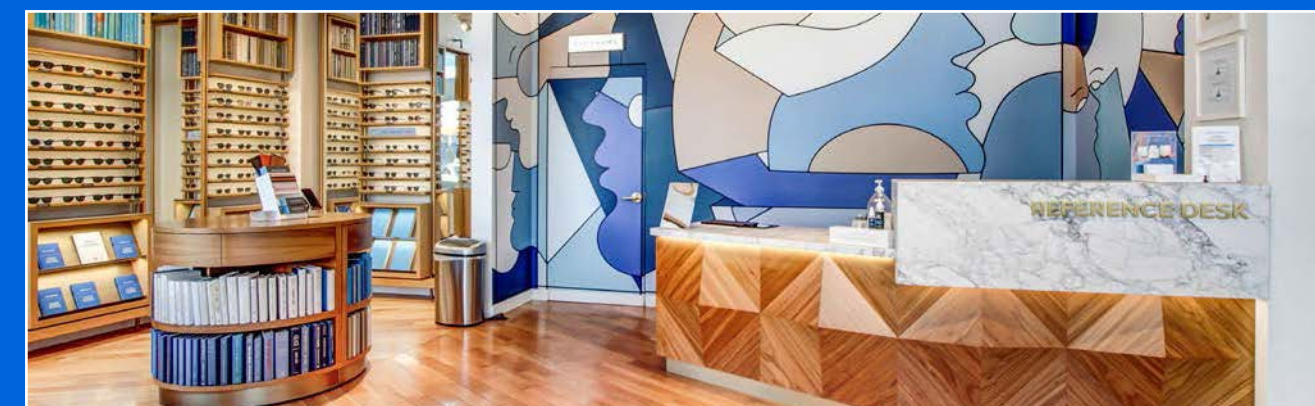
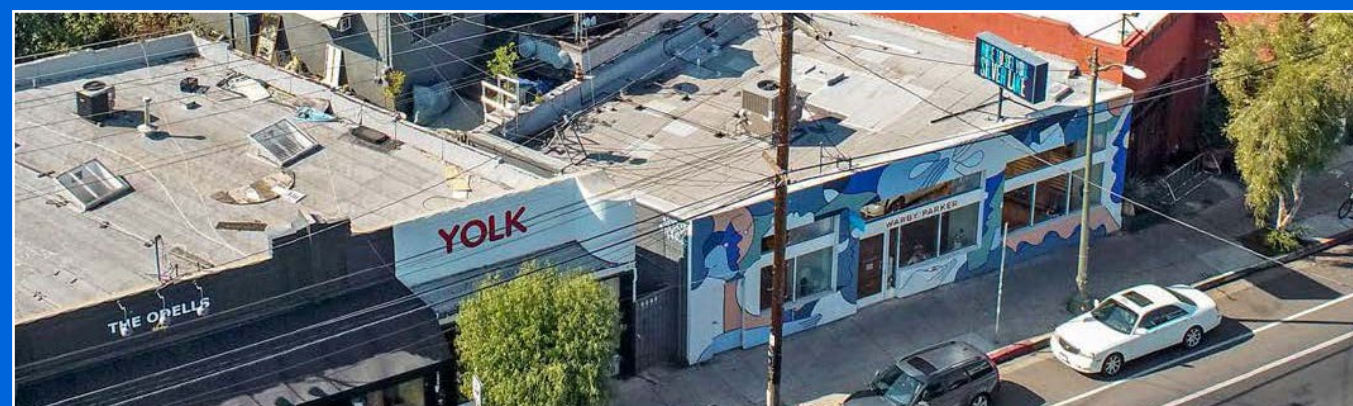
Exceptional Silver Lake Location at Sunset Junction—one of LA's trendiest walkable corridors.

4

Significant Tenant Buildout with ~\$300/foot in retail improvements.

5

Strong Local Demographics with average household income exceeding \$110,000 within one mile.





WARBY PARKER STORE PHOTOS

WARBY PARKER STORE PHOTOS



APARTMENT PHOTOS

APARTMENT PHOTOS



—The Location—

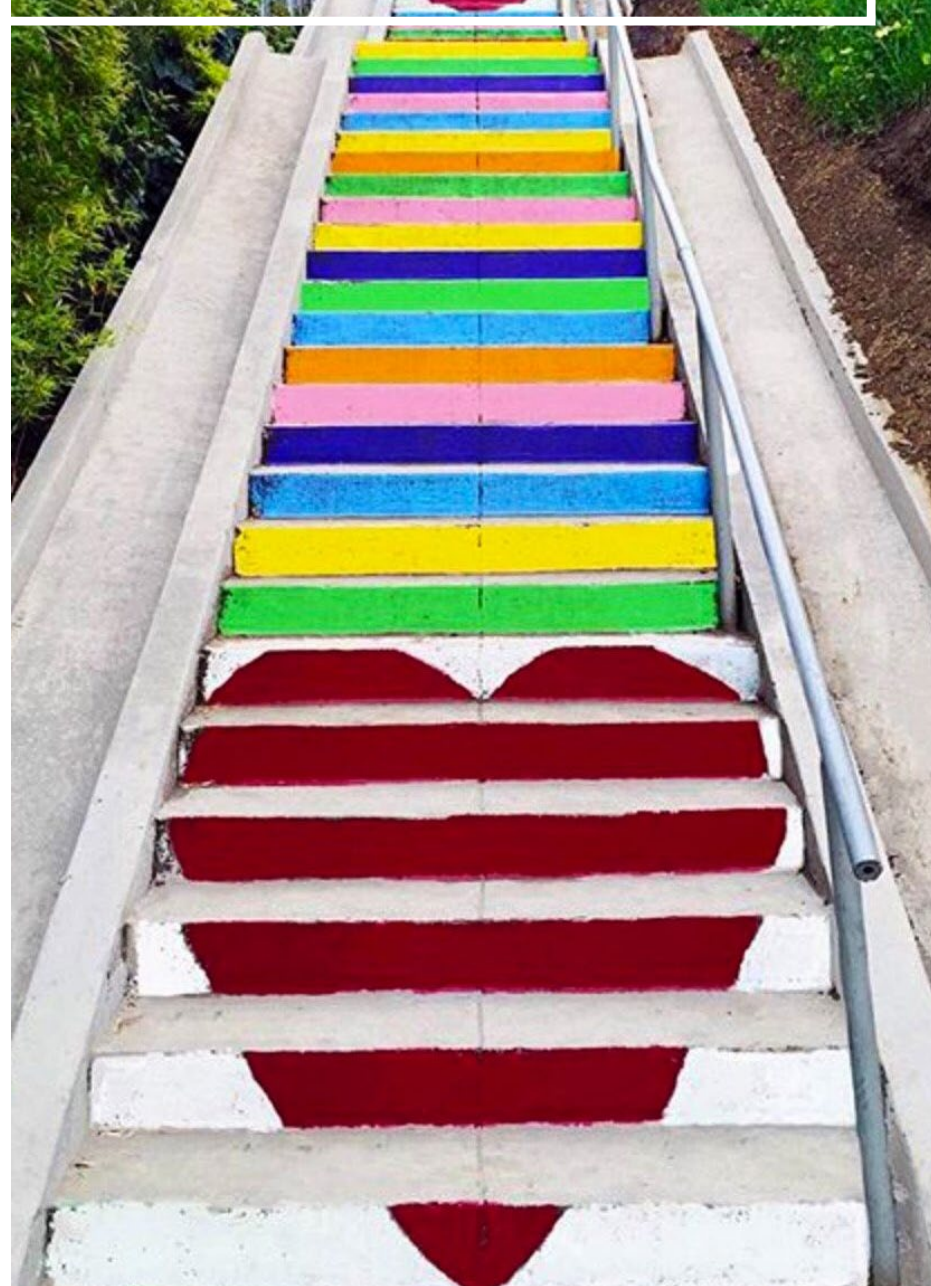


Silver Lake Ranks as the 14th “Coolest” Neighborhood in the World –

Located at the intersection of Sunset Blvd and Santa Monica Blvd and at the ending of Santa Monica Blvd , Sunset Junction sits central to Silver Lake’s most populated and prime area for shopping and leisure. It’s rich history ages back to the 1900’s where Sunset Junction adopted its name from the “red car line” Pacific Electric Railway Company’s passenger service. Despite it being discontinued in the mid 1950’s, the city still holds on to the name for significant historical remembrance. Today, the neighborhood radiates a hip atmosphere encouraging businesses in the field of art, music, and miscellaneous goods.



HIKE THE SILVER LAKE STAIRS

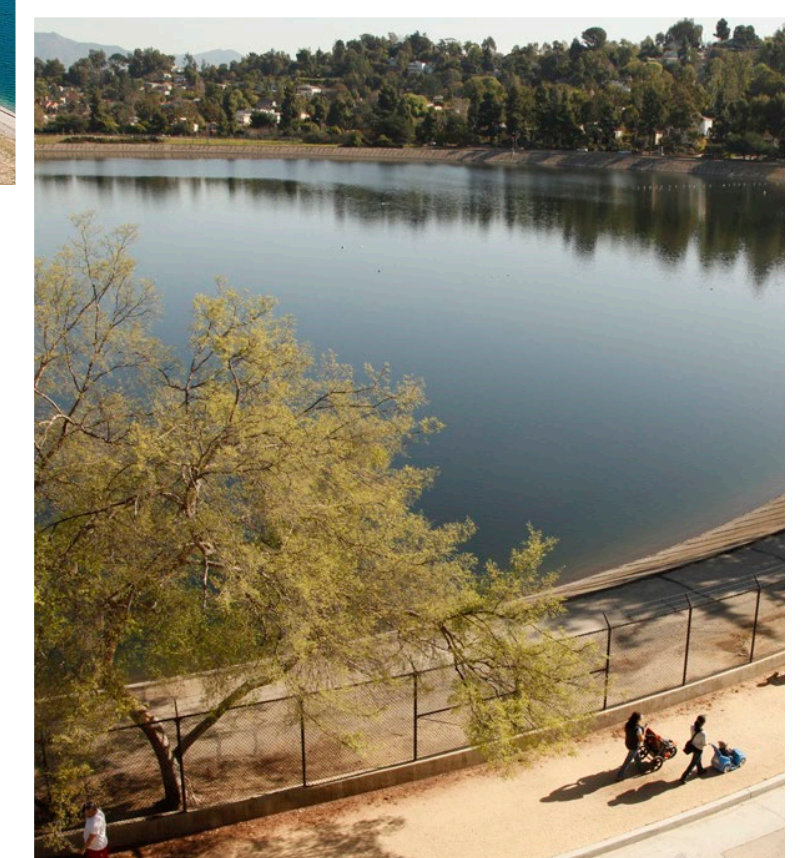
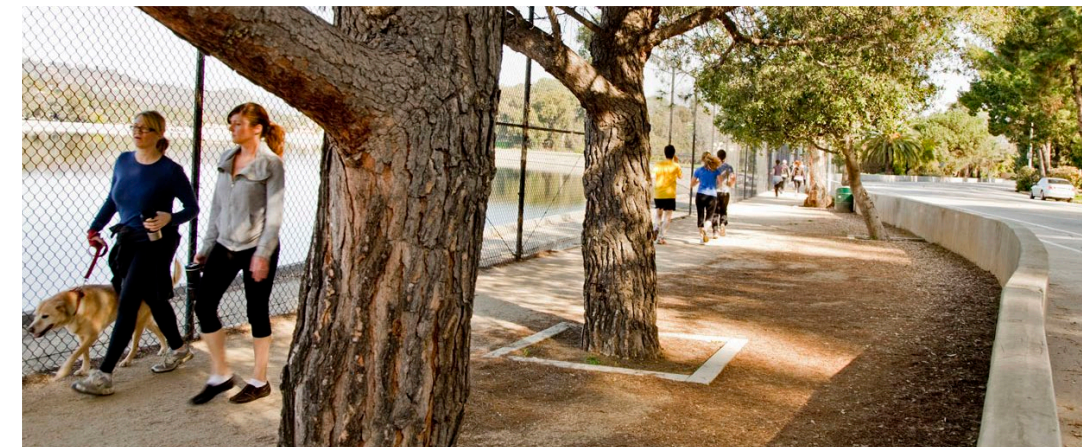


In addition to shopping, Sunset Junction offers the full experience by integrating outdoor activities for tourists and locals enjoyment. The Micheltorena Stairs is one of Sunset Junction's most popular attractions. These stairs are Instagram's most featured staircase in Los Angeles and draw in visitors from all over. Not only is the staircase accessible to use, it also features bright, colorful and carefully done paintings for those to admire.

RUN OR RELAX BY THE SILVER LAKE RESERVOIR



The public perimeter has two dog parks, a basketball court, playground and field for the kiddies, along with a 2.2-mile trail around its entirety. It's also home to Silver Lake Meadow, a soft, grassy knoll overlooking the water where visitors can lounge and picnic.



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DISCLAIMER: All information contained herein is deemed reliable but not guaranteed. Prospective buyers are responsible for verifying all details and conducting their own due diligence. Property is offered "as-is," subject to prior sale or withdrawal without notice.

Please Do Not Disturb Tenants