



**FOR  
LEASE**

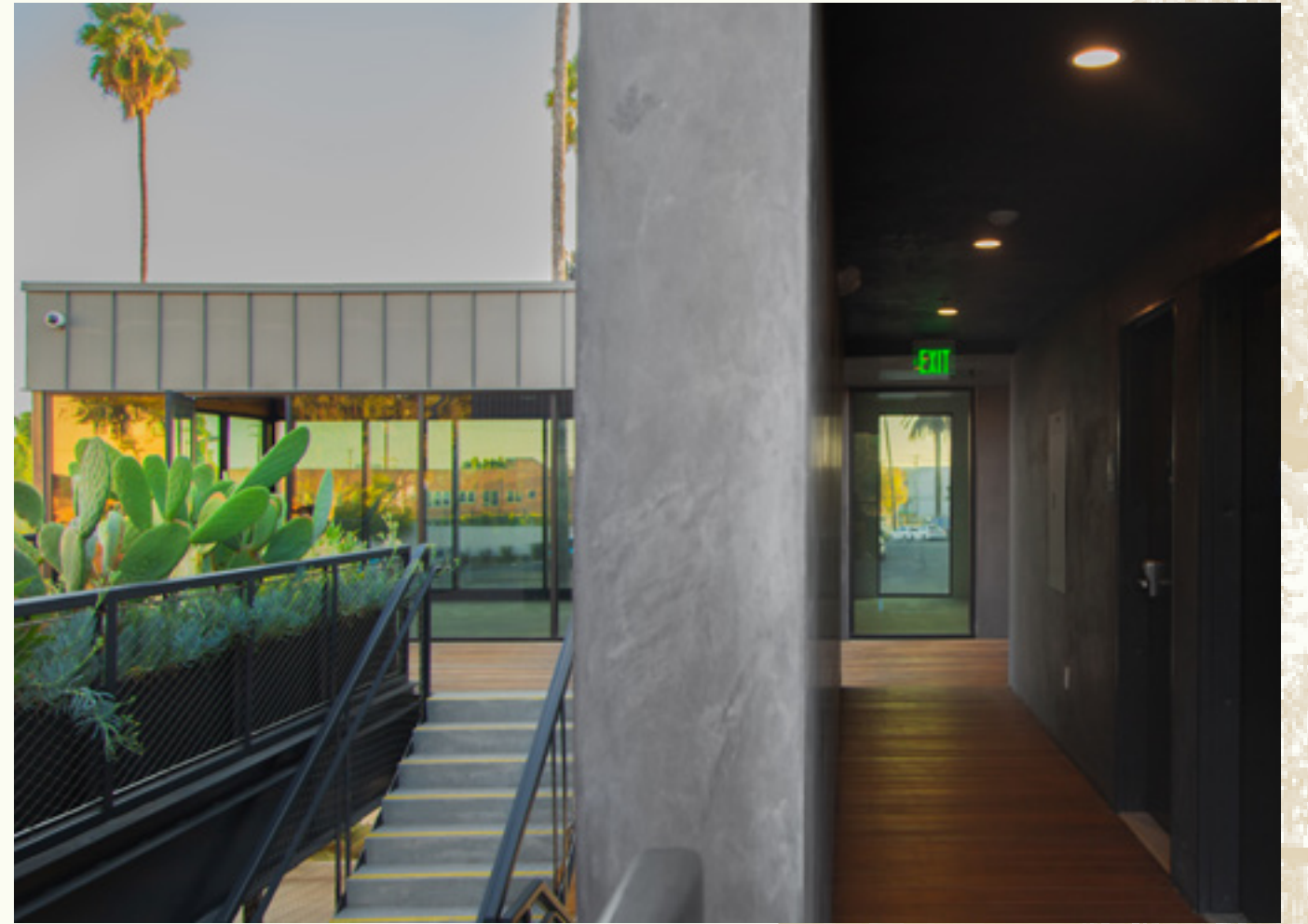
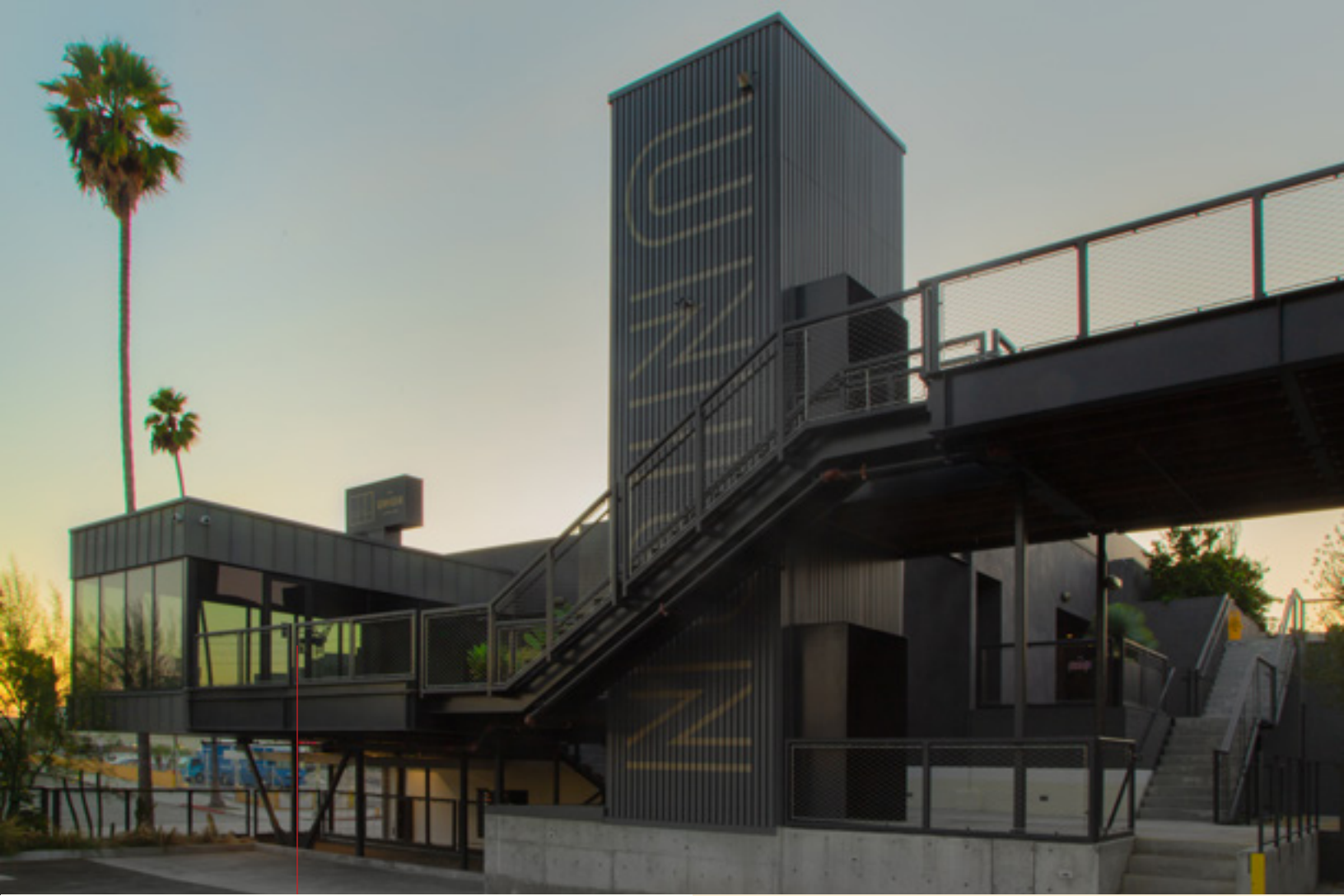


✦ AT THE CENTER OF ONE OF THE CITY'S MOST VIBRANT, CREATIVE AND CHARMING URBAN NEIGHBORHOODS.

**4441  
SUNSET  
BLVD.**

THE  
**UNION**  
SILVER LAKE







# SUNSET BUILDING

SPACE	USE	INTERIOR RSF	PATIO RSF	★ TOTAL SIZE
SPACE A	Resturant / Bar with type 47 Liquor License Cup with Service until 2AM	3,736	-	4,417
SPACE D	Freestanding QSR Space	765	681	1,375
★ SPACE A + D	Space A + D are leased together	4,501	681	5,182
SPACE I	2nd floor Restaurant, Wine Bar, Retail, Office, or Fitness	1,010	1,451	2,461
SPACE J	1st floor Restaurant, Wine Bar, Retail, Office, or Fitness	1,704	959	2,663
★ BACK HOUSE I + J	Spaces I + J can be combined	2,663	2,410	5,124

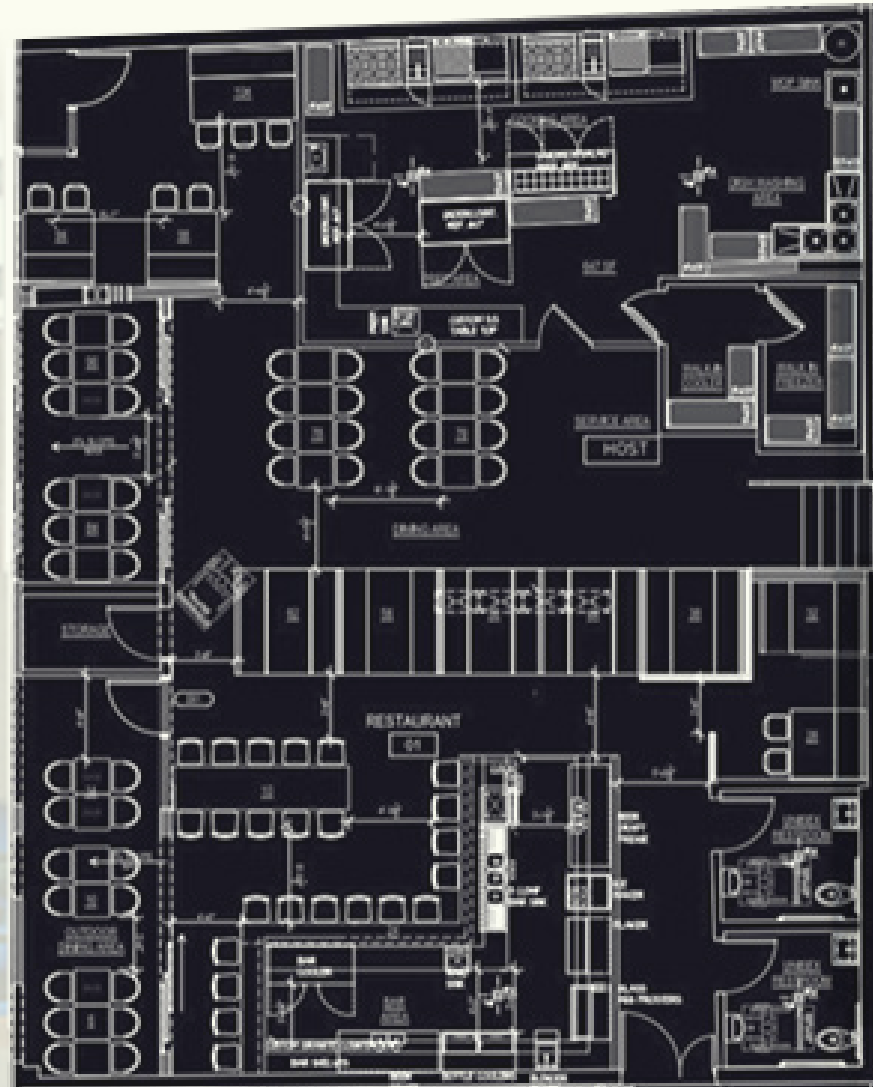


# GROUND FLOOR

SUNSET BLVD.

SUNSET DR.

SPACE A



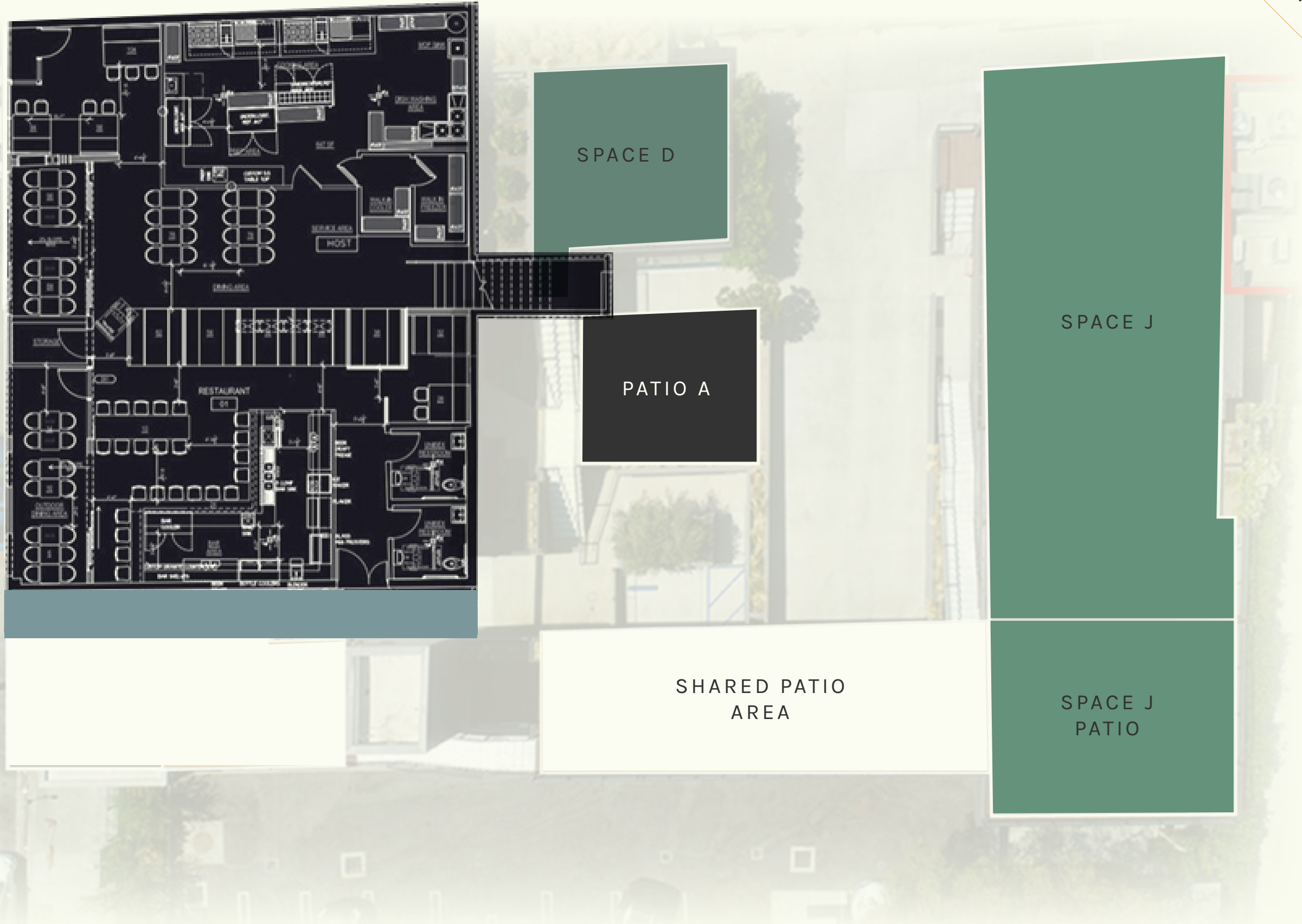
SPACE D

PATIO A

SHARED PATIO AREA

SPACE J

SPACE J PATIO





# SECOND FLOOR

SUNSET BLVD.

SUNSET DR.





★ AVAILABLE  
FALL 2021



FOR LEASE

# THE SUNSET BUILDING SPACES A+D

THE  
**UNION**  
SILVER LAKE



SPACE

A+D

SIZE

Approx 5,182 RSF.  
Space A + D are leased  
together

ASKING RENT

Price Available  
Upon Request

KEY MONEY

Negotiable:  
Type 47 Liquor License until 2am  
CUP for type 47 Liquor License  
Built to suite kitchen

DELIVERY CONDITION

*negotiable/ TI  
allowance available*

PARKING

Valet Parking  
Program

TARGET DELIVERY DATE

SPRING 2022



SUNSET BUILDING | LEVEL 1



SPACE

SIZE

ASKING RENT

KEY MONEY

A

Approx 3,736 RSF. + Approx 681 RSF (Next to Space D), EXCLUSIVE Patio for A + D

Price Available Upon Request

Negotiable:  
Type 47 Liquor License until 2am  
CUP for type 47 Liquor License  
Built to suite kitchen

DELIVERY CONDITION

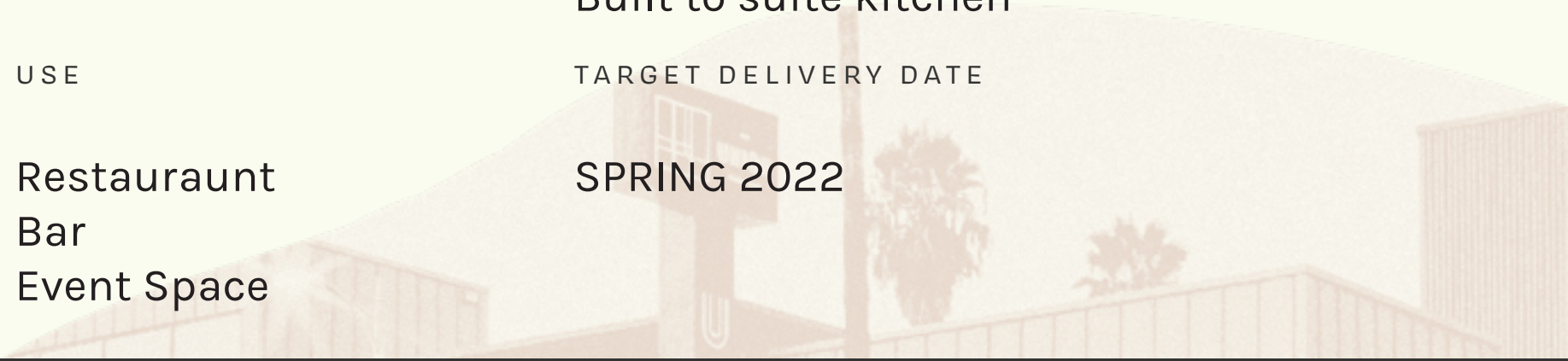
USE

TARGET DELIVERY DATE

*negotiable/ TI allowance available*

Restauraunt  
Bar  
Event Space

SPRING 2022

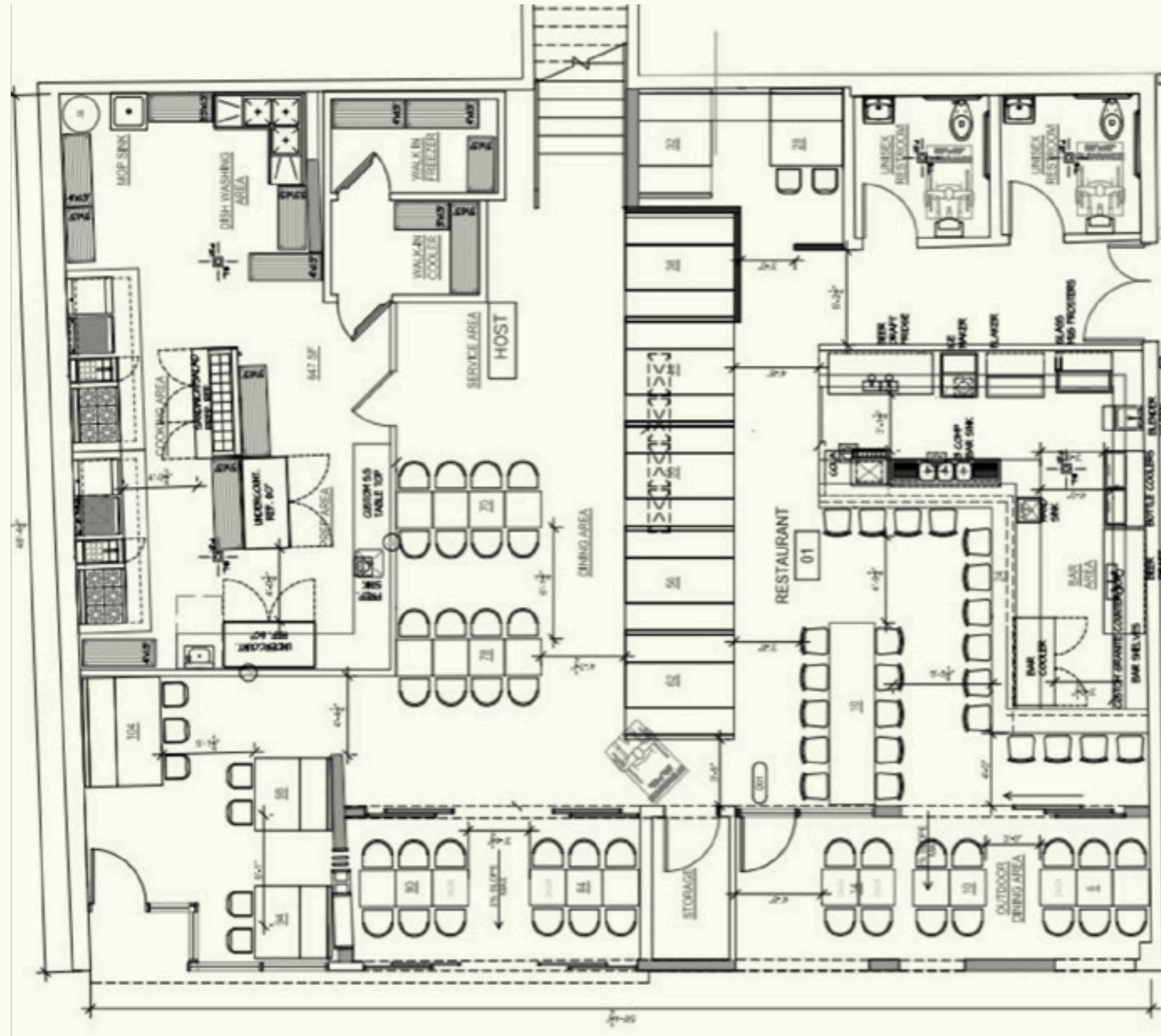


SUNSET BUILDING | LEVEL 1



# SPACE A | FLOOR PLAN

SUNSET BLVD.

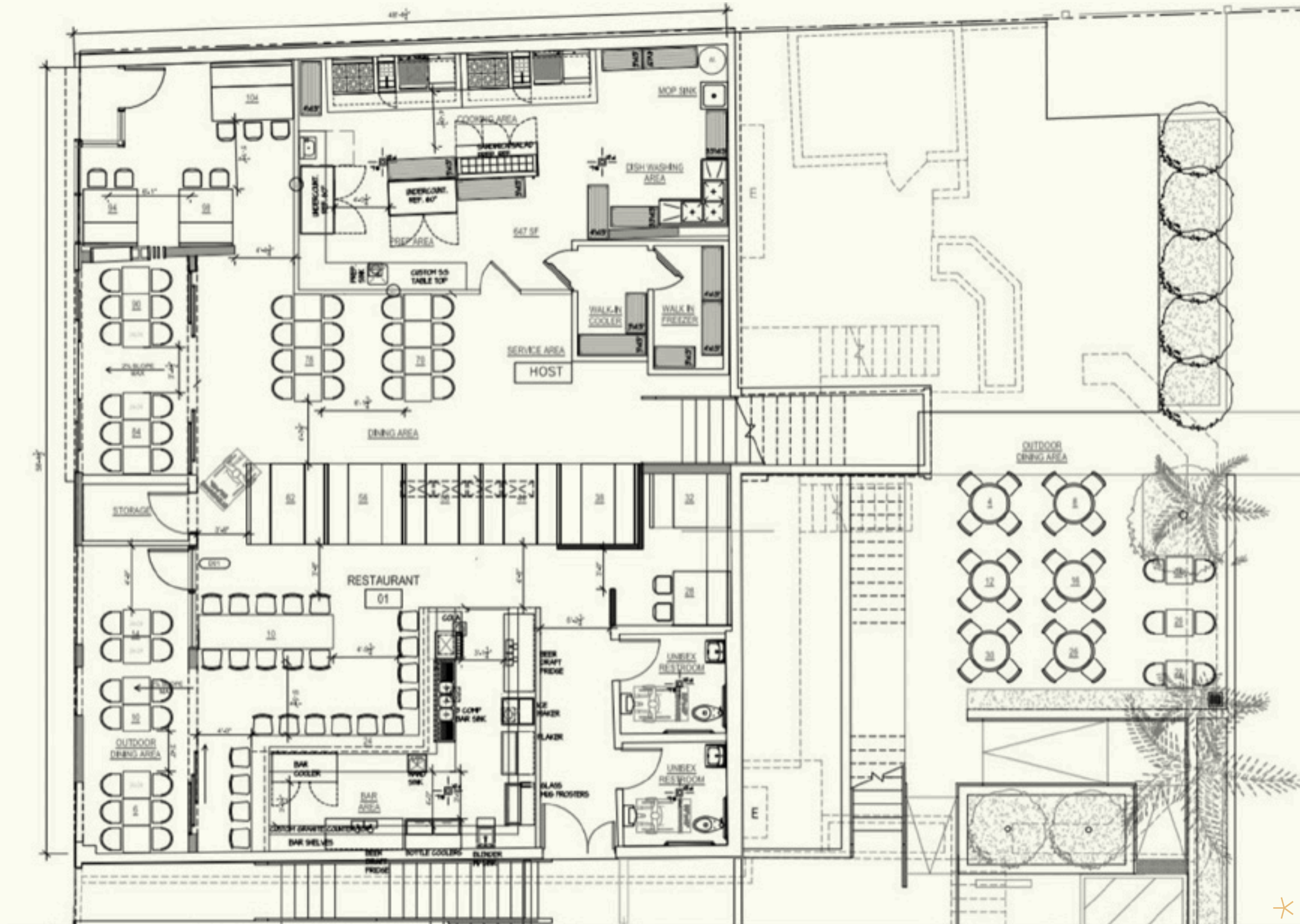


✦ PROPOSED FLOOR PLAN



# SPACE A | FLOOR PLAN + PATIO

SUNSET BLVD.



✦ PROPOSED FLOOR PLAN



SPACE

D

SIZE

Approx 765 RSF + Approx 681 RSF Patio

ASKING RENT

Price Available Upon Request

USE

Free Standing QSR SPACE

DELIVERY CONDITION

*negotiable/ TI allowance available*

PARKING

Valet Parking Program

TARGET DELIVERY DATE

SPRING 2022



# SUNSET BUILDING | LEVEL 1





✦ AVAILABLE  
FALL 2021



FOR LEASE

# THE BACKHOUSE BUILDING SPACES | + J

THE  
UNION  
SILVER LAKE



SPACE

SIZE

ASKING RENT

USE

J

Approx 1,704 RSF. +  
Approx 959 RSF Patio =  
2,663 RSF

Price Available  
Upon Request

Resturaunt  
Wine Bar  
Retail  
Office  
Fitness

CUP for Type 47  
liquor license

DELIVERY CONDITION

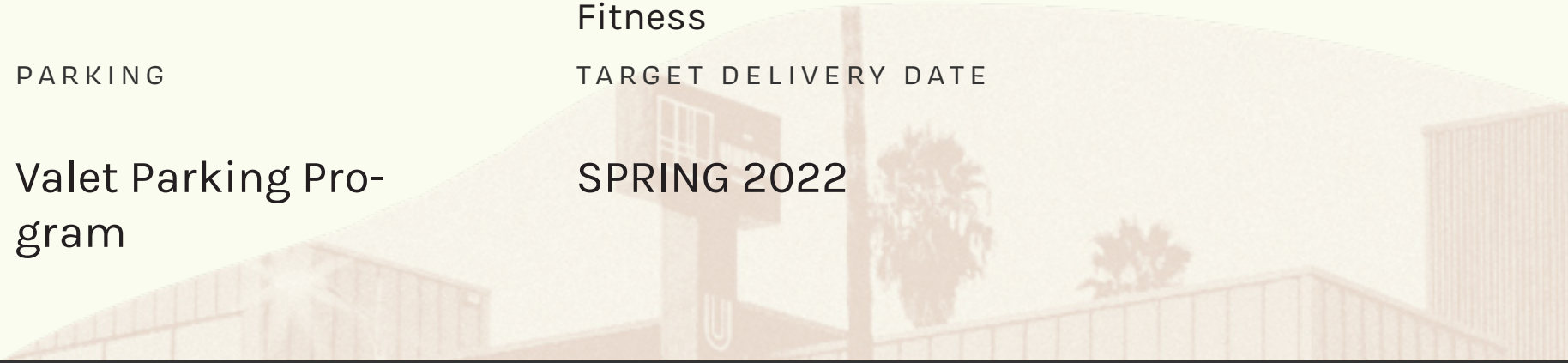
PARKING

TARGET DELIVERY DATE

*negotiable/ TI  
allowance available*

Valet Parking Pro-  
gram

SPRING 2022



# BACKHOUSE BUILDING | LEVEL 1



SPACE

SIZE

ASKING RENT

USE

Approx 1,010 RSF. +  
Approx 1,451 RSF Patio =  
2,461 RSF

Price Available  
Upon Request

2nd Floor Resturaunt  
Wine Bar  
Retail  
Office  
Fitness

*CUP for Type 41 beer  
and wine license*

DELIVERY CONDITION

PARKING

TARGET DELIVERY DATE

*negotiable/ TI  
allowance available*

Valet Parking Pro-  
gram

SPRING 2022



# BACKHOUSE BUILDING | LEVEL 2

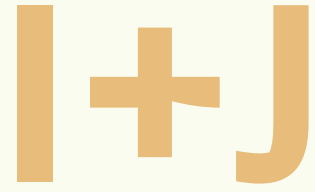


SPACE

SIZE

ASKING RENT

USE



2,663 SF Interior + 2,410  
SF Patio =  
**5,124 Total RSF**

Price Available  
Upon Request

Wine Bar  
Retail  
Office  
Fitness



**BACKHOUSE BUILDING | COMBINED**



**EREWON**

ORGANIC GROCER & CAFE

**sweetgreen**

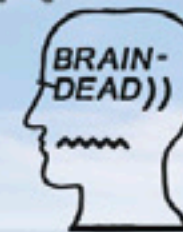


**pudu pudu**  
Pudding makers since 1894

**WARBY PARKER**



**KITSUNÉ**



**TARTINE**

**SUNSET  
JUNCTION**

**VIRGIL VILLAGE**

**VIRGIL AVE**

**SUNSET BLVD**

**4435-4441 W SUNSET BLVD**

**FELLOW  
BARBER**

**SQIRL**

**Melody**

**Kinkan**





Children's Hospital  
LOS ANGELES

KISMET

gget

KISMET  
ROTISSERIE

BLUE BOTTLE  
COFFEE

HomeState  
A TEXAS KITCHEN

VERMONT AVE

HILLHURST AVE

SUNSET BLVD

4435-4441 W  
SUNSET BLVD

LITTLE  
Dom's

A — T

MARU COFFEE

jeni's





KEY DEMOGRAPHICS

AVERAGE HOME PRICE

**\$1,013,000**

AVERAGE HOME INCOME

**\$106,417**

MEDIAN AGE

**29.7**

DAILY VEHICLES

**75,000**





# THE AREA

## SILVER LAKE

Surrounded by new development projects, and just a short distance from the shops and restaurants of Sunset Junction as well as Kaiser Permanente and Children's Hospital Los Angeles. Some noteworthy, new restaurants in the neighborhood include Kismet, Go Get Em Tiger, McConnell's, Umami Burger, Trois Familia, Café Stella, Alfred Coffee, Sawyer and Forage.

Easily accessed by major thoroughfares - Sunset Boulevard, Hollywood Boulevard, and Fountain Avenue- located at the center of one of the city's most vibrant, creative and charming urban neighborhoods.





✦ AVAILABLE  
SPRING 2022



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THE  
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SILVER LAKE