

# SILVER LAKE

BOX SPACE WITH PARKING LOT

FOR LEASE



3600 W. SUNSET BLVD  
LOS ANGELES, CA 90026

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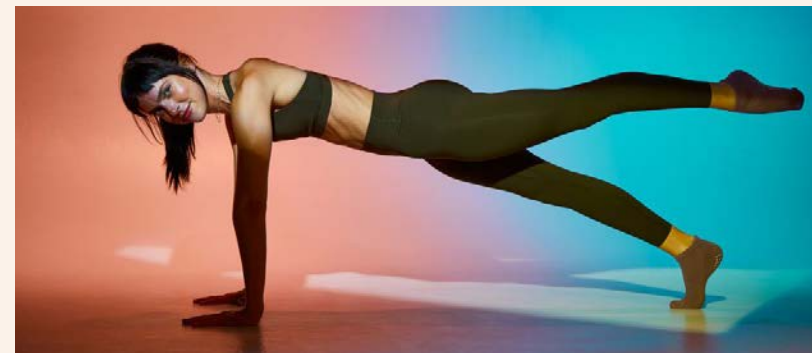
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**CBRE**

# SILVER LAKE

**THE "CAPITAL OF THE EASTSIDE", SILVER LAKE BRINGS A TRIFECTA OF DESTINATION RETAIL, NEIGHBORHOOD RESTAURANTS AND A SPRAWLING COMMUNITY OF FAMILIES, TASTEMAKERS AND CREATIVE PROFESSIONALS. ONE OF LA'S MOST WALKABLE NEIGHBORHOODS, SILVER LAKE OFFERS CONVENIENCE AND CURATION IN A HIGH BARRIER TO ENTRY MARKET.**

3600 W Sunset Blvd is the only true 'box' space in Silver Lake. Operating as the 99¢ Only Store for decades, this property has witnessed the transformation of this neighborhood into a global cultural hub. An operationally functional space with dock-high loading and unbeatable frontage of Sunset Blvd, 3600 W Sunset Blvd. is primed for the next generation of retailer, grocer, fitness, service, co-working, et al. Add the only parking field in the Sunset Junction, gorgeous art-deco façade and tall bow-truss interior, this flagship offers the perfect canvas for brands and activators.





**GROCEER | RETAIL | OFFICE**

**14,000 SF**

**Rare Free Standing Building**

**45 On-Site Parking Spaces**

**High Ceilings with Striking Bow-Truss**

**Dock High Loading**

**Remarkable 96' Feet of Frontage on Sunset**

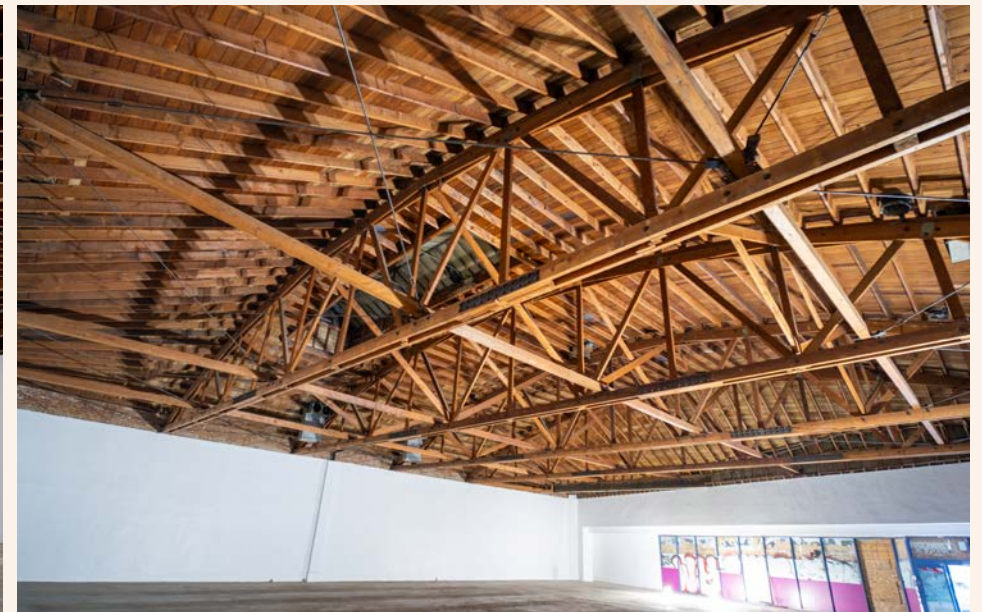
**Main & Main Signalized Intersection**





# INTERIOR

**SILVER LAKE** 3600 W. SUNSET BLVD LOS ANGELES, CA 90026



**FOR LEASE**

FREE-STANDING BOX SPACE WITH PARKING

# PARKING AND LOADING

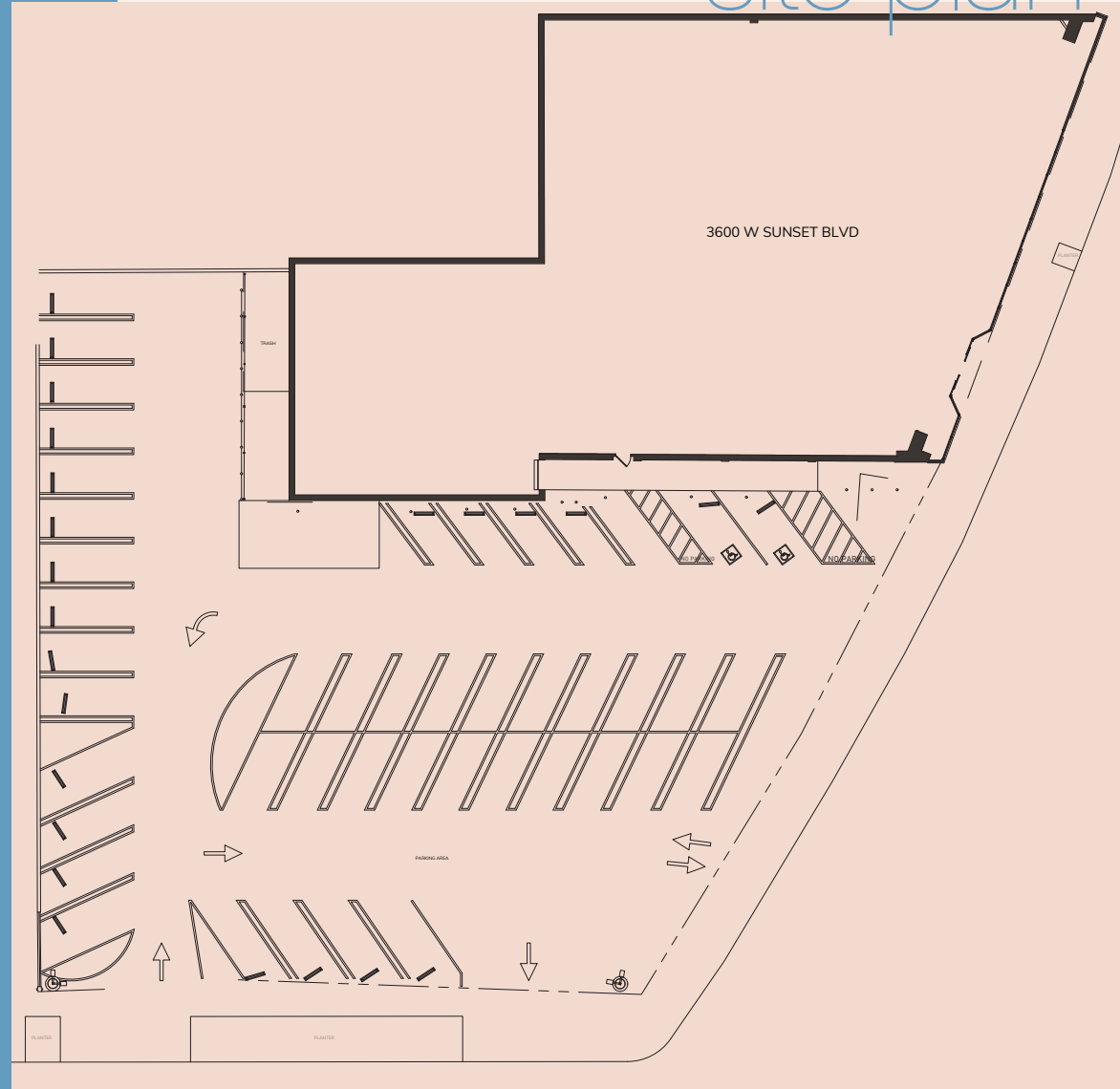


45 ON-SITE PARKING SPACES

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SILVER LAKE 3600 W. SUNSET BLVD LOS ANGELES, CA 90026

site plan



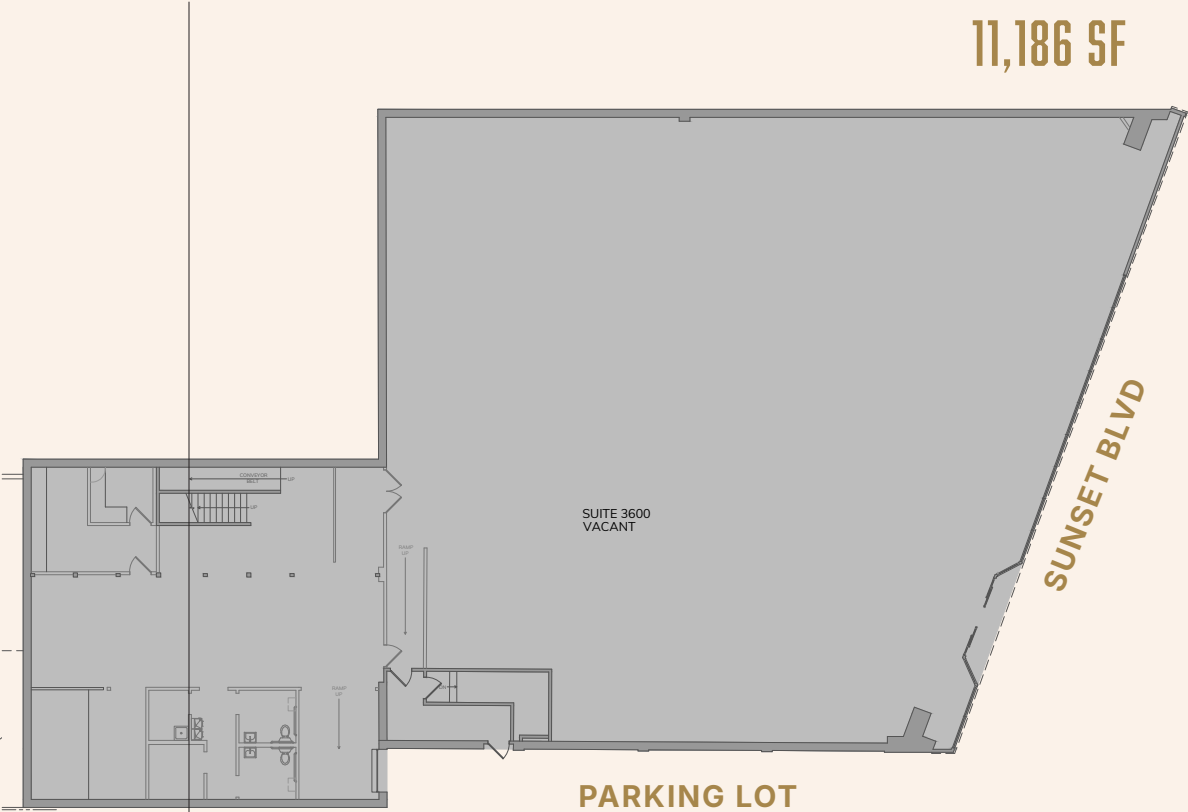
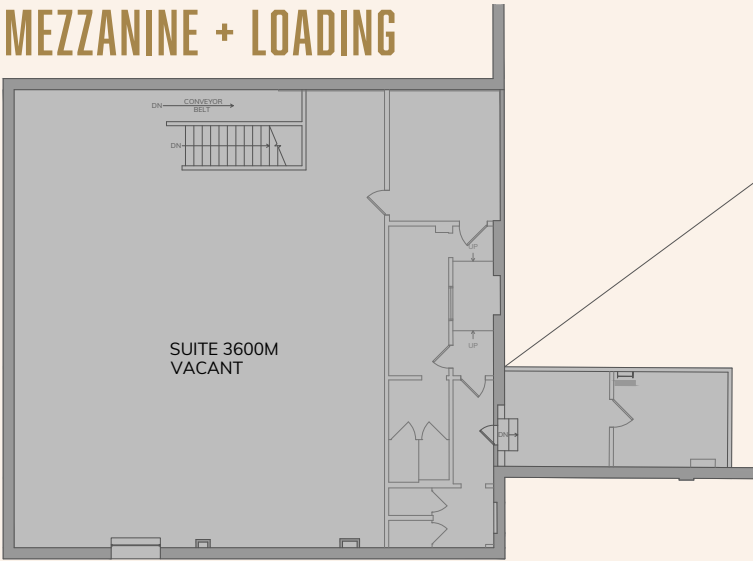
FREE-STANDING BOX SPACE WITH PARKING



# FLOOR PLANS

SILVER LAKE 3600 W. SUNSET BLVD LOS ANGELES, CA 90026

2,755 SF  
MEZZANINE + LOADING



FOR LEASE FREE-STANDING BOX SPACE WITH PARKING

# NOTABLE NEIGHBORS

**SILVER LAKE** 3600 W. SUNSET BLVD LOS ANGELES, CA 90026

## EREWHON



20,000 SF natural market with international cult following.

## HOTEL LUCILE



25 room boutique hotel housing in a 1931 church building; opening early 2025.

## SUNSET ROW



Multi-phase adaptive-use development ushering in a new generation of shops and restaurants.

## SUNSET SURPLUS



Repositioning of a significant Silver Lake corner, with tenants like Byredo, Maison Kitsune, Garrett Leight and more.

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# DEMOGRAPHICS

**SILVER LAKE** 3600 W. SUNSET BLVD LOS ANGELES, CA 90026

## URBAN CHIC

- › TECH-SAVVY PROFESSIONALS LIVING SOPHISTICATED & EXCLUSIVE LIFESTYLES
- › WELL-CONNECTED & WELL-EDUCATED
- › ENVIRONMENTALLY ACTIVE
- › MILLENNIAL/GEN X MARRIED COUPLE FAMILIES & SINGLES

## LAPTOPS & LATTES

- › AFFLUENT, COSMOPOLITAN & HEALTH-CONSCIOUS
- › WELL-EDUCATED SINGLES AND PARTNER HOUSEHOLDS IN BUSINESS, FINANCE, LEGAL, COMPUTER AND ENTERTAINMENT INDUSTRIES
- › SPEND ON CITY LIVING AND CARE ABOUT THE ENVIRONMENT

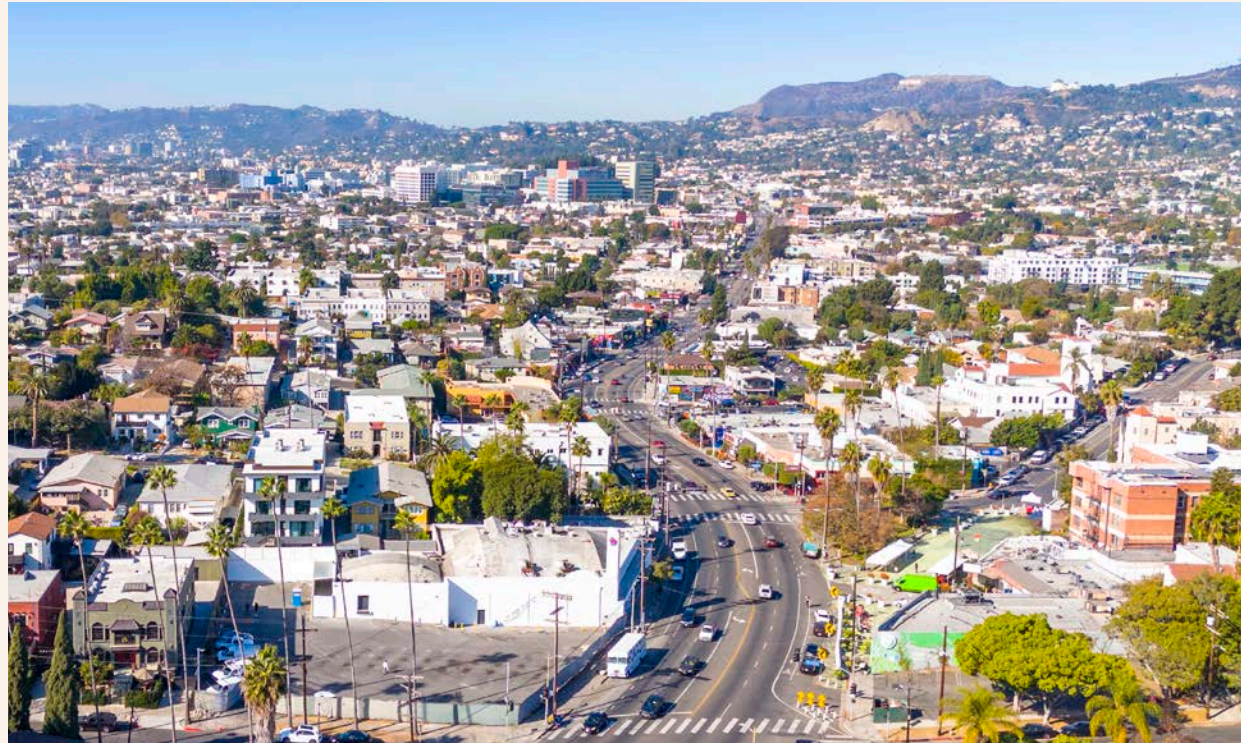
## TRENDSETTERS

- › YOUNG SINGLES LIVING LIFE TO THE FULLEST
- › SPEND ON THE MOST CURRENT FASHIONS, ART/CULTURE, EATING OUT AND TRAVELING OFTEN
- › EDUCATED & WELL-PAID—UNFETTERED BY FINANCIAL RESPONSIBILITIES
- › SOCIALLY & ENVIRONMENTALLY CONSCIOUS SHOPPERS
- › CARE ABOUT HEALTH & NUTRITION

**FOR LEASE**

FREE-STANDING BOX SPACE WITH PARKING

	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Population	44k	225k	486k
Average Household Income	\$138k	\$110k	\$100k
Daytime Population	34k	184k	505k
Median Age	38	37	37





# GROCER MAP



FOR LEASE

FREE-STANDING BOX SPACE WITH PARKING

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