

5448

Franklin Avenue

Los Angeles, CA



Jones Lang LaSalle Brokerage, Inc. License #: 01856260

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Site Description

Restaurant and Retail Available

Address: 5448 Franklin Ave. (Los Feliz)

Size: 2,033 SF (divisible)

Space A: 1,066 SF

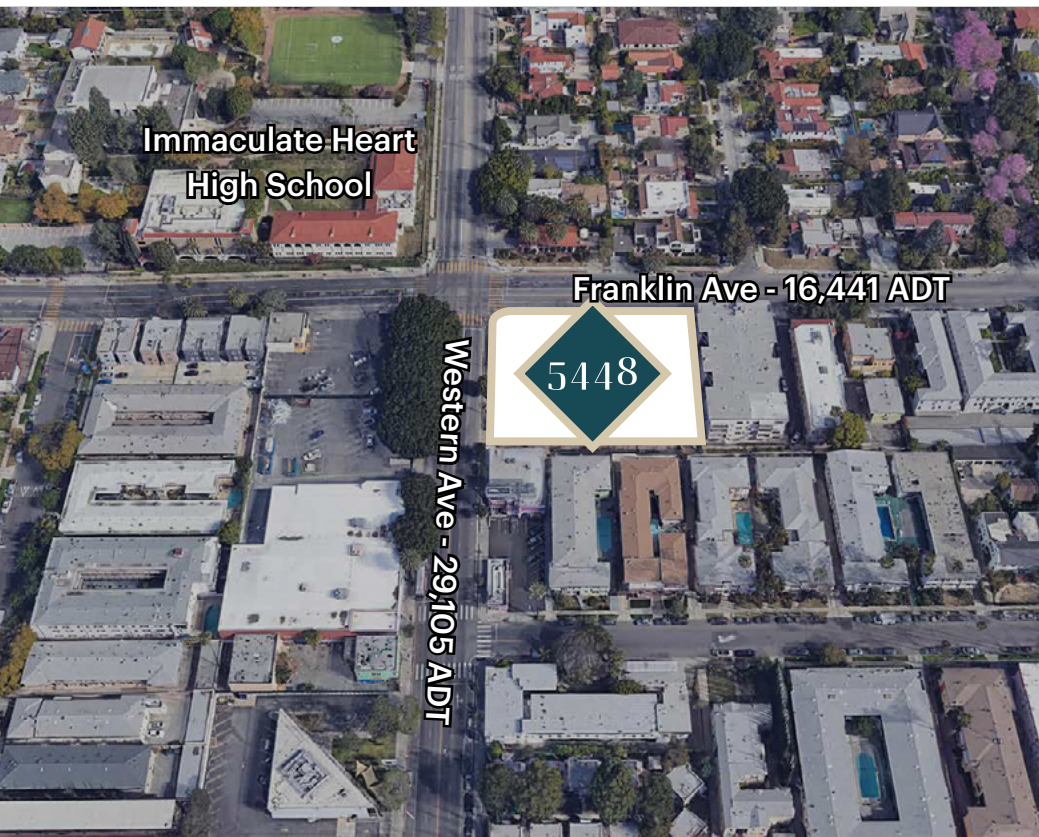
Space B: 967 SF

Frontage: 65 feet along Western Avenue

Possession: Immediate

Term: Ten Years

History: New Construction



Immaculate Heart
High School

Franklin Ave - 16,441 ADT

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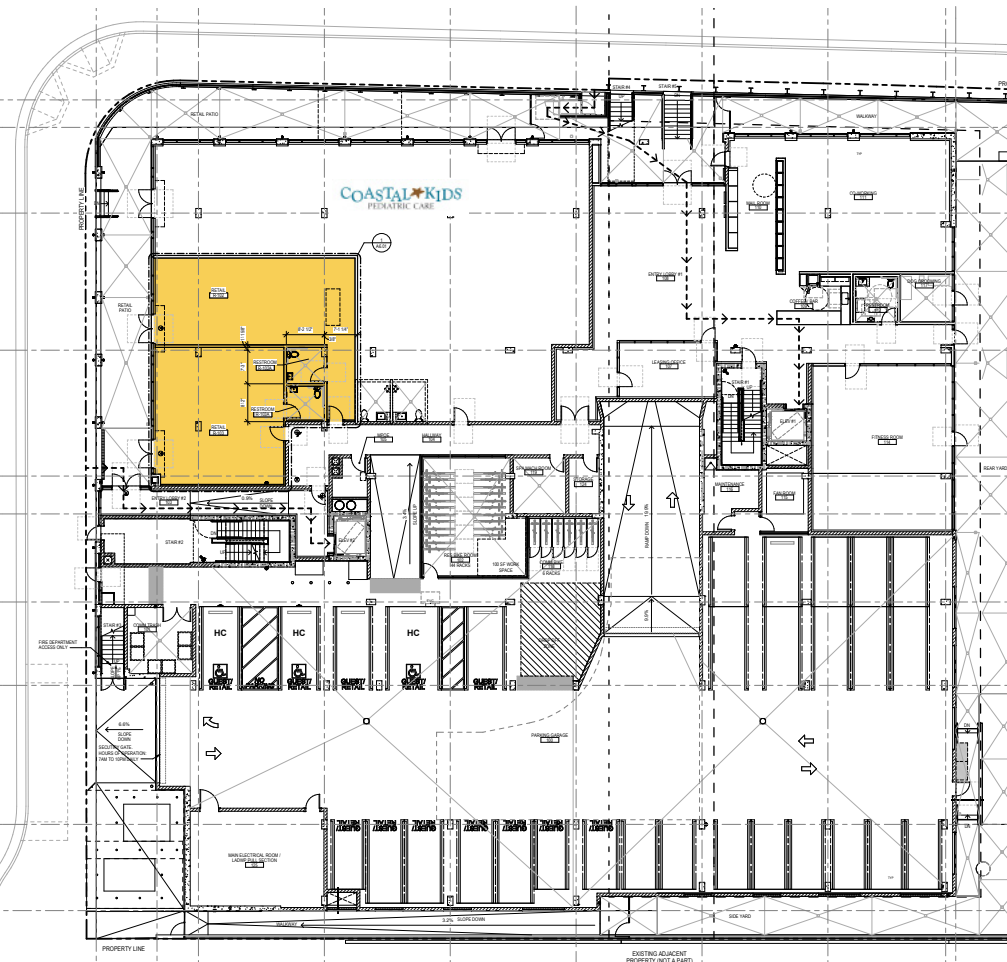
Western Ave - 29,105 ADT

At the confluence of Los Feliz and Franklin Village, with restaurant ready infrastructure and abundant on-site surface parking.

Highlights

- Delivery Condition: Venting shaft and restaurant Infrastructure including stubbed grease interceptor
- Abundant Onsite Parking with 5/1000 Ratio
- Expansive Outdoor Covered Patio
- Type-47 CUP in Place Allowing for the Onsite Consumption of Alcohol from 6:00 AM to 2:00 AM Daily

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Demising Options



Retail Plan #1
Space A: 1,066 SF
Space B: 967 SF
TOTAL: 2,033 SF



Retail Plan #2
ENTIRE 2,033 SF

NEIGHBORHOOD AERIAL

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- 10 minutes from the Hollywood Pantages Theatre, the Griffith Observatory, the Greek Theatre, Larchmont Village, Hancock Park, Franklin Village, and Los Feliz
- Catty-corner from the Americal Film Institute and Immaculate Heart High School
- Prominent signaled corner



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Largest Employers in Hollywood

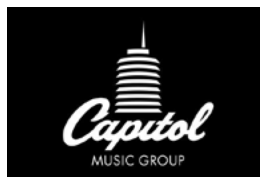


VIACOM

Paramount



COMPANY3



THE LOS ANGELES FILM SCHOOL

TRAILER PARK GROUP
Amelia Earhart [airmachine] MIRADA



POPULATION

1 Mile	3 Miles	5 Miles
52,600	335,550	991,531



TOTAL RETAIL EXPENDITURES

1 Mile	3 Miles	5 Miles
\$890.47 M	\$6.14 B	\$16.8 B



TOTAL FOOD & BEVERAGE EXPENDITURES

1 Mile	3 Miles	5 Miles
\$280.06 M	\$1.92 B	\$5.26 B



ESTIMATED HOUSEHOLDS

1 Mile	3 Miles	5 Miles
26,052	162,137	447,911



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$107,787	\$123,443	\$122,579



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 Mile	3 Miles	5 Miles
\$582,544	\$681,893	\$721,625



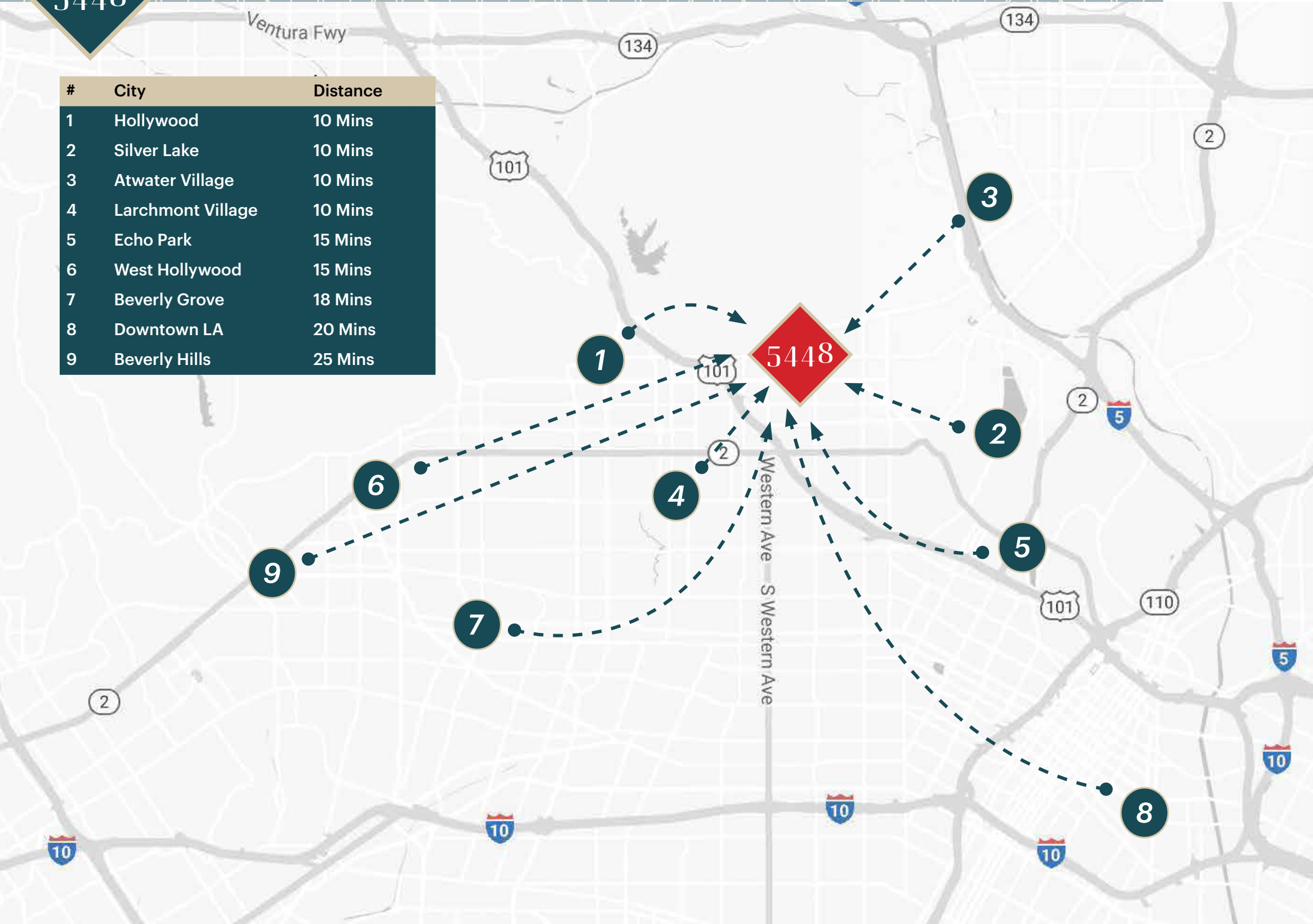
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 Mile	3 Miles	5 Miles
46.2%	48.5%	44.6%

DRIVE TIMES

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#	City	Distance
1	Hollywood	10 Mins
2	Silver Lake	10 Mins
3	Atwater Village	10 Mins
4	Larchmont Village	10 Mins
5	Echo Park	15 Mins
6	West Hollywood	15 Mins
7	Beverly Grove	18 Mins
8	Downtown LA	20 Mins
9	Beverly Hills	25 Mins



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