

PRIME RETAIL OPPORTUNITY FOR LEASE ON SUNSET BOULEVARD



4951-4963 W SUNSET BLVD, LOS ANGELES, CA 90027



COLDWELL BANKER
COMMERCIAL
REALTY

OFFERING SUMMARY

ADDRESS	4951-4963 W Sunset Blvd, Los Angeles, CA 90027
AVAILABLE SF	+/- 6,790 SF
LEASE RATE	4951 Sunset: +/- 976 SF \$5.12 PSF NNN
	4953 & 4955 Sunset: +/- 671 SF each \$5.20 PSF NNN
	4963 Sunset: +/- 944 SF \$4.77 PSF NNN

PROPERTY DESCRIPTION

Now available for lease, this high-profile collection of retail storefronts offers a rare opportunity to establish your business along the vibrant Sunset Boulevard corridor in East Hollywood. With approximately $\pm 6,790$ SF of leasable space across four contiguous addresses, these storefronts provide excellent street visibility, signage opportunities, and flexible configurations to suit a wide range of uses.

Located just blocks from Kaiser Permanente, Los Feliz, and the bustling Silver Lake neighborhood, the property sits in a high-foot-traffic area with close proximity to public transit, major thoroughfares, and a dense residential population.

Each space features high visibility frontage, access to rear parking via alley, and zoning (LAC2) that allows for a wide variety of commercial and service uses, ideal for retail, personal services, boutique fitness, creative office, or wellness concepts.

Don't miss this opportunity to plant your flag in one of LA's most energetic and evolving neighborhoods. Whether you're an established brand or an emerging concept, these Sunset Blvd storefronts deliver visibility, accessibility, and potential.

KEY HIGHLIGHTS:

- $\pm 6,790$ SF Total Available
- Triple Net Leases (NNN)
- LAC2 Zoning – Broad Commercial Use Flexibility
- Rear Parking Access via Alley
- Strong Traffic Counts & Signage Exposure
- Surrounded by Major Employers, Healthcare, and Dense Residential

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
65,337	413,238	1,029,730

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$100,097	\$110,850	\$114,613

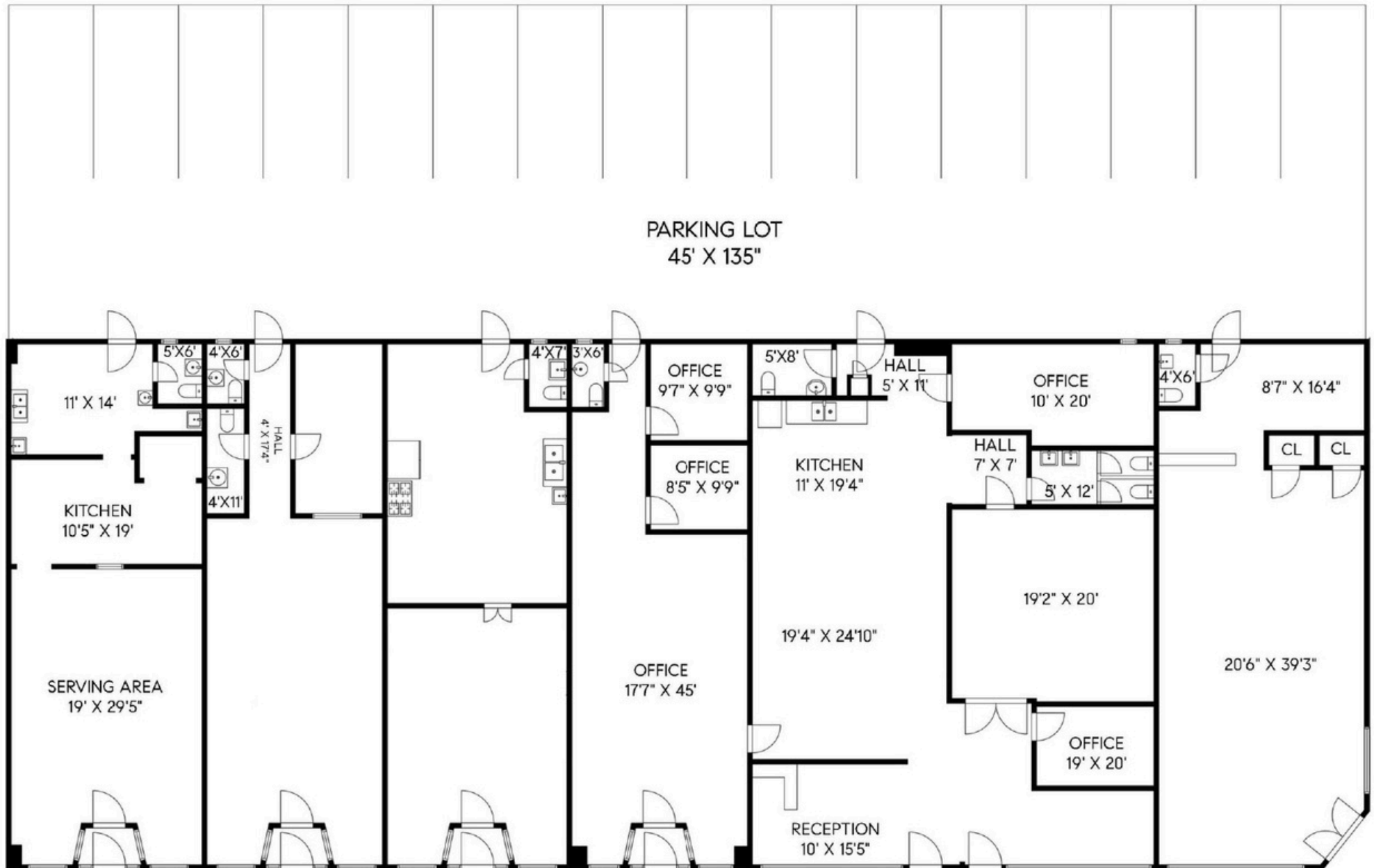
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
30,851	196,261	470,670

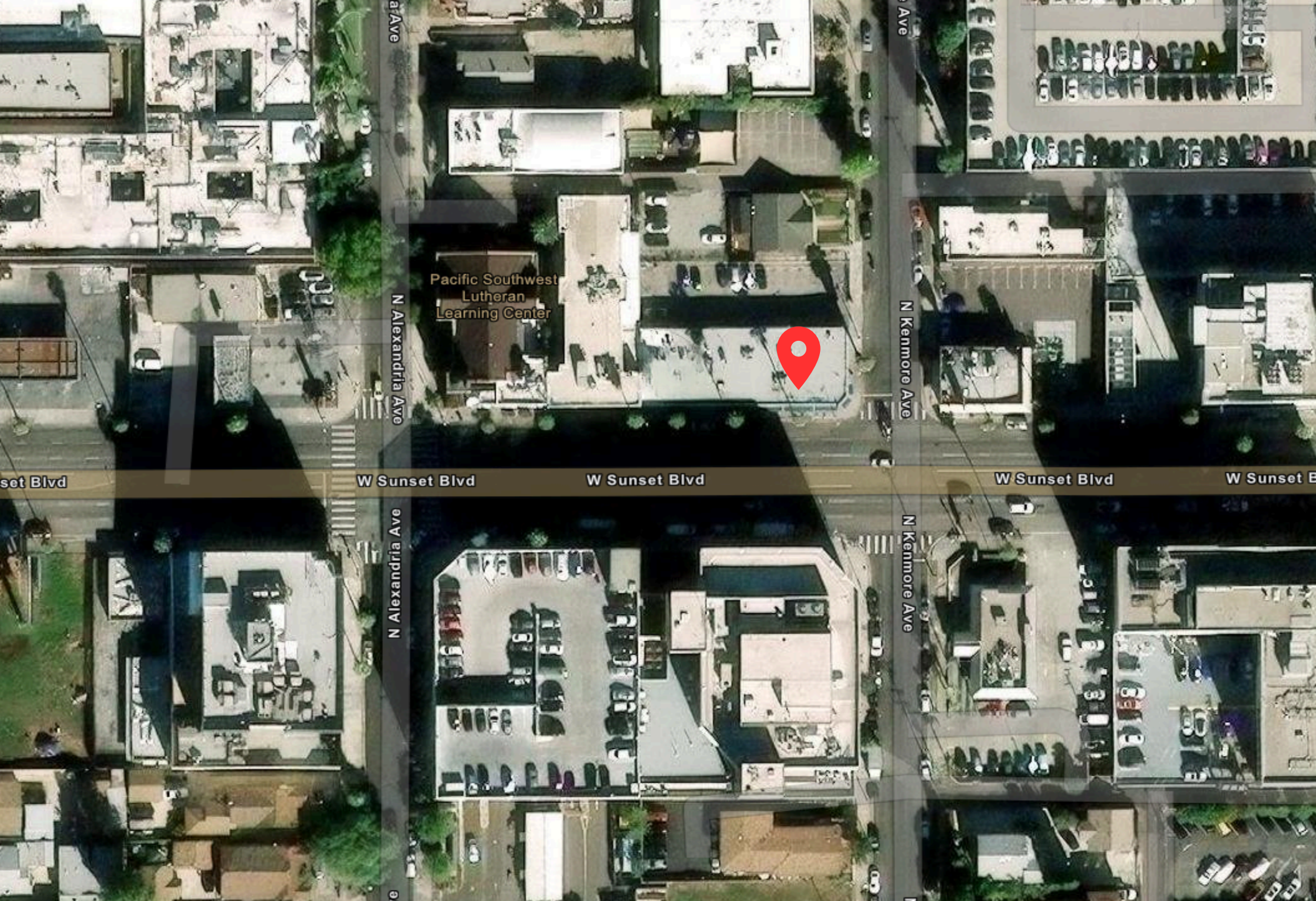


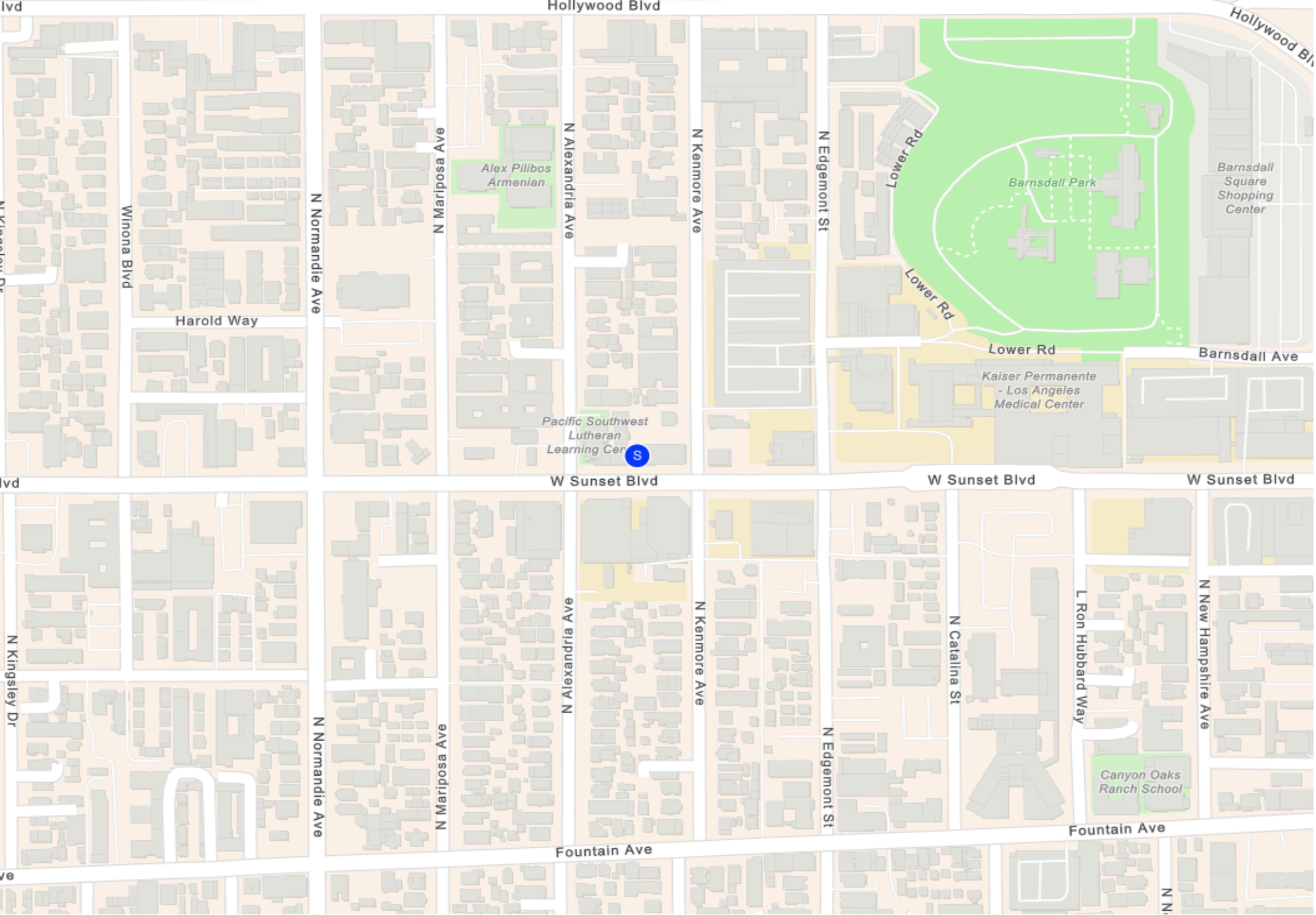






The attachment has been prepared by a third party and that there are no representations / warranties that it accurately reflects the Premises

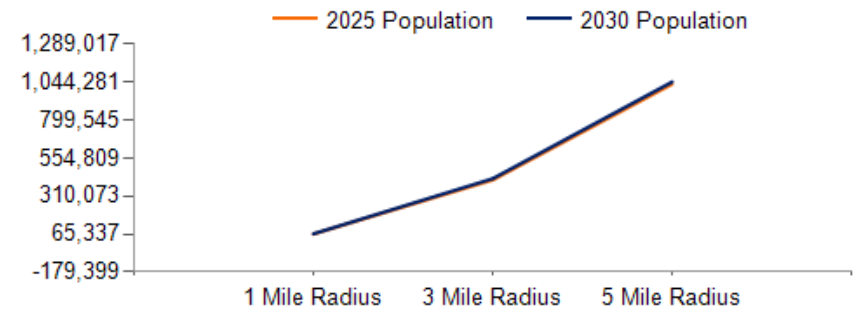




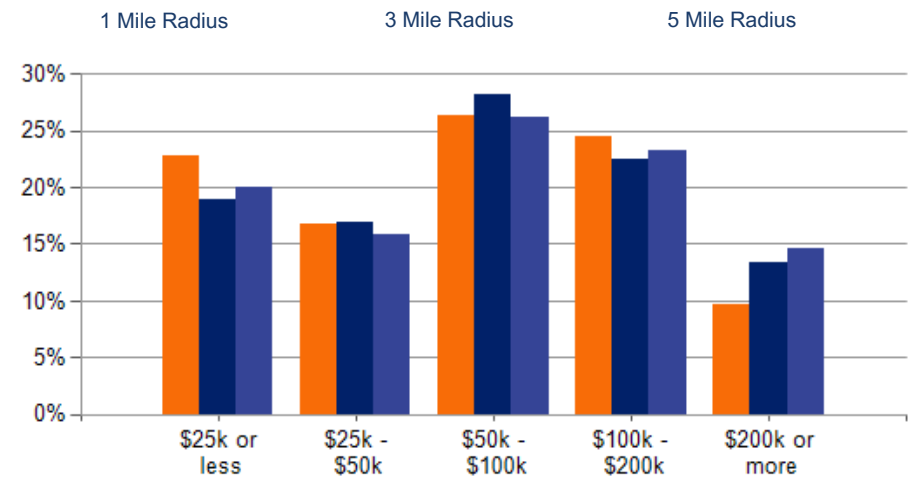
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	79,100	452,412	1,052,771
2010 Population	72,276	420,561	1,023,255
2025 Population	65,337	413,238	1,029,730
2030 Population 2025-2030:	66,716	422,158	1,044,281
Population: Growth Rate	2.10%	2.15%	1.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,456	23,793	61,641
\$15,000-\$24,999	2,591	13,478	32,685
\$25,000-\$34,999	2,181	14,376	31,888
\$35,000-\$49,999	2,966	18,726	42,687
\$50,000-\$74,999	4,649	32,154	68,902
\$75,000-\$99,999	3,456	23,208	54,153
\$100,000-\$149,999	4,901	28,897	68,830
\$150,000-\$199,999	2,644	15,310	40,873
\$200,000 or greater	3,006	26,317	69,006
Median HH Income	\$66,619	\$70,924	\$73,918
Average HH Income	\$100,097	\$110,850	\$114,613

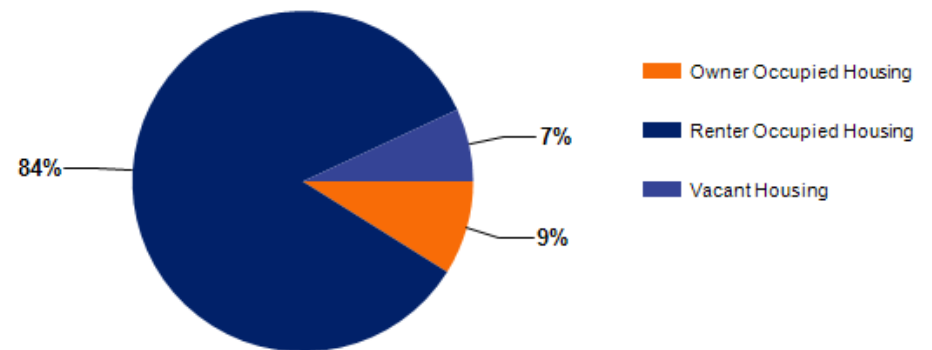
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	30,924	184,504	421,465
2010 Total Households	29,735	176,680	414,671
2025 Total Households	30,851	196,261	470,670
2030 Total Households	32,363	205,999	490,679
2025 Average Household Size	2.03	2.05	2.11
2025-2030: Households: Growth Rate	4.80%	4.85%	4.20%



2025 Household Income



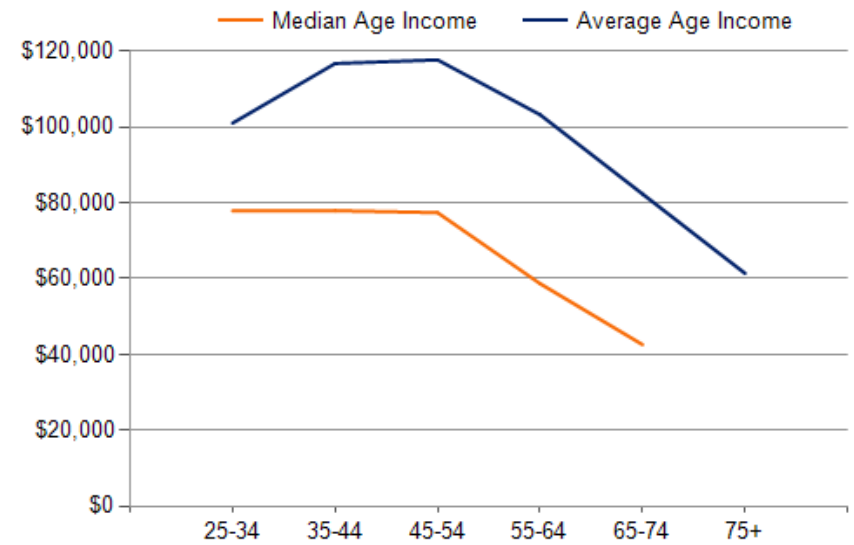
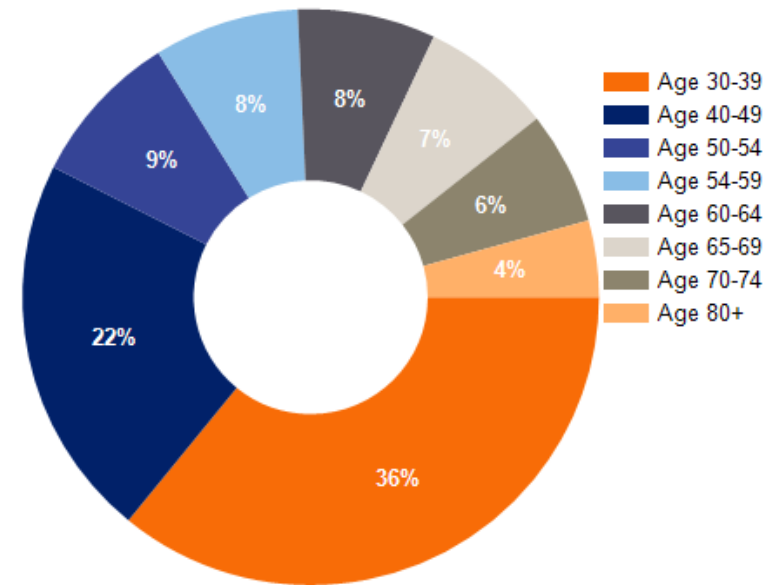
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8,464	49,837	116,512
2025 Population Age 35-39	7,047	42,035	99,946
2025 Population Age 40-44	5,299	33,915	83,058
2025 Population Age 45-49	4,020	27,600	68,180
2025 Population Age 50-54	3,753	25,951	64,112
2025 Population Age 55-59	3,521	23,005	58,160
2025 Population Age 60-64	3,343	20,696	52,991
2025 Population Age 65-69	3,168	18,449	46,854
2025 Population Age 70-74	2,744	15,326	39,621
2025 Population Age 75-79	1,858	11,003	28,985
2025 Population Age 80-84	1,405	7,555	19,496
2025 Population Age 85+	1,371	6,584	19,064
2025 Population Age 18+	57,479	358,512	886,763
2025 Median Age	38	38	38
2030 Median Age	40	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,883	\$77,191	\$80,058
Average Household Income 25-34	\$101,054	\$104,813	\$109,868
Median Household Income 35-44	\$77,927	\$81,823	\$88,356
Average Household Income 35-44	\$116,763	\$127,682	\$134,472
Median Household Income 45-54	\$77,411	\$84,746	\$90,705
Average Household Income 45-54	\$117,734	\$133,171	\$139,043
Median Household Income 55-64	\$58,685	\$70,173	\$75,208
Average Household Income 55-64	\$103,259	\$120,673	\$124,582
Median Household Income 65-74	\$42,584	\$52,502	\$54,017
Average Household Income 65-74	\$82,340	\$95,988	\$97,223
Average Household Income 75+	\$61,399	\$71,947	\$70,897



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LOS ANGELES, CA 90027**

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