

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

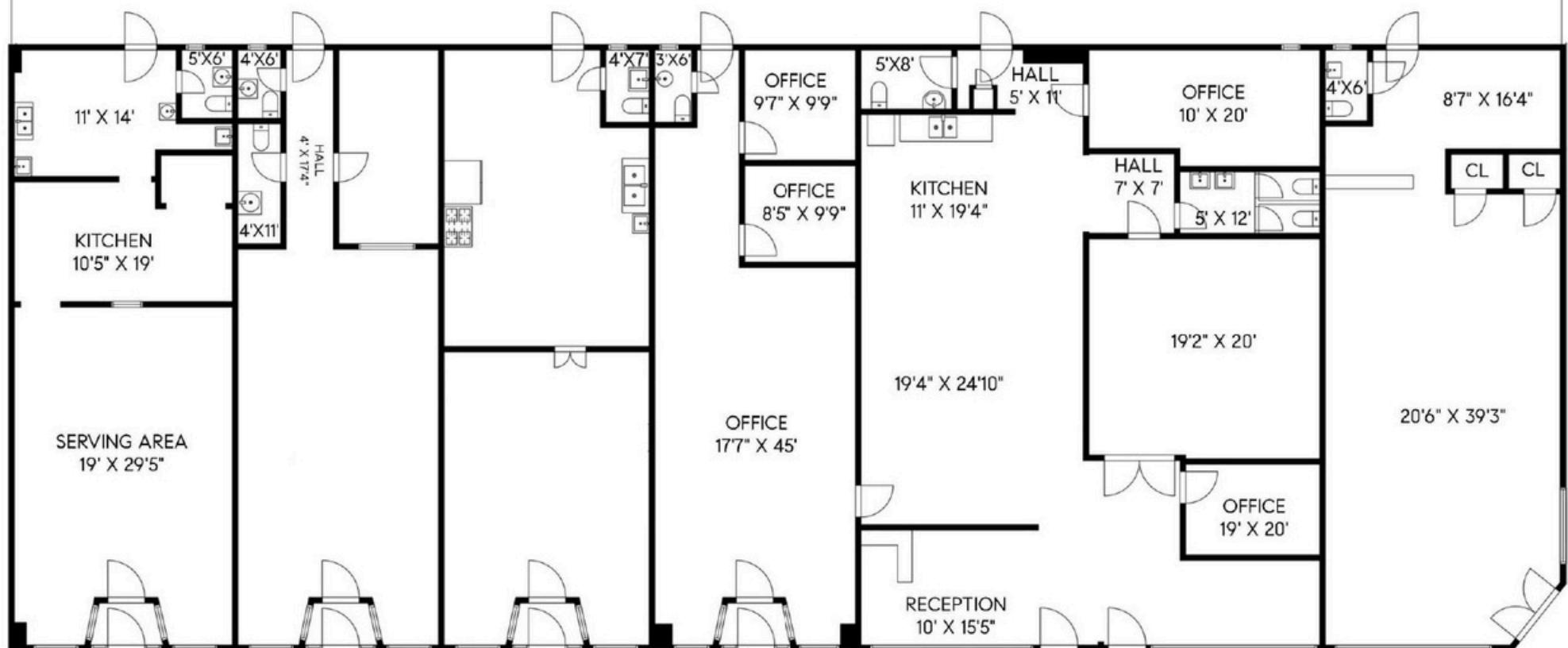
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 30,851 | 196,261 | 470,670 |



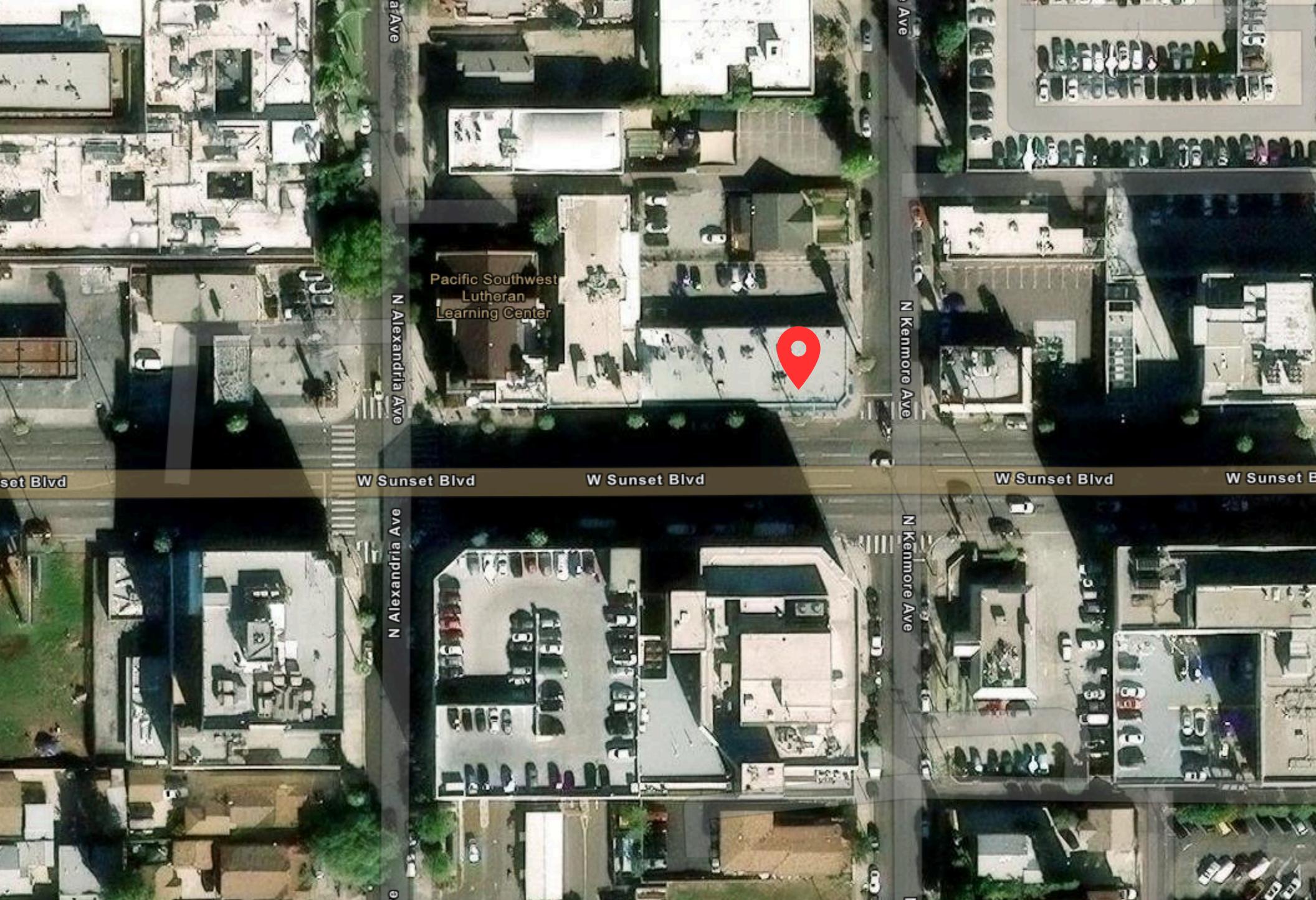


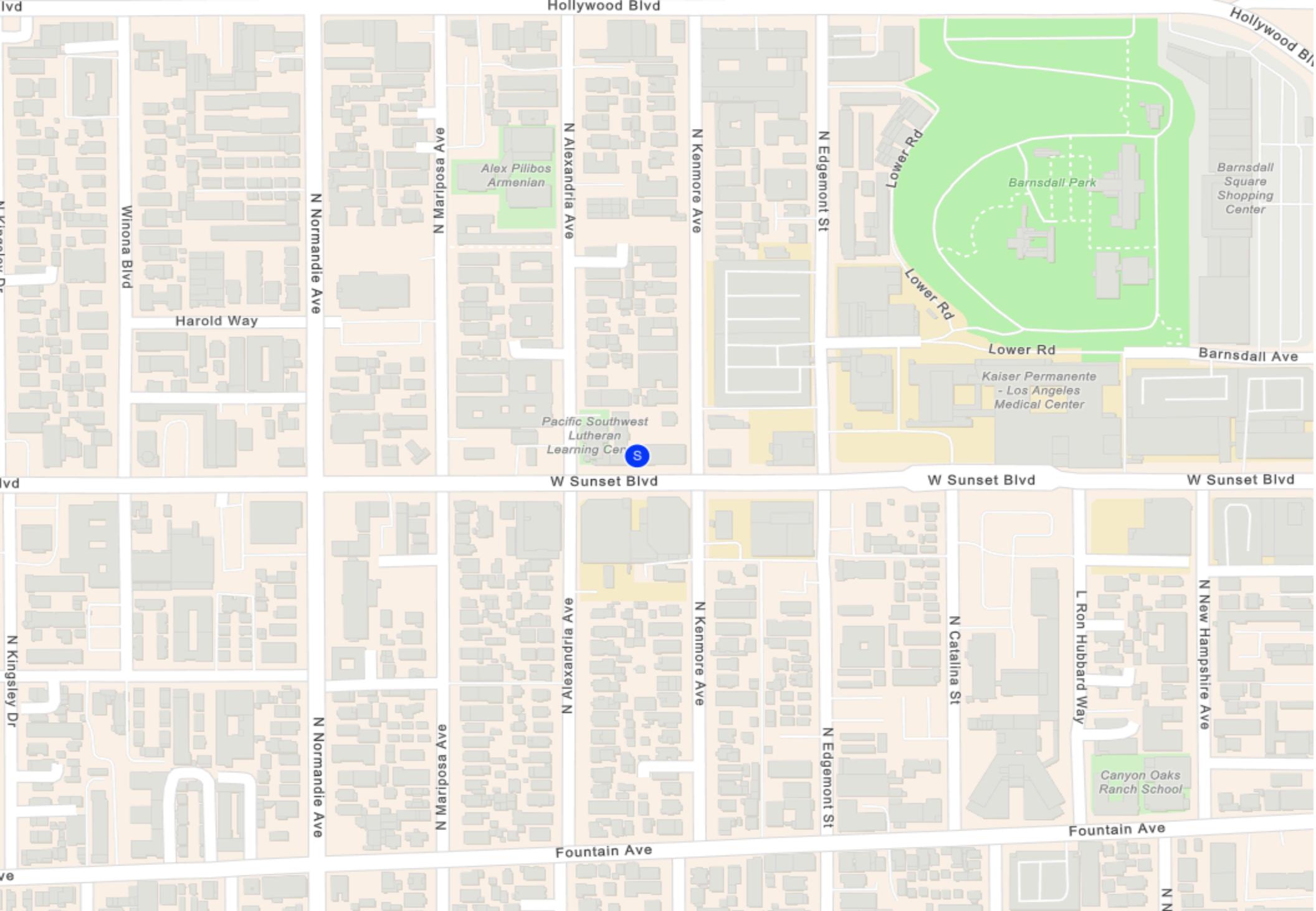


PARKING LOT
45' X 135"



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

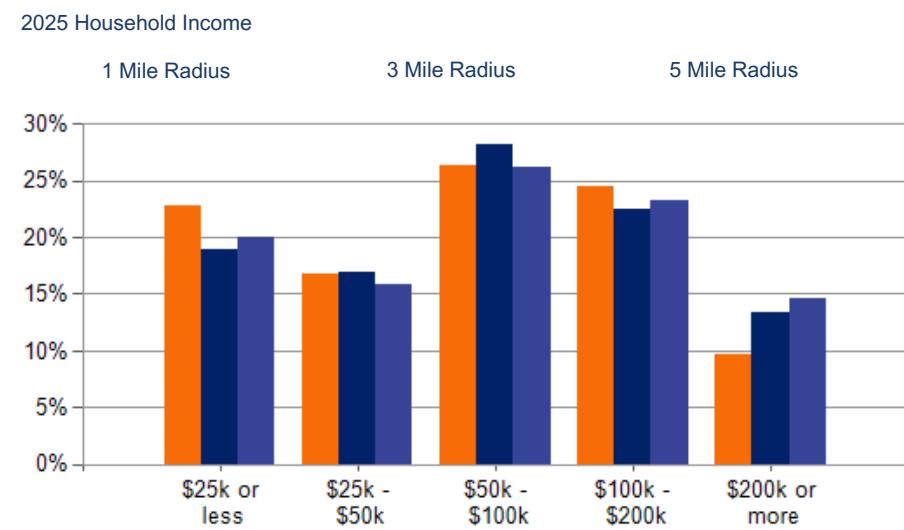




| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|--------|---------|-----------|
| 2000 Population | 79,100 | 452,412 | 1,052,771 |
| 2010 Population | 72,276 | 420,561 | 1,023,255 |
| 2025 Population | 65,337 | 413,238 | 1,029,730 |
| 2030 Population 2025-2030: | 66,716 | 422,158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

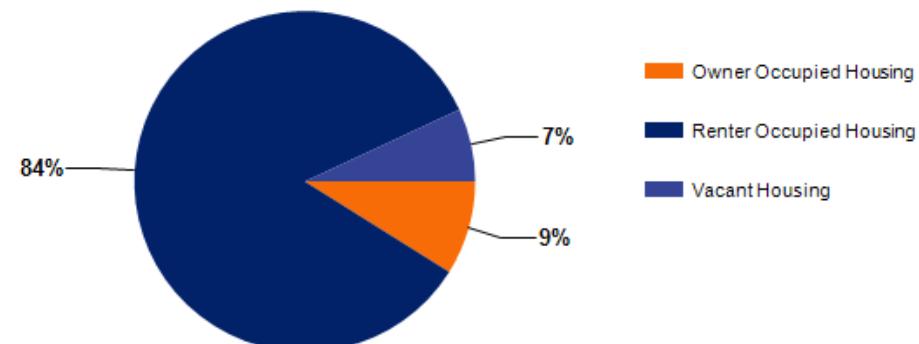


| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 4,456 | 23,793 | 61,641 |
| \$15,000-\$24,999 | 2,591 | 13,478 | 32,685 |
| \$25,000-\$34,999 | 2,181 | 14,376 | 31,888 |
| \$35,000-\$49,999 | 2,966 | 18,726 | 42,687 |
| \$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% |

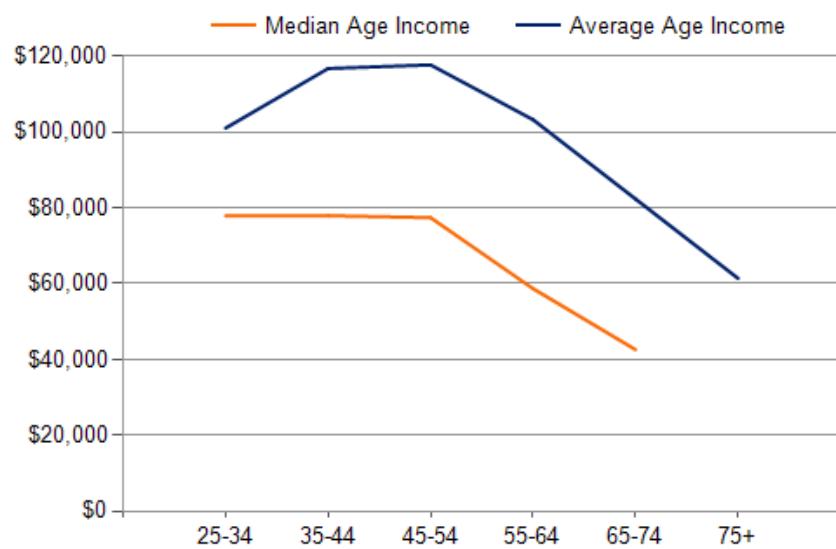
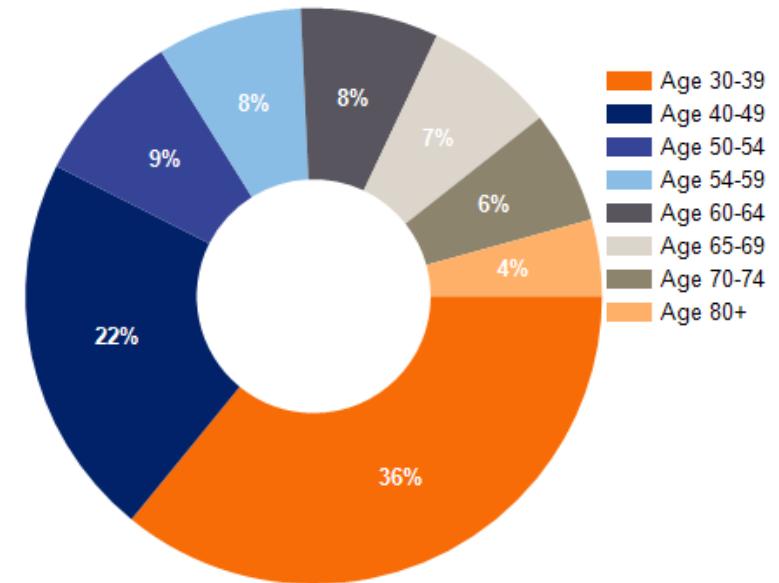
2025 Own vs. Rent - 1 Mile Radius



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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