

3814-3828

SUNSET BOULEVARD

Silver Lake



ZACUTO GROUP
COMMERCIAL REAL ESTATE



RETAIL + RESIDENTIAL COLLECTION

FOR SALE

3814-3828

SUNSET BOULEVARD

Silver Lake

Matthew Luchs of Zacuto Group is pleased to exclusively present the opportunity to acquire 3814-3828 West Sunset Boulevard, a rare and highly coveted ±18,911 square foot (including rooftop) mixed-use investment property situated on 14,910 square feet of land located in the heart of Silver Lake, one of Los Angeles' most culturally vibrant and economically resilient neighborhoods.

This offering presents a unique opportunity to acquire a stabilized, cash-flowing asset in one of the most dynamic submarkets in Southern California. With an institutional-quality tenant roster, secure long-term leases, below-market residential rents, and limited near-term capital requirements, 3814-3828 West Sunset Boulevard is ideally suited for both private and institutional investors seeking a well-located mixed-use asset with durable income and long-term value appreciation potential.



BROKER CONTACT



MATTHEW LUCHS

Senior Vice President

310.469.9398

matthew@zacutogroup.com

DRE #01948233

EXECUTIVE SUMMARY

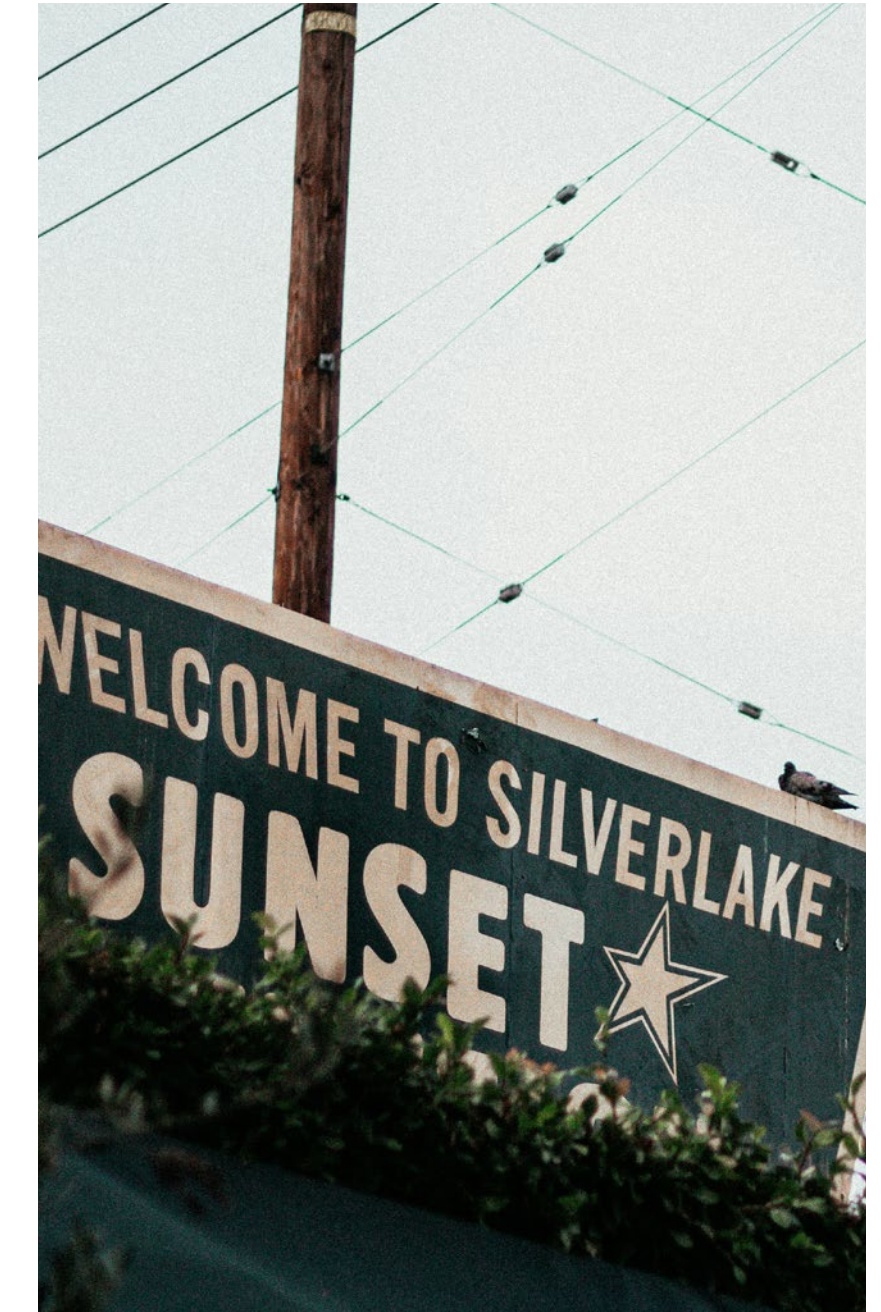


OVERVIEW

This premier asset consists of approximately 14,500 square feet of fully leased retail and restaurant space across ten ground-floor suites, as well as six residential apartment units totaling approximately 4,411 square feet located above the commercial storefronts. The property is strategically positioned along one of the city's most recognizable and heavily trafficked commercial corridors, offering direct exposure to over 38,000 vehicles per day and significant pedestrian activity from the surrounding dense, high-income residential population.

3814-3828 West Sunset Boulevard is located in the epicenter of Silver Lake, a neighborhood that continues to outperform most Los Angeles submarkets in terms of both retail and multifamily fundamentals. The property is surrounded by a diverse mix of high-end retailers, acclaimed restaurants, coffee shops, entertainment venues, and boutique fitness studios, all contributing to the vibrant, walkable environment that defines the Sunset Boulevard corridor.

The location also benefits from proximity to major thoroughfares such as the 101 and 5 Freeways, which provide convenient access to Hollywood, Downtown Los Angeles, Glendale, and Burbank. The surrounding demographics are exceptionally strong, with nearly 500,000 residents within 5 miles and average household incomes exceeding \$80,000.



RETAIL

The ground-floor retail spaces are fully leased to a curated lineup of well-established, experience-driven tenants, including Le Labo Fragrances and Garrett Leight California Optical, as well as popular local operators such as Wasteland, Naturewell, Bar Seco, Santo Sushi, Yala Coffee, and Pi LA. These tenants are destination-oriented and synergistic, creating an activated street presence that draws consistent foot traffic throughout the week.

Most leases are structured as triple-net, with 3% annual rental increases, contributing to minimal landlord responsibilities and predictable income growth. The current average retail rent is approximately \$9.52 per square foot per month, with pro-forma rents reaching an average of \$13.57 per square foot, reflecting both the quality of tenancy and the upward momentum of the W Sunset Boulevard retail market. The weighted average remaining lease term across the commercial portfolio is approximately 6.41 years, offering stability and cash flow visibility to a prospective investor.

LE LABO
GRASSE — NEW YORK

GARRETT LEIGHT
CALIFORNIA OPTICAL

WASTELAND

YALA

SANTO
HAND ROLL BAR



NatureWell®

SECO





RESIDENTIAL

The residential portion of the property consists of six highly renovated apartment units featuring state-of-the-art appliances, Euro kitchens, in-unit washer and dryers, honey wheat colored wood floors, farmhouse sinks, butcher-block counter tops, custom-tiled baths, and gorgeous finishes, comprising a balanced mix of one-bedroom and two-bedroom layouts, with an average unit size of approximately 735 square feet. Five units are currently occupied, with tenants demonstrating strong tenancy histories and long average durations of stay.

The current average rent across the residential units is \$2,819 per month, or approximately \$4.00 per square foot, while pro forma rents are projected at an average of \$3,525 per month, or \$4.83 per square foot. The residential component provides meaningful upside through natural turnover and repositioning, as most units remain significantly below market rates. With the high demand for housing in the Silver Lake submarket, the residential income can be further enhanced over time, complementing the already robust performance of the retail component.



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SUNSET BOULEVARD

Silver Lake



PROPERTY SUMMARY

3814-3828 W SUNSET BLVD LOS ANGELES, CA 90026

PRICE:	Request for Offers Contact Broker
BUILDING SF	18,911 SF (includes rooftop)
LOT SIZE	14,910 SF
YEARS BUILT	1939 (3814-3824) 1936 (3828)
YEAR RENOVATED	2023
ZONING	LAC2
APN	5427-014-004 & 5427-014-005
# OF BUILDINGS	2



INVESTMENT HIGHLIGHTS



TROPHY RETAIL CORNER

Rare ±18,911 SF mixed-use asset comprising ±14,500 SF of retail and restaurant space plus six residential apartments totaling ±4,411 SF in Silver Lake's vibrant core.

PREMIER SUNSET BLVD LOCATION

Strategically positioned on a highly trafficked commercial corridor with over 38,000 vehicles per day and strong pedestrian activity from a dense, affluent residential base.

CURATED RETAIL TENANT ROSTER

Featuring Le Labo Fragrances and Garrett Leight California Optical, as well as popular local operators such as Yala Coffee, Wasteland, Naturewell, Bar Seco, Santo Sushi, & Pi LA

FIVE FULLY PERMITTED LIQUOR LICENSES

The property includes five liquor licenses, enhancing the value and flexibility for restaurant and bar operators.

FULL 'CUP' FOR ROOFTOP ACTIVATION

Full conditional use permit for coveted rooftop space allowing for expanded restaurant, bar, or event activation opportunities for commercial use.



INSTITUTIONAL-QUALITY ASSET WITH LIMITED CAPEX

Stabilized cash flow, premier tenant mix,
and minimal near-term capital expenditures
create an ideal long-term hold.



TRIPLE-NET LEASES WITH RENT GROWTH

Most retail leases structured as NNN
with 3% annual increases, providing
minimal landlord responsibilities and
predictable cash flow.

ATTRACTIVE RETAIL RENTS WITH UPSIDE

Current average retail rent of
\$9.52/SF/month, with pro forma
rents reaching \$13.57/SF/month
reflecting strong market momentum.

HIGH-DEMAND SILVER LAKE SUBMARKET

Outperforming LA in retail
and multifamily fundamentals,
surrounded by boutique retailers,
acclaimed dining, and lifestyle
amenities.

EXCEPTIONAL ACCESSIBILITY & DEMOGRAPHICS

Convenient freeway access (101 & 5)
and a catchment area of 500,000+
residents with average household
incomes exceeding \$80,000.

STABLE, LONG-TERM INCOME PROFILE

Weighted average retail lease
term of approximately 6.41 years
offers substantial income stability
and visibility.

RESIDENTIAL INCOME WITH VALUE-ADD POTENTIAL

Six 1 and 2-bedroom apartments
averaging 735 SF. Five units were
beautifully renovated and have achieved
significant rent bumps, with the remaining
unit roughly 65% below market.

LOCATION



SILVER LAKE

Los Angeles

3814–3828 W Sunset Blvd sits at the core of Silver Lake’s retail and cultural renaissance, in a neighborhood that has evolved into one of Los Angeles’ most dynamic urban markets. What began as a low-key creative enclave has matured into a high-density, design-conscious, and nationally recognized lifestyle destination, balancing neighborhood authenticity with global visibility. With its rich identity and expanding momentum, Silver Lake continues to outperform trend-driven submarkets and remains a cornerstone for long-term investment.

Located at the signalized intersection of Sunset Boulevard and Hyperion Avenue, the property commands one of the highest-profile corners on the Eastside. This stretch of Sunset functions as Silver Lake’s commercial spine, connecting a best-in-class roster of restaurants, cafes, and lifestyle operators including Erewhon, Tartine, Pine & Crane, Alfred Coffee, Sweetgreen, and Intelligentsia. Daily foot traffic is fueled by a densely populated residential base, top-tier public schools, and a constant influx of professionals, creatives, and tourists drawn to the area’s authenticity and brand mix.

BEVERLY HILLS

WEST HOLLYWOOD

HOLLYWOOD

GRIFFITH OBSERVATORY

LOS FELIZ

SUNSET JUNCTION

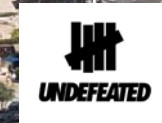
FIRE STATION

EREWON
ORGANIC GROCER & CAFE



SUBJECT PROPERTY

WARBY PARKER



SILVER LAKE RESERVOIR



DEMOGRAPHICS

As rising rents and saturation challenge traditional hubs like Venice, West Hollywood, and Downtown, Silver Lake continues to attract tenants seeking meaningful engagement with a loyal, design-forward consumer. The neighborhood’s tight zoning and limited retail supply create high barriers to entry, preserving long-term value for landlords and limiting future competition. Tenants not only thrive here; they stay, reinvest, and expand.

Surrounded by notable landmarks such as the Silver Lake Reservoir, Griffith Park, and Sunset Junction, and within 15 minutes of Hollywood, Downtown, and Burbank, the property benefits from strong regional access. New residential and mixed-use developments nearby continue to drive demand, while the walkable streetscape, protected architectural fabric, and community-driven planning ensure Silver Lake remains one of the most compelling and resilient submarkets in Los Angeles retail.

<i>Population</i>	1-MILE	3-MILE
	44,698	489,714

<i>Median Household Income</i>		
	\$78,667	\$56,847

<i>Average Age</i>		
	39	38

<i>Households</i>		
	19,841	207,574

<i>Daytime Employees</i>		
	17,586	228,220



PROPERTY TENANTS



PROPERTY TENANTS



GARRETT LEIGHT

Founded in Venice Beach in 2010 by Garrett Leight (son of legendary optician Larry Leight), GLCO produces handcrafted eyewear inspired by Californian lifestyle, with an emphasis on quality, timeless aesthetics, and boutique retail service.



BAR SECO

Bar Seco (also known as Seco) is an all-day European-style café and evening natural wine bar in Sunset Junction, launched by Mexico City's Santo Group as the sister to Santo Sushi. It features a blend of Latino and Asian flavors throughout the day.



SANTO SUSHI

Santo Sushi blends sleek, modern Japanese cuisine with urban design sensibilities. It anchors the Santo Core portfolio alongside Bar Seco and is rooted in a Mexico City-based hospitality group's expertise.



NATUREWELL

Naturewell is a wellness-focused brand offering organic juices, smoothies, acai bowls, and natural skincare. Its philosophy centers on natural, inclusive, effective self-care products.

PROPERTY TENANTS



LE LABO

Niche perfume brand known for handcrafted fragrances and apothecary-inspired aesthetic. The company emphasizes a focus on fresh ingredients and artisanal methods. Each fragrance is hand-blended in stores



WASTELAND

Wasteland is a vintage and resale fashion boutique originating in Berkeley in 1985. Founded by Joe Swinney and Cheryl Cohen, it offers curated designer and vintage apparel to a fashion-conscious clientele, operating multiple locations throughout Los Angeles.



YALA COFFEE

Middle Eastern style coffee shop offering a twist on classic coffee drinks, original creations and specialty teas with a heated sand tray display.

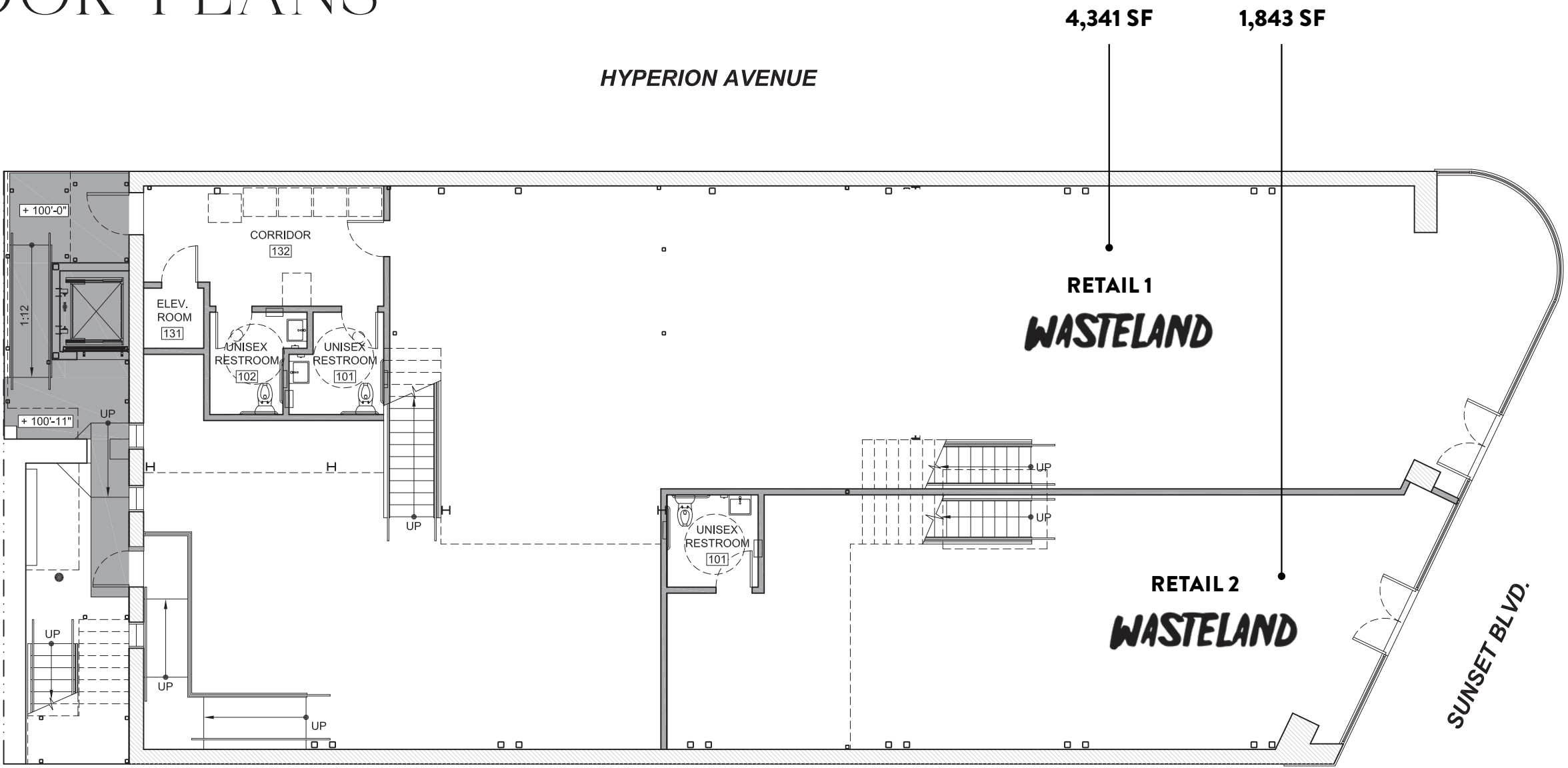


PI LA

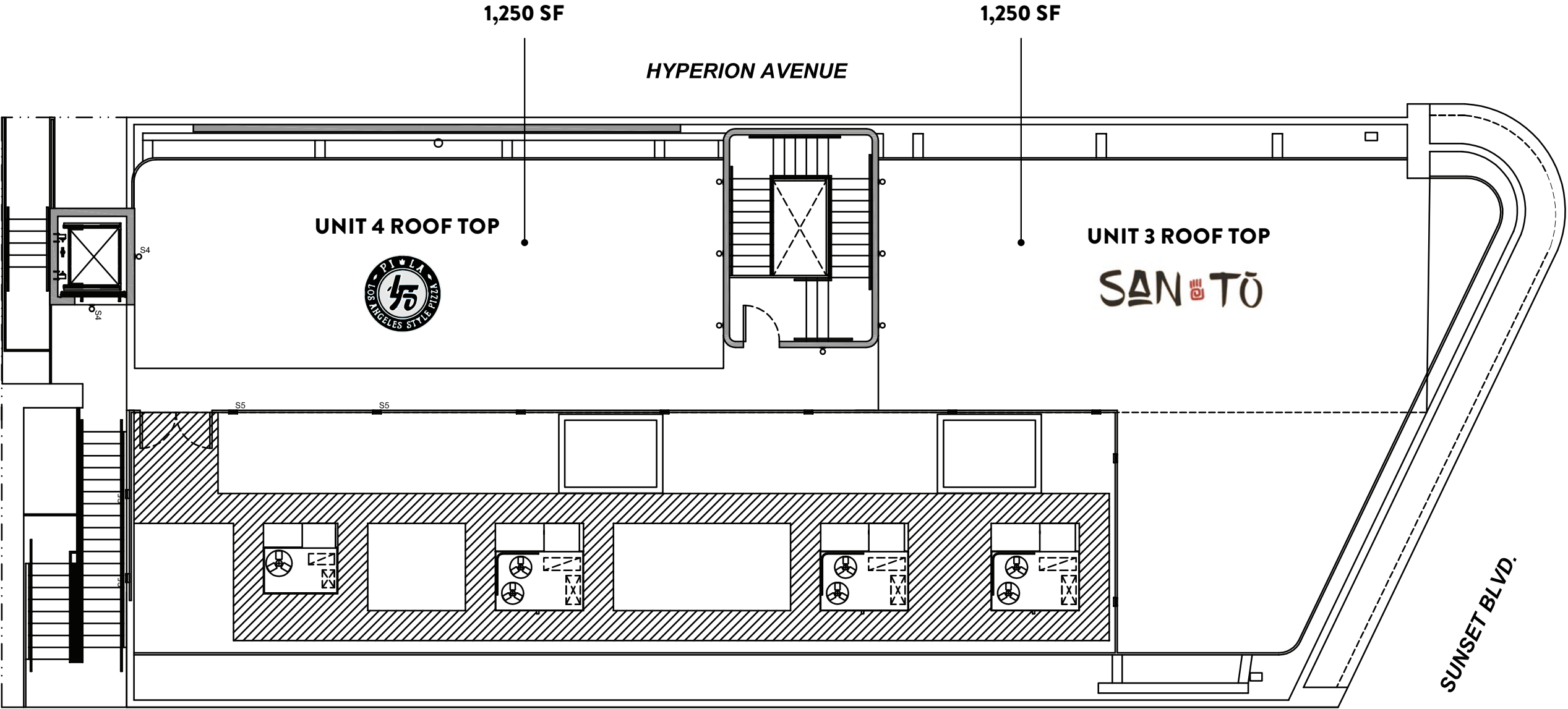
Pi LA is a renowned artisanal pizzeria using sprouted flour, fermentation, and regional flavor mash-ups (like Mole or Kimchi-Pork Belly pizzas), bringing a multicultural, chef-driven twist to LA-style pizza.



FLOOR PLANS



FLOOR PLANS



FLOOR PLANS

RETAIL UNITS

3814 W Sunset - 778 SF

3816 W Sunset- 771 SF

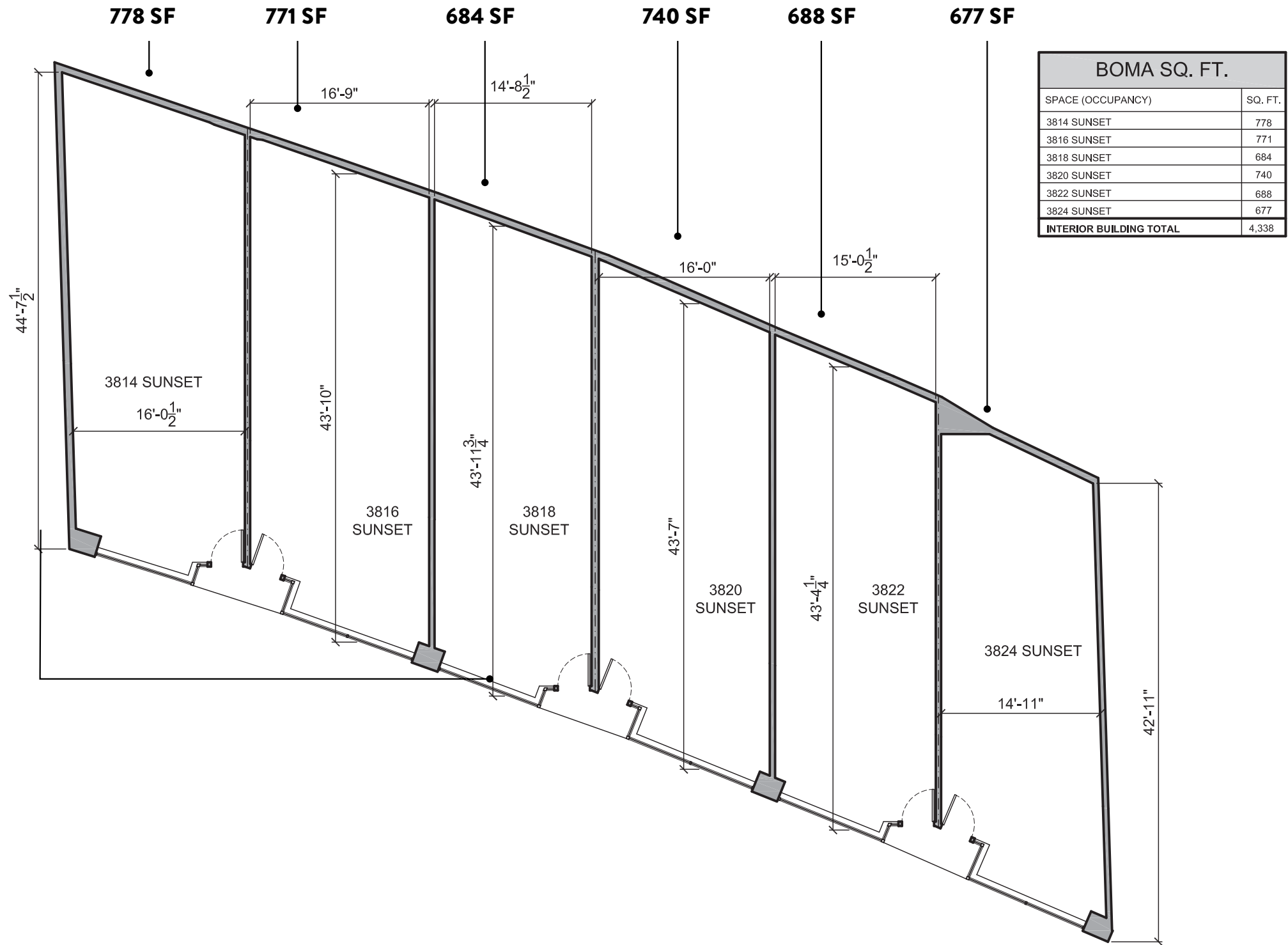
3818 W Sunset- 684 SF

3820 W Sunset- 740 SF

3822 W Sunset- 688 SF

3824 W Sunset- 677 SF

4,338 SF TOTAL



FLOOR PLANS

RESIDENTIAL APARTMENTS

1ST FLOOR - 2,692 SF TOTAL

UNIT 3814 1/2 - 643 SF

UNIT 3816 1/2 - 630 SF

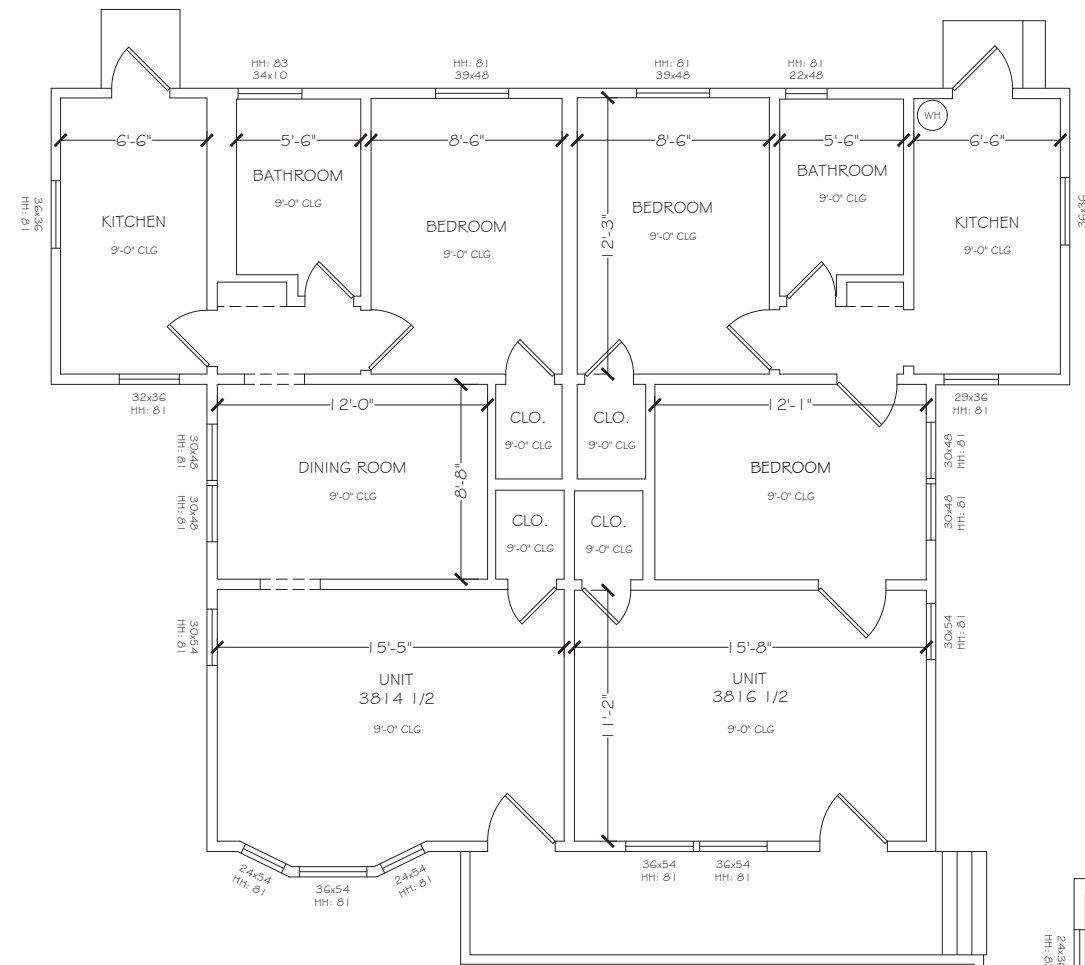
UNIT 3820 1/2 - 791 SF

UNIT 3822 1/2 628 SF

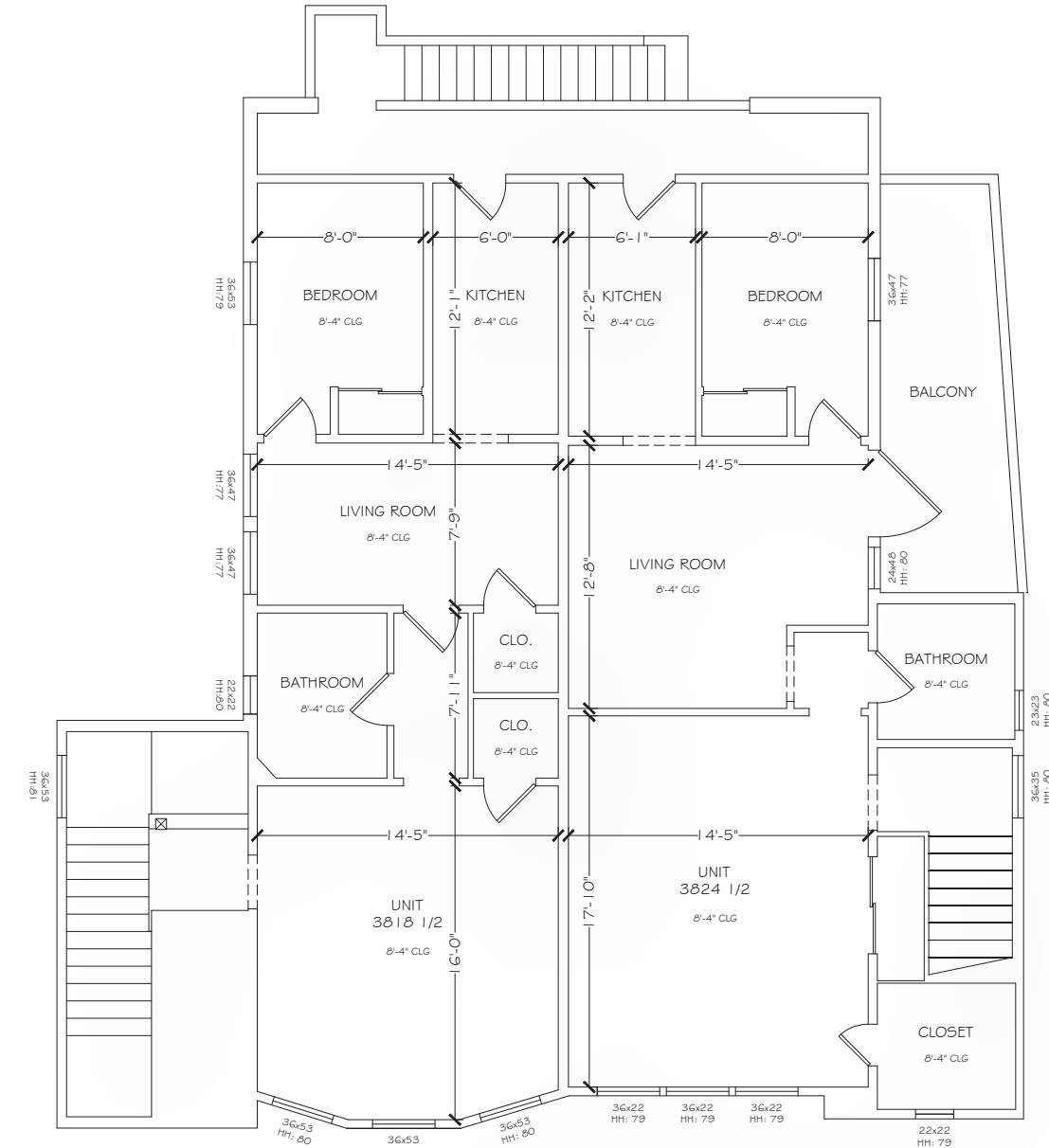
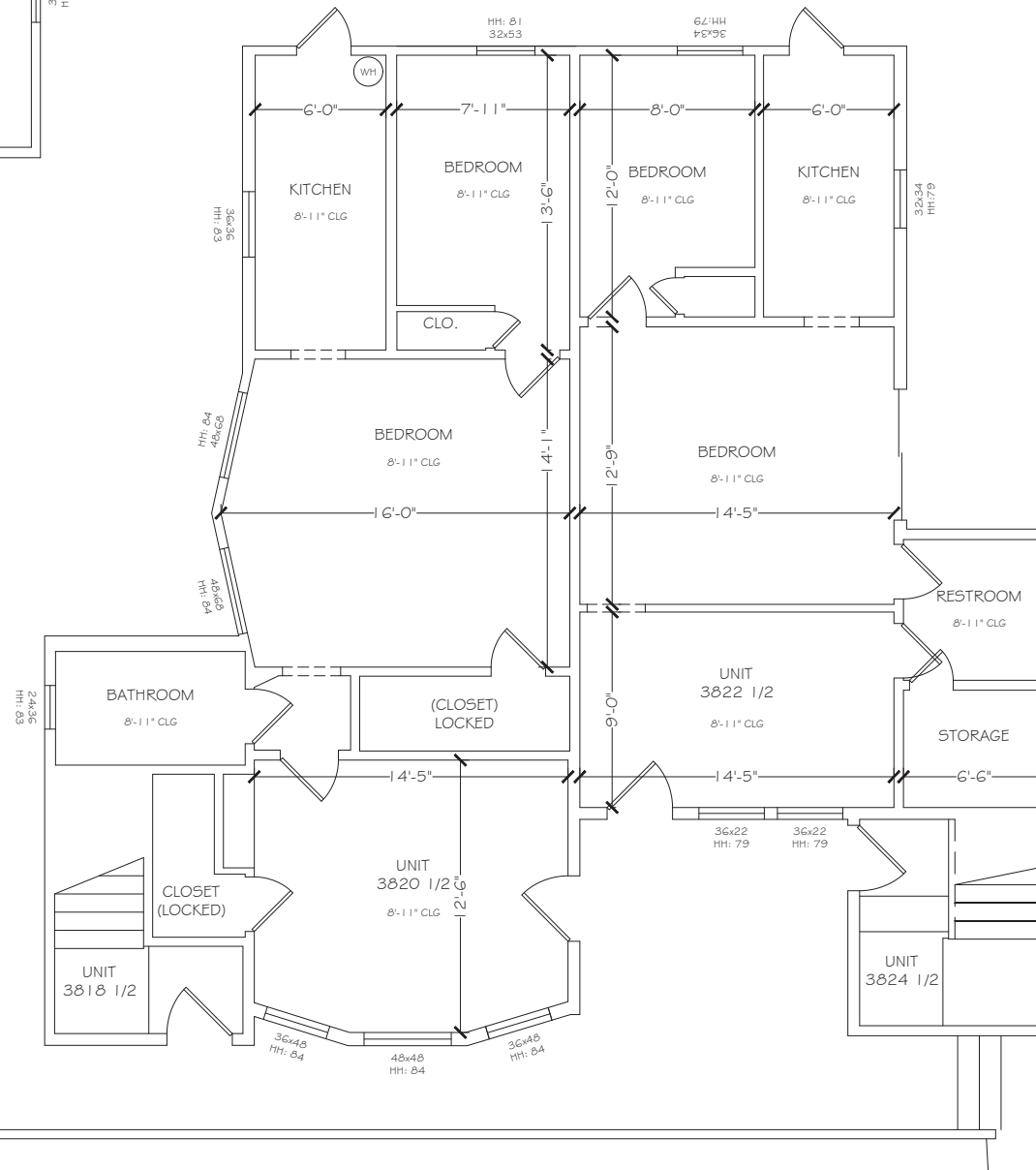
2ND FLOOR - 1,719 SF TOTAL

UNIT 3818 1/2 - 842 SF

UNIT 324 1/2 - 877 SF



1ST FLOOR

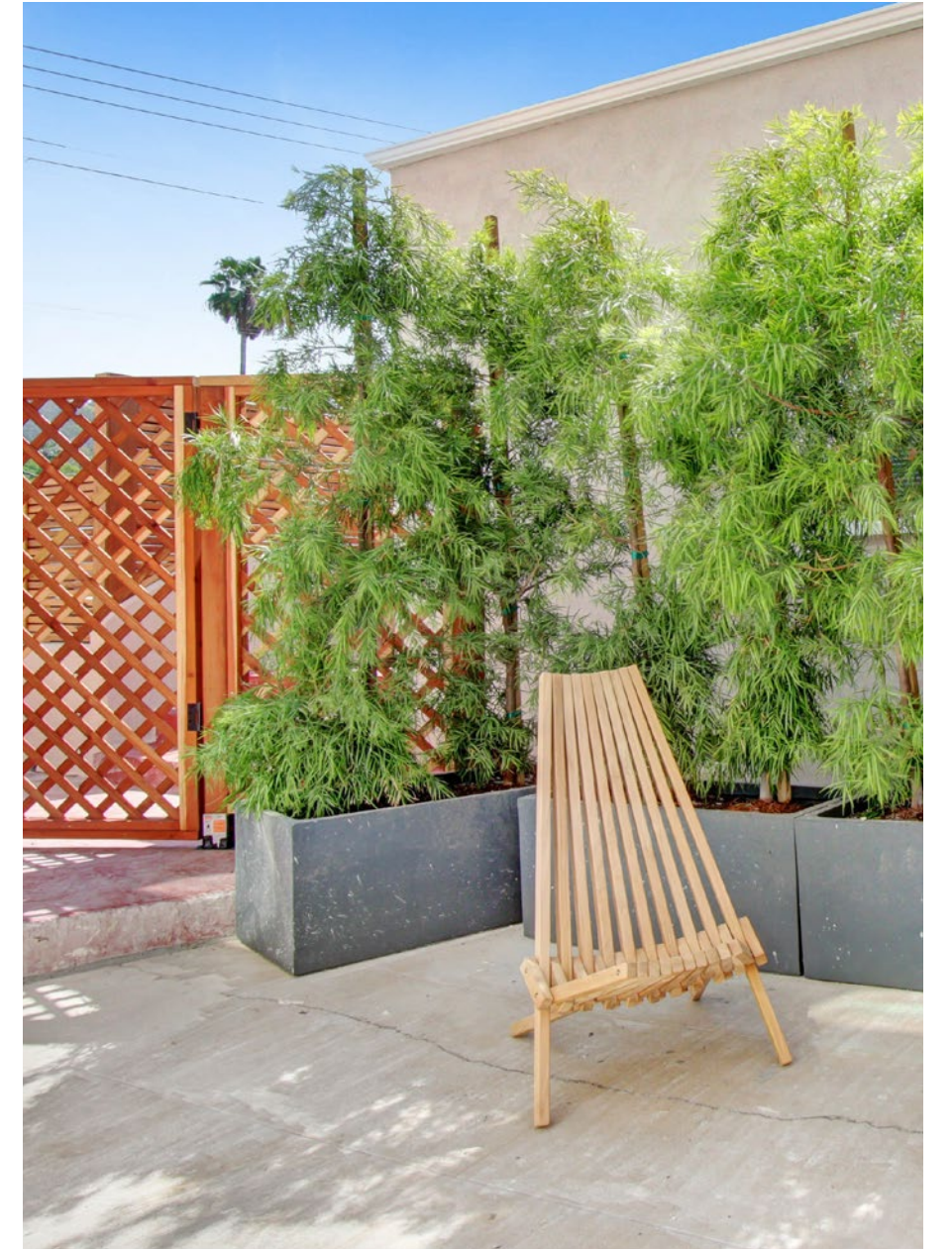


2ND FLOOR

UNIT PHOTOS

REPRESENTATIVE
IMAGES OF INTERIOR

Unit 3820.5



3814-3828 W SUNSET BOULEVARD, LOS ANGELES



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UNIT PHOTOS

REPRESENTATIVE
IMAGES OF INTERIOR

Unit 3822.5







MATTHEW LUCHS

Senior Vice President

310.469.9398

matthew@zacutogroup.com

DRE #01948233

ZACUTOGROUP.COM | 310-469-9300

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