



RETAIL, MEDICAL, OFFICE SPACE

±800 - 1,600 SF Available for Lease in Silver Lake



4352 FOUNTAIN AVE, SILVER LAKE, CALIFORNIA



SILVER LAKE RETAIL, MEDICAL, OFFICE SPACE

PROPERTY DESCRIPTION

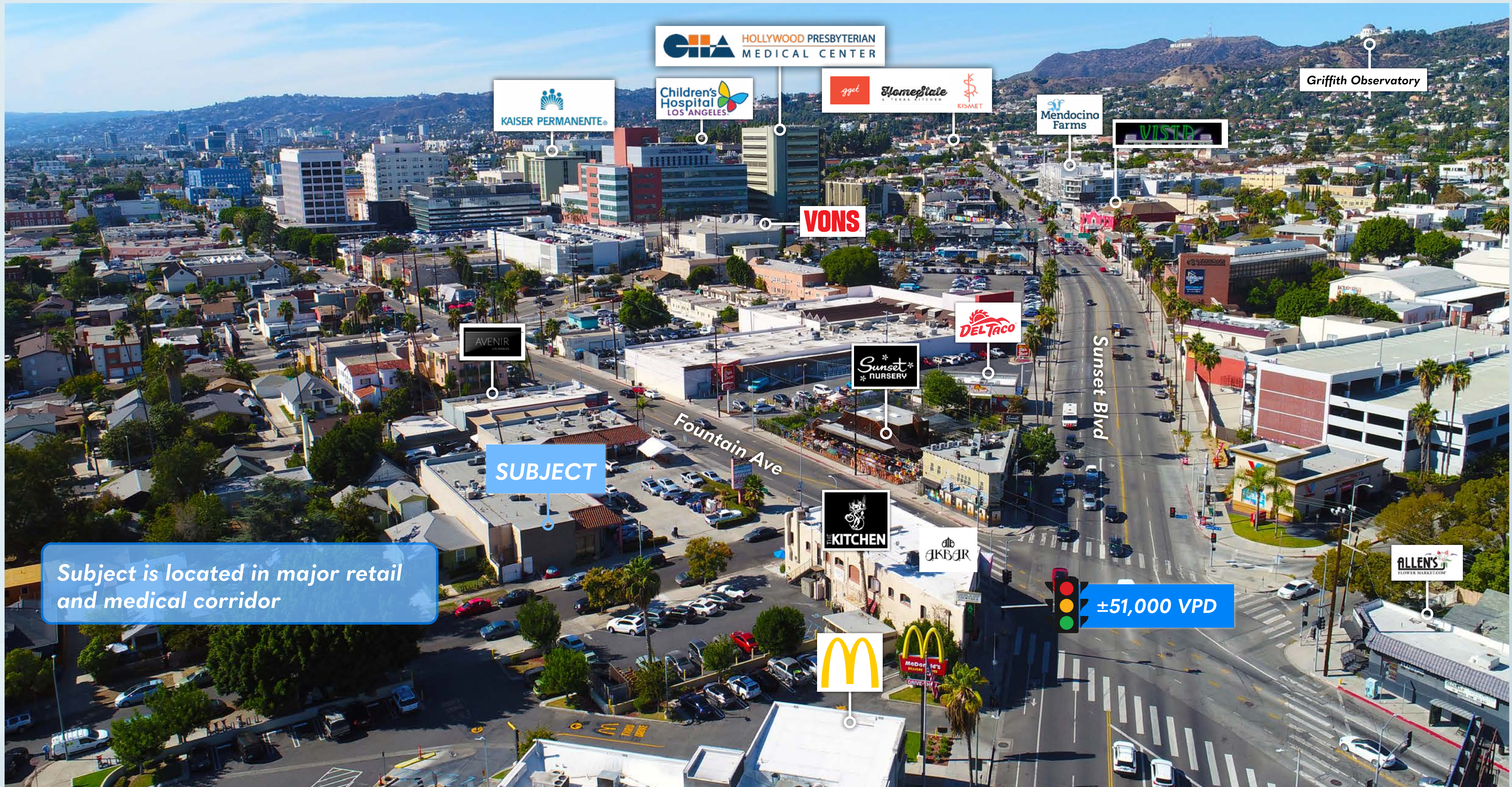
Pegasus is pleased to offer availability within a multi-tenant strip center strategically situated one block away from the bustling intersection of Fountain Ave and Sunset Blvd and walking distance from Sunset Junction in the heart of Silver Lake. Businesses benefit from exposure to $\pm 51,000$ VPD with proximity to US-101 ($\pm 225,000$ VPD) and are ideally situated to serve perhaps the trendiest neighborhood in all of Los Angeles. The Property is nestled among an eclectic mix of local retailers and restaurants, with well known entities such as Erewhon, Sweetgreen, Shake Shack, and Intelligentsia a stone's throw away.

The property is located in a dominant retail and medical corridor. The subject sits less than half a mile away from Hollywood Presbyterian Medical Center, Kaiser Permanente, and the Children's Hospital Los Angeles. The subject is well-suited for multiple uses, including retail, medical, and office.

PROPERTY HIGHLIGHTS

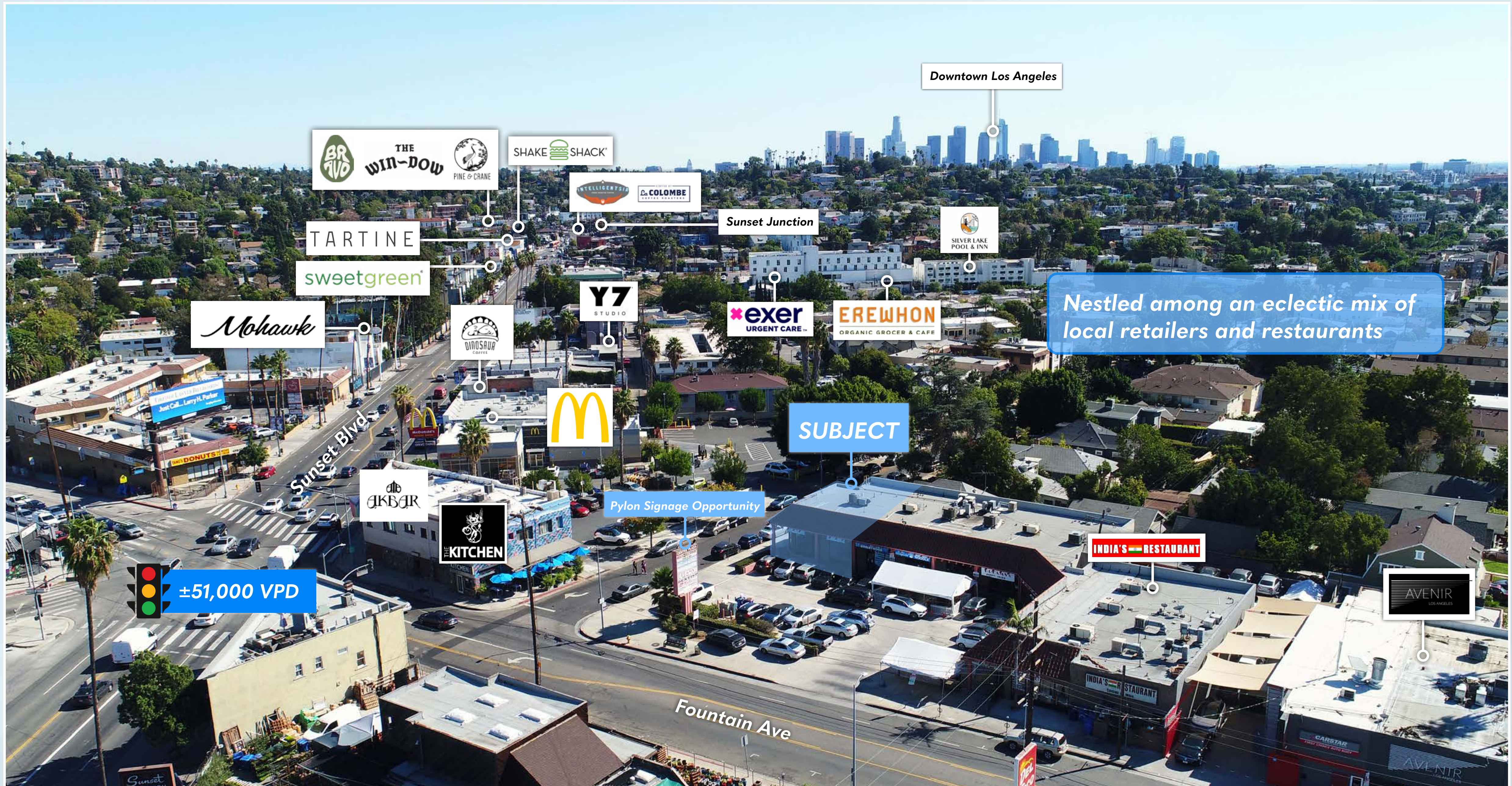
- **Availability:** ±800 SF inline & ±800 SF endcap footprints; can be combined
- **Enterprise Zone** location suitable for retail, office and medical uses
- **Strategic Location:** near prominent intersection of Fountain Ave and Sunset Blvd: ±51,000 VPD
- **Convenient access to Santa Monica Blvd and US-101:** Less than 0.5 miles away; ±56,000 VPD and ±225,000 VPD, respectively
- **Prime Location:** Surrounded by some of the most popular retailers and restaurants in the country
- **Additional features:** Ample free and in-common parking, each unit has a bathroom
- **Excellent demographics:** \$100,000 average household income in one-mile radius





Subject is located in major retail and medical corridor

±51,000 VPD



Downtown Los Angeles

BRUNO THE WIN-DOW PINE & CRANE

SHAKE SHACK

INTELLIGENTSIA DR. COLOMBE

Sunset Junction

SILVER LAKE POOL & INN

TARTINE

sweetgreen

Y7 STUDIO

exer URGENT CARE

EREWHON ORGANIC GROCER & CAFE

Nestled among an eclectic mix of local retailers and restaurants

Mohawk

DINOSAUR COFFEE

McDonald's

SUBJECT

Sunset Blvd

AKBAR

Pylon Signage Opportunity

THE KITCHEN

INDIA'S RESTAURANT

AVENIR LOS ANGELES

±51,000 VPD

Fountain Ave

SITE DESCRIPTION

Zoning:	C4
GLA:	7,689 SF
Lot Size:	24,829 SF
Year Built:	1988
Number of Stories:	1
Number of Buildings:	1
Parking Spaces:	23
Total Units:	9



PYLON SIGNAGE OPPORTUNITY



SUBJECT INTERIOR



SPACE DETAILS

Unit	Square Footage	Space Type	Build Out	Delivery	Availability	Lease Term	Lease Rate	Lease Type
4352 A	800	Retail/Office/Medical	White Box	Negotiable	Immediate	Negotiable	Negotiable	NNN
4352 B	800	Retail/Office/Medical	White Box	Negotiable	Immediate	Negotiable	Negotiable	NNN

Spaces can be combined for ±1,600 SF

SILVER LAKE, CALIFORNIA

Silver Lake in northeast Los Angeles is undoubtedly one of LA's hippest neighborhoods. Following the winding path of the famed Sunset Blvd thoroughfare and flanked by beautiful hillsides, the neighborhood is home to some of Los Angeles' most unique boutiques and restaurants. With the perfect blend of grit and sophistication, there are endless places to explore in this world-renowned LA locale.

Demographics	1-Mile	3-Mile	5-Mile
Population	57,774	492,497	1,114,639
Average Household Income	\$100,118	\$77,509	\$83,510
Median Home Value	\$1,038,007	\$914,673	\$863,070
Average Age	41.1	39.2	39.4





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