

# FOR LEASE

## 1156 N HIGHLAND AVE

LOS ANGELES, CA 90038

# FLAGSHIP RESTAURANT OPPORTUNITY

2<sup>ND</sup> GENERATION RESTAURANT HARD  
CORNER OF HIGHLAND & LEXINGTON



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**CBRE**



# THE AREA

LARCHMONT

KOREATOWN

CENTRAL LA

DOWNTOWN LOS ANGELES

HOLLYWOOD

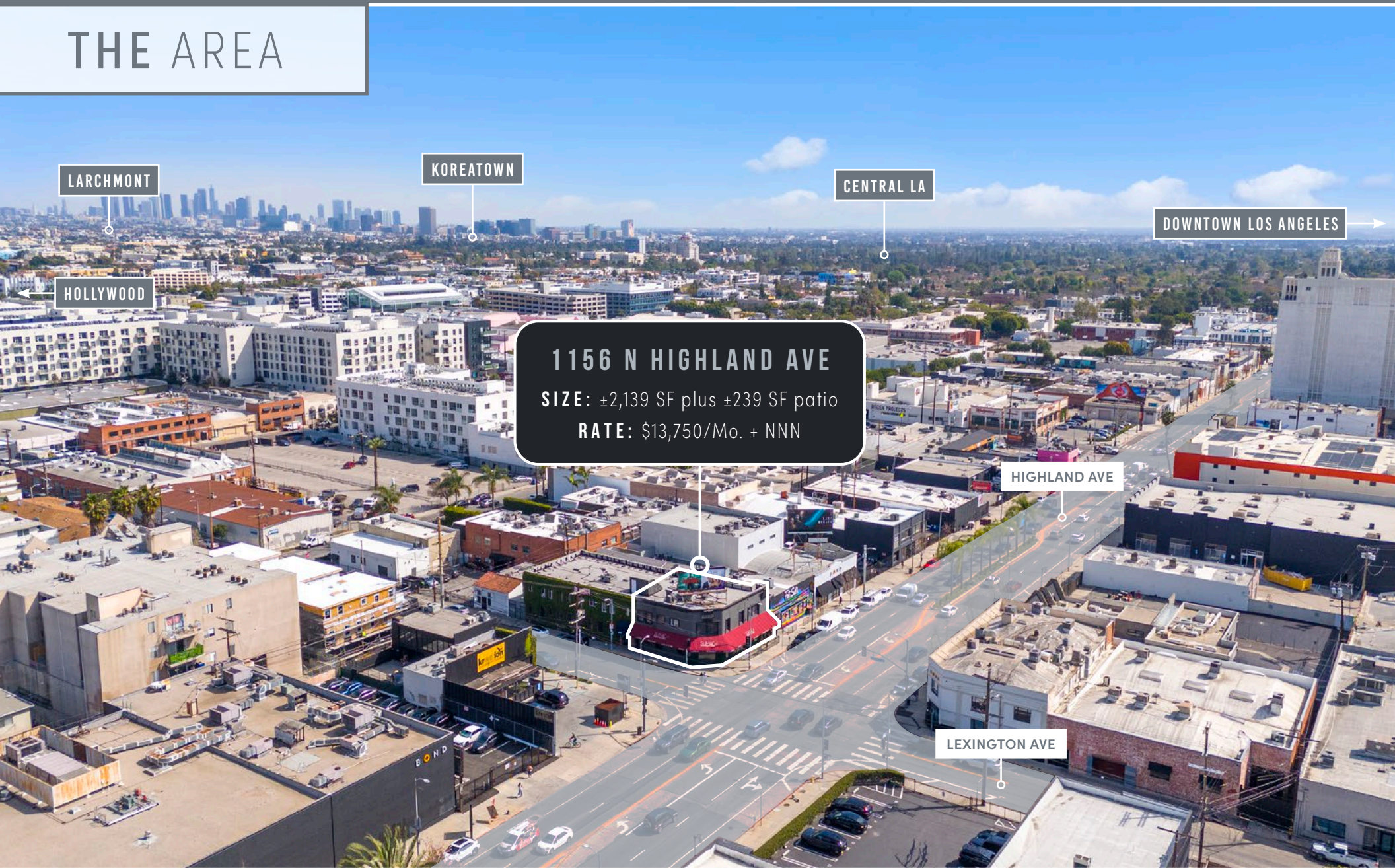
1156 N HIGHLAND AVE

SIZE:  $\pm 2,139$  SF plus  $\pm 239$  SF patio

RATE: \$13,750/Mo. + NNN

HIGHLAND AVE

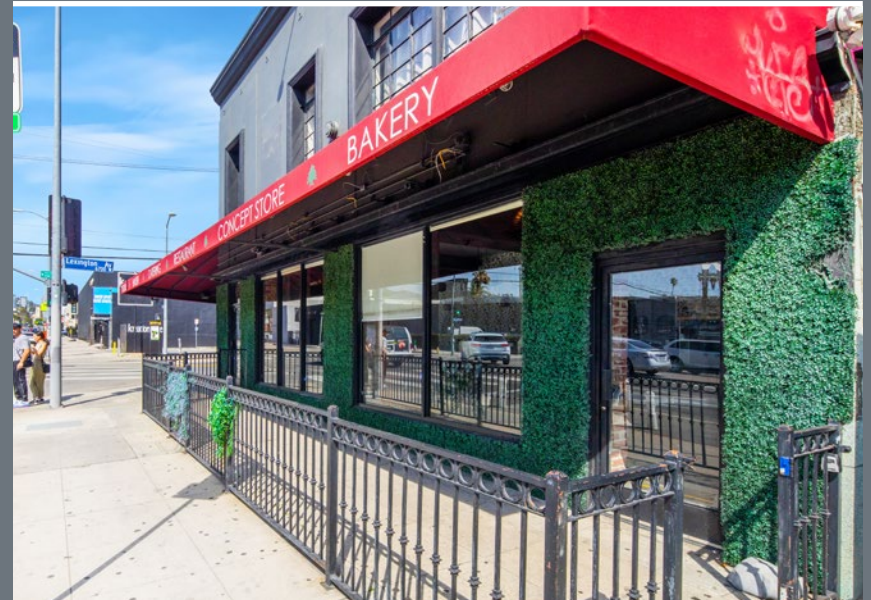
LEXINGTON AVE











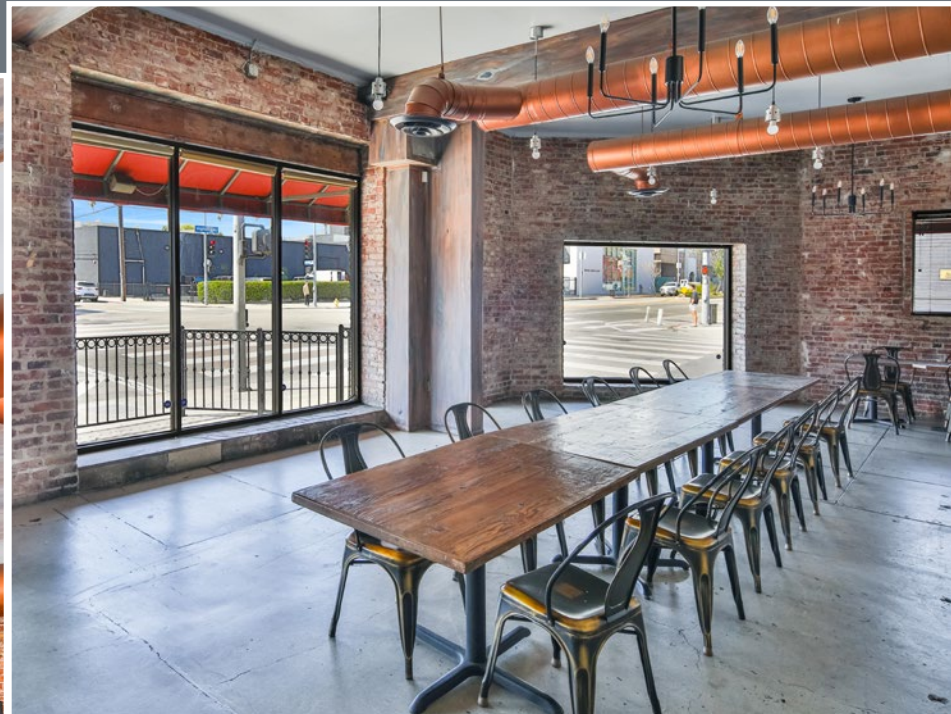
## ONE-OF-A-KIND FLAGSHIP RESTAURANT.

On the corner of Highland and Lexington, this turnkey restaurant and patio space won't last long. Join tremendous co-tenants such as Kreation Juicery, Fat Sal's Deli, Salt's Cure, and more while being only a short drive away from some of Hollywood's most popular attractions!



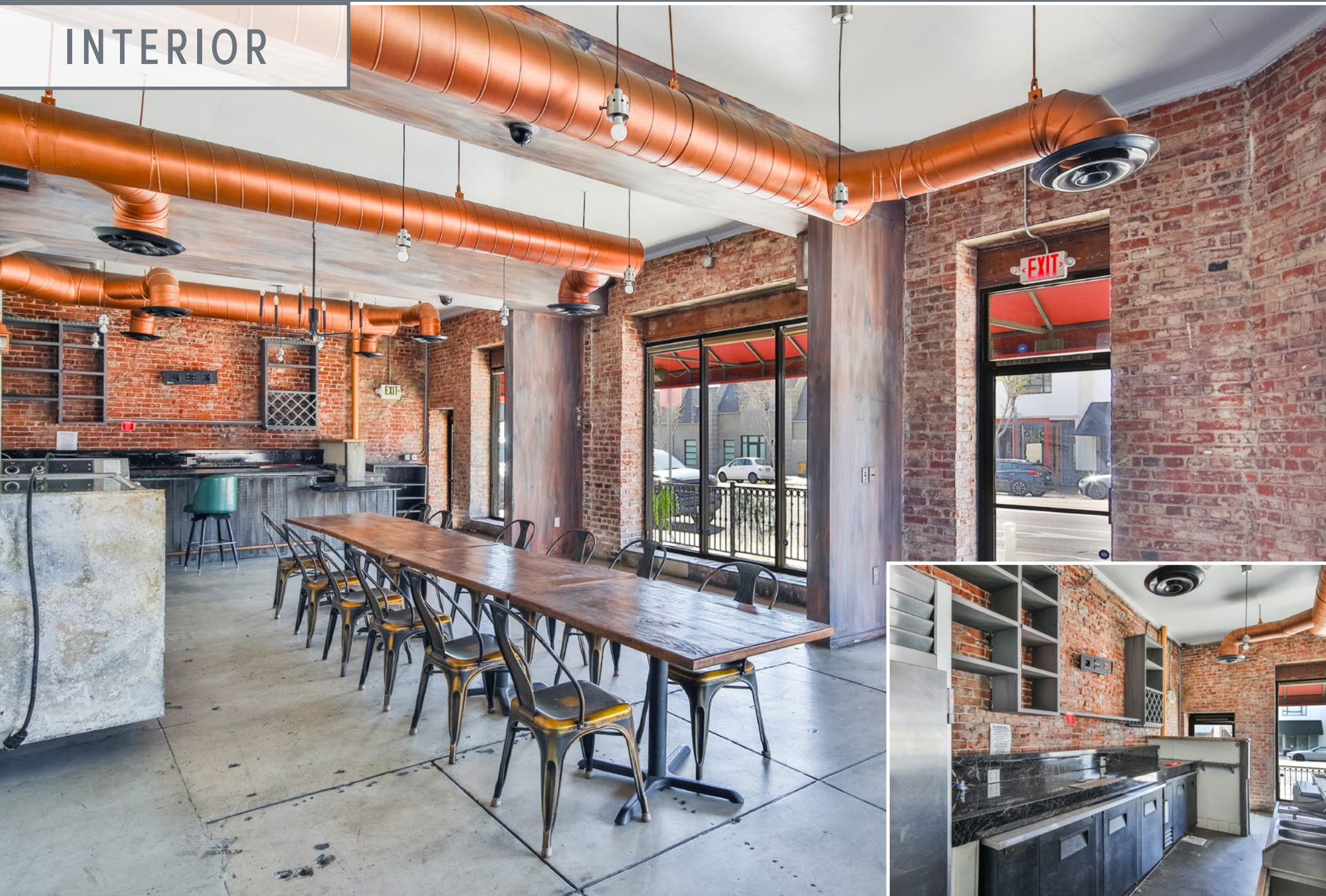


# INTERIOR



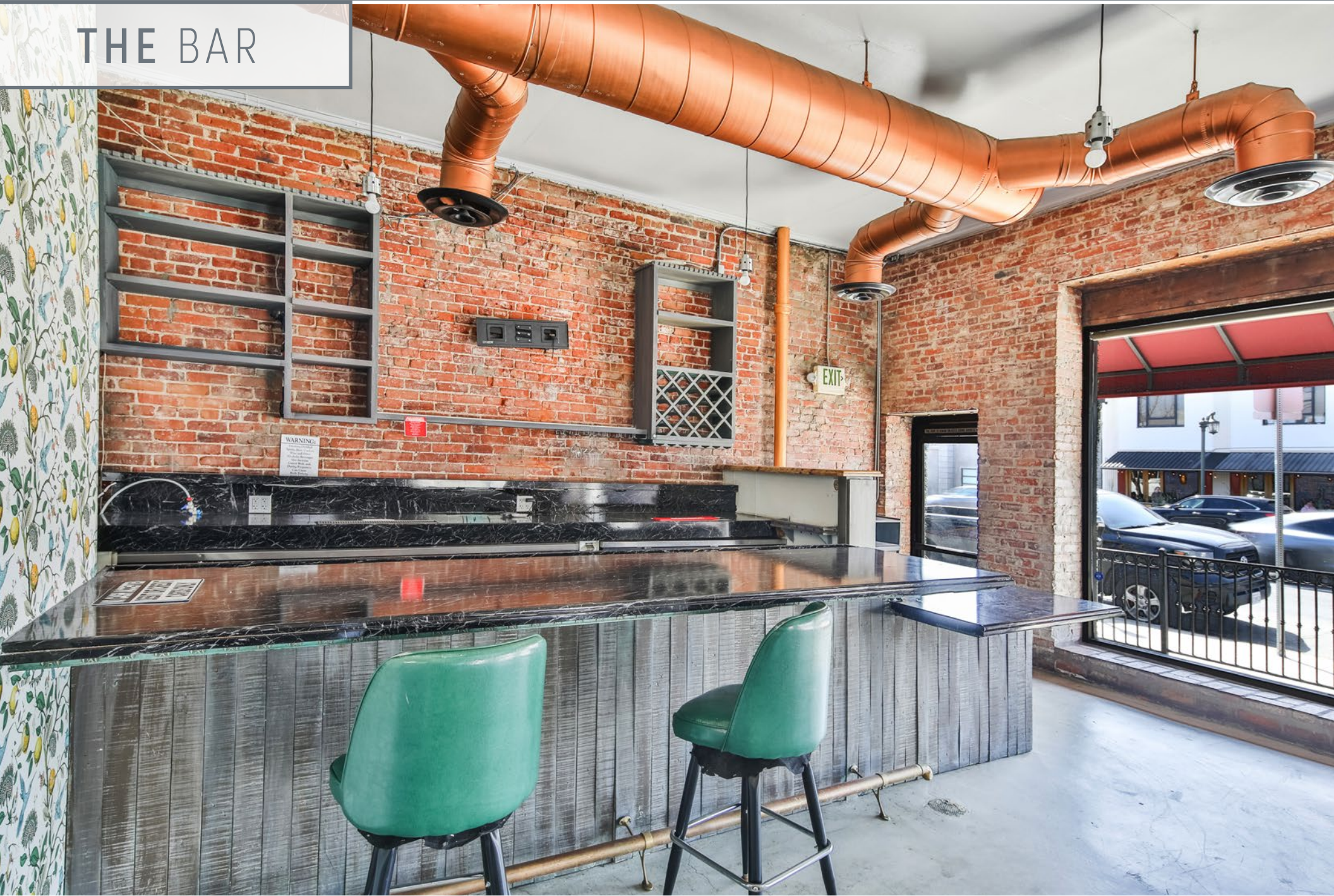


# INTERIOR





# THE BAR





# KITCHEN





# HIGHLIGHTS



## 1156 N HIGHLAND AVE

Interior: ±2,139 SF

Patio: ±239 SF

Rate: \$13,750/Mo. + NNN  
(Approx. \$1,600/Mo.)



Hard Corner of Highland  
and Lexington



No Key Money



2nd Generation restaurant and patio  
space equipped with a full kitchen



Abundance of street-metered  
parking along both Highland  
Ave and Lexington Ave and  
public parking lots only a short  
walk away.



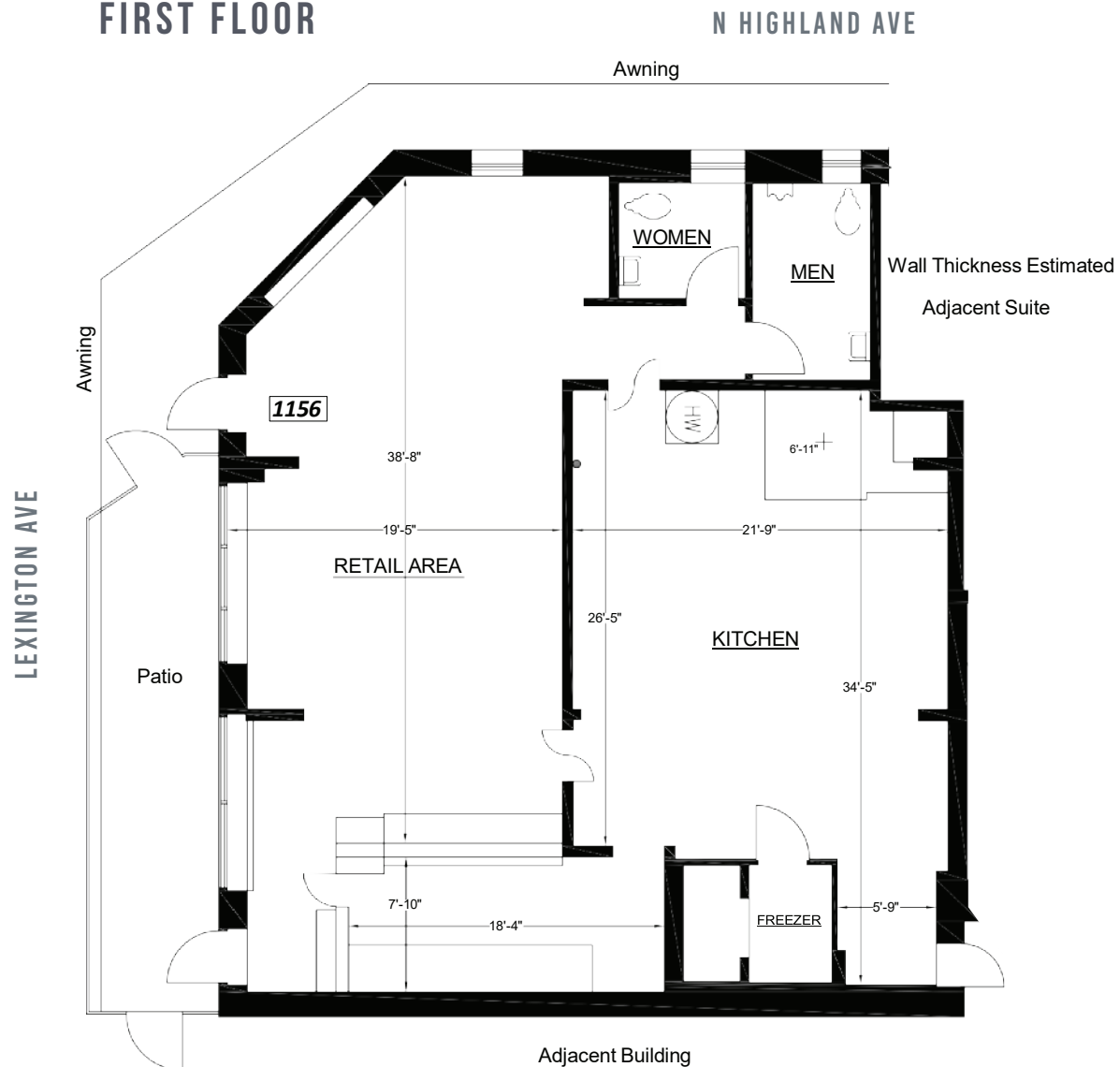
Minutes away from Hollywood Blvd,  
Melrose Avenue, the Chinese Theatre,  
and much more!





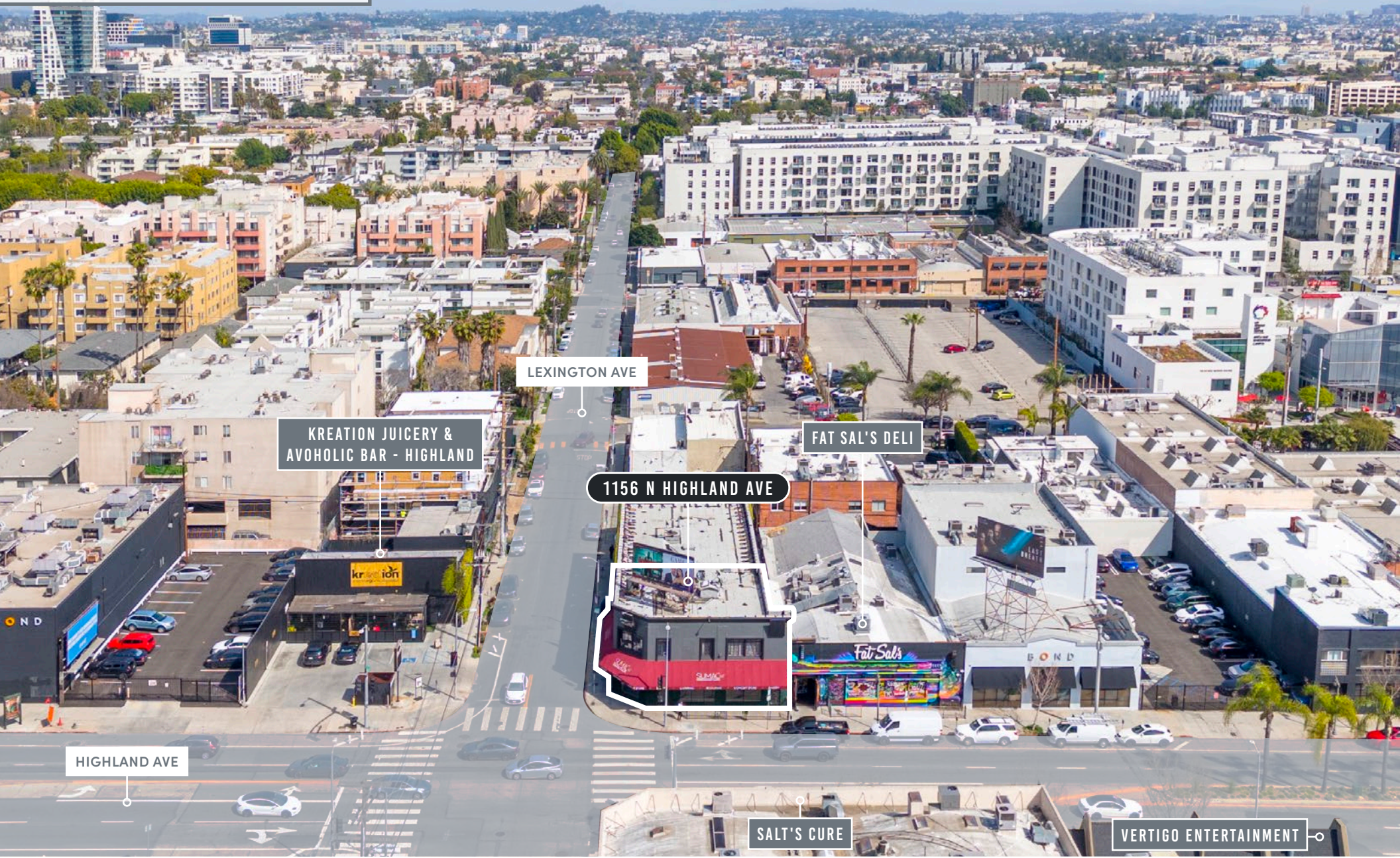
# FLOOR PLAN

## FIRST FLOOR





# PARKING



LEXINGTON AVE

KREATION JUICERY &  
AVOHOLIC BAR - HIGHLAND

FAT SAL'S DELI

1156 N HIGHLAND AVE

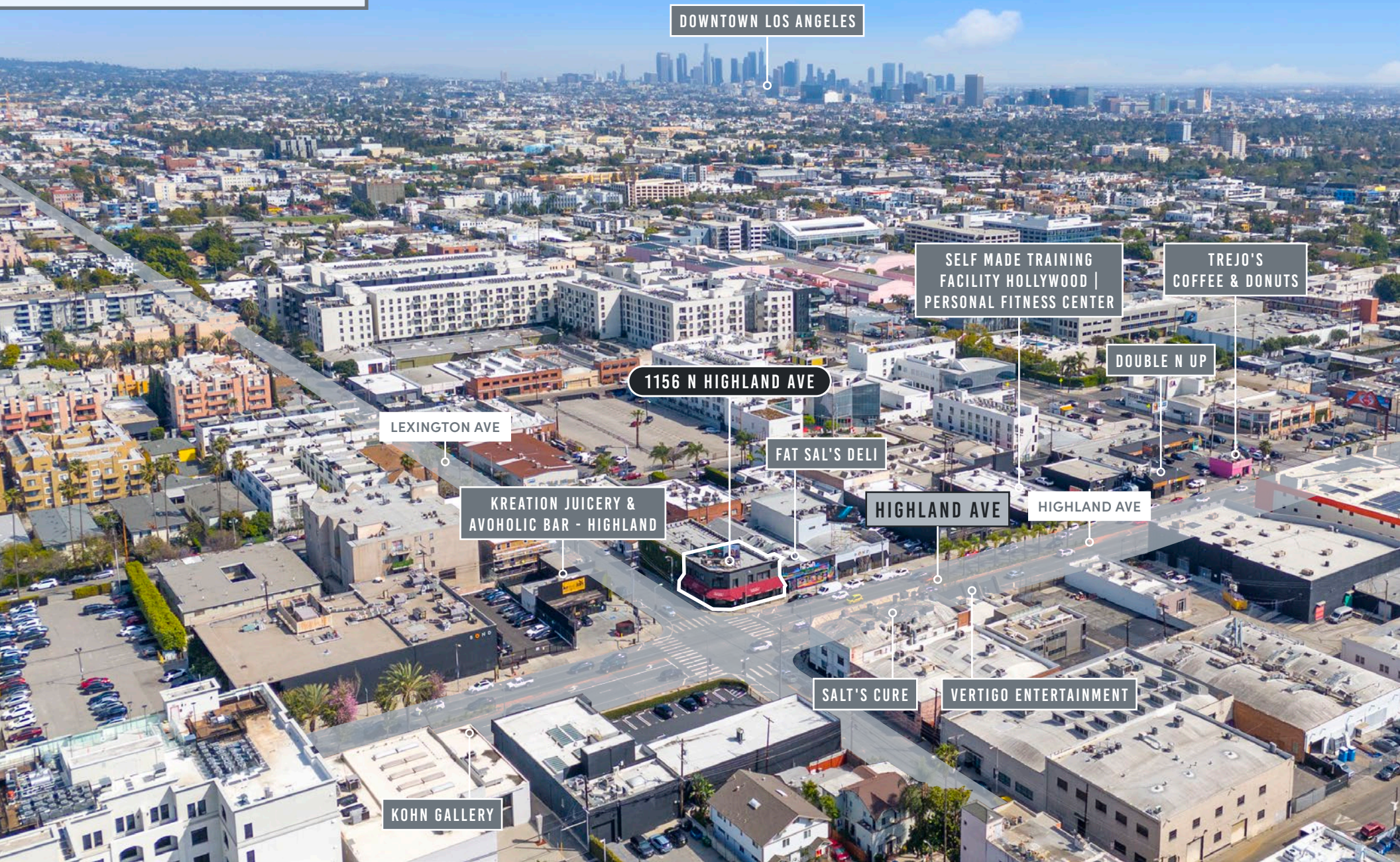
HIGHLAND AVE

SALT'S CURE

VERTIGO ENTERTAINMENT



# THE AREA



DOWNTOWN LOS ANGELES

1156 N HIGHLAND AVE

LEXINGTON AVE

KREATION JUICERY &  
AVOHOLIC BAR - HIGHLAND

FAT SAL'S DELI

HIGHLAND AVE

HIGHLAND AVE

SALT'S CURE

VERTIGO ENTERTAINMENT

SELF MADE TRAINING  
FACILITY HOLLYWOOD |  
PERSONAL FITNESS CENTER

DOUBLE N UP

TREJO'S  
COFFEE & DONUTS

KOHN GALLERY



# THE AREA





# LOS ANGELES

418,344  
RESIDENTS



38.1  
MEDIAN AGE



71.7%  
RENT



19.7%  
OWN



## \$105,319

YEARLY TOTAL  
SPENDING BUDGET IN  
CITY OF LOS ANGELES

## \$121,321

AVERAGE HOUSEHOLD  
INCOME

## 920,304

2024 POPULATION TREND



# DEMOGRAPHICS



## POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	60,979	372,801	920,304
2029 Population - Five Year Projection	61,567	375,950	925,890
2020 Population - Census	58,858	377,391	931,460
2010 Population - Census	54,990	376,072	933,843
2020-2024 Annual Population Growth Rate	0.84%	-0.29%	-0.28%
2024-2029 Annual Population Growth Rate	0.19%	0.17%	0.12%



## HOUSEHOLDS

2024 Households - Current Year Estimate	36,125	190,141	418,030
2029 Households - Five Year Projection	37,639	197,722	433,742
2020 Households - Census	33,999	186,505	410,534
2010 Households - Census	30,725	177,161	390,607
2020-2024 Compound Annual Household Growth Rate	1.44%	0.46%	0.43%
2024-2029 Annual Household Growth Rate	0.82%	0.78%	0.74%
2024 Average Household Size	1.64	1.92	2.16



## HOUSEHOLD INCOME

2024 Average Household Income	\$106,675	\$124,035	\$121,321
2029 Average Household Income	\$123,238	\$143,178	\$140,372
2024 Median Household Income	\$70,236	\$77,829	\$76,457
2029 Median Household Income	\$80,881	\$90,969	\$89,357
2024 Per Capita Income	\$62,452	\$63,325	\$55,132
2029 Per Capita Income	\$74,391	\$75,365	\$65,775



## EDUCATION

	1 MILE	2 MILES	3 MILES
2024 Population 25 and Over	50,923	302,709	713,198
HS and Associates Degrees	17,082	101,469	252,386
Bachelor's Degree or Higher	30,425	170,035	350,241



## HOUSING UNITS

2024 Housing Units	41,183	209,205	457,453
2024 Vacant Housing Units	5,058	19,064	39,423
2024 Occupied Housing Units	36,125	190,141	418,030
2024 Owner Occupied Housing Units	3,653	34,915	90,236
2024 Renter Occupied Housing Units	32,472	155,226	327,794



## PLACE OF WORK

2024 Businesses	5,266	27,652	62,457
2024 Employees	41,128	225,558	509,754





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# CBRE

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