

# For Sale

## 451 SILVER LAKE BLVD

LOS ANGELES, CA 90026



**KNAVERAS**  
MEXICAN CUISINE & BAR

**OLIVER GHADOUSHI**

Vice President

323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061

**JONAH KHARRAZI**

Commercial Specialist

310.941.1151

[jonah.kharrazi@compass.com](mailto:jonah.kharrazi@compass.com)

DRE 02235110

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# *Executive Summary*

Compass Commercial is pleased to present 451 Silver Lake Boulevard, an exceptional investment and/or owner-user opportunity positioned in the heart of Silver Lake — one of Los Angeles' most vibrant and evolving submarkets. The offering includes a 3,698 SF restaurant building on a 6,329 SF lot, paired with a rare, separately parceled 10,188 SF parking lot providing 24 on-site spaces — a true differentiator in this parking-constrained market.

The property is currently leased to Kalaveras, an established Southern California restaurant group with approximately 25 locations, operating under an absolute NNN lease with a corporate guarantee and no landlord responsibilities. The tenancy provides secure, passive income backed by a proven operator.

Strategically located between Downtown Los Angeles and Hollywood, the site offers excellent visibility, direct access to Sunset Boulevard and the 101 Freeway, and consistent vehicle traffic. The dedicated parking lot, zoned LA-R2, adds potential for future redevelopment or added value. 451 Silver Lake Blvd represents a rare chance to own a stabilized, management-free asset with intrinsic real estate value and optional upside in one of L.A.'s most supply-constrained and high-growth corridors.



# Property Summary

PARCEL 1 | RESTAURANT

3,698 SF

BUILDING SIZE

6,329 SF

LAND AREA

PARCEL 2 | PARKING LOT

±24

PARKING SPACES

10,188 SF

LAND AREA

16,517 SF

COMBINED LAND AREA

UPON REQUEST

LEASE TERMS

5401-012-001

APN

5401-012-008

APN

\*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.  
\*TENANT-OCCUPIED: PLEASE DO NOT DISTURB.



# *Investment Highlights*

**PURCHASE PRICE**  
**\$2,999,000**

**CAP RATE**  
**8.00%**

**NOI**  
**\$240,000**

- / Absolute NNN Lease Structure (Zero Landlord Responsibilities)
- / Rare 10,000+ SF Parking Lot Included
- / Established Operator with Full Kitchen, Bar, and Patio

- / Unique Corner Lot with Tremendous Frontage
- / Motivated Seller & Newly Adjusted Pricing
- / Prime Silver Lake Location with Strong Traffic Counts



# Area & Market Overview

Silver Lake is widely regarded as one of Los Angeles' most dynamic and desirable neighborhoods. Known for its creative energy, cultural diversity, and trendy lifestyle offerings, the area attracts a mix of affluent professionals, families, and artistic communities. Residents and visitors are drawn to its unique blend of modern developments and historic charm, exemplified by architectural landmarks, boutique shopping, and a thriving restaurant and nightlife scene.

Silver Lake continues to experience strong population growth and demographic shifts, with young professionals and high-income earners driving the demand for premium retail and dining experiences. The neighborhood's average household income exceeds the city average, and its reputation as a hub for creative and tech industries further supports economic growth. These factors contribute to Silver Lake's status as a prime retail and restaurant sub-market within Los Angeles.

The combination of a stable tenant with a long-term lease at 451 Silver Lake Blvd, coupled with the neighborhood's robust economic fundamentals, positions this property as an exceptional long-term investment opportunity. By investing in 451 Silver Lake Blvd, buyers gain not only a fully-leased, income-generating property but also a stake in the future of one of Los Angeles' most desirable and vibrant neighborhoods.



# DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
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## POPULATION

2020 Population	35,188	135,022	265,488
2024 Population	34,971	136,430	268,706
2029 Population Projection	34,556	135,227	266,419
Annual Growth 2020-2024	0%	0.1%	0.1%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%

## HOUSEHOLDS

2020 Households	9,279	36,988	73,550
2024 Households	9,182	37,366	74,753
2029 Household Projection	9,062	37,024	74,150
Annual Growth 2020-2024	0.2%	0.4%	0.4%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Avg. Household Size	3.7	3.5	3.5
Avg. Household Vehicles	2	2	2

## HOUSING INCOME

Avg. Household Income	\$89,350	\$90,870	\$97,384
Median Household Income	\$65,670	\$66,784	\$74,416
\$25,000 - \$50,000	1,779	6,682	12,422
\$75,000 - \$100,000	1,310	4,537	9,340
\$125,000 - \$150,000	413	2,096	5,504
\$200,000+	779	3,275	6,962

	1 MILE	2 MILES	3 MILES
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## PLACE OF WORK

2023 Businesses	1,161	5,213	10,455
2023 Employees	7,248	30,671	67,317



**101 Freeway**  
267,114 Cars Per Day

**Silver Lake Blvd**  
26,765 Cars Per Day



FOR MORE INFORMATION REGARDING  
THIS OPPORTUNITY, PLEASE CONTACT:

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