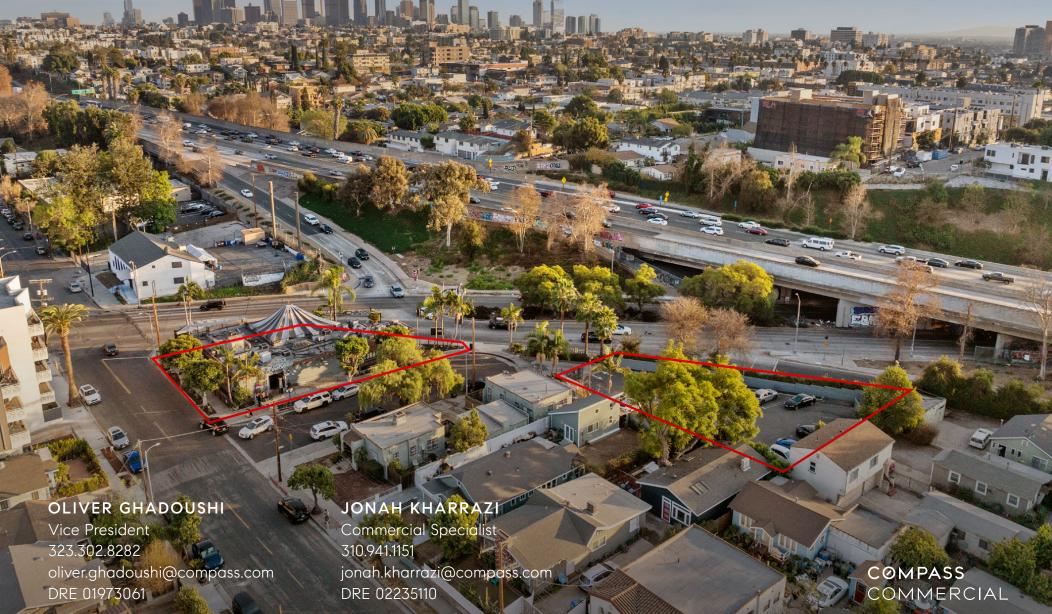
# For Sale

451 SILVER LAKE BLVD

LOS ANGELES, CA 90026







#### 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

PARCEL 2 | PARKING LOT

3,698 SF

±24

**BUILDING SIZE** 

PARKING SPACES

6,329 SF

10,188 SF

LAND AREA

LAND AREA

16,517 SF

COMBINED LAND AREA

#### **UPON REQUEST**

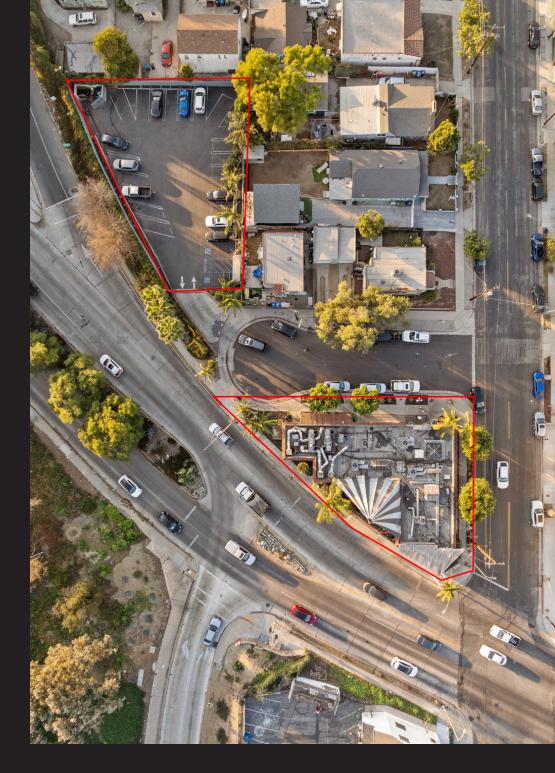
LEASE TERMS

5401-012-001

5401-012-008

APN

APN



<sup>\*</sup>BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.

<sup>\*</sup>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



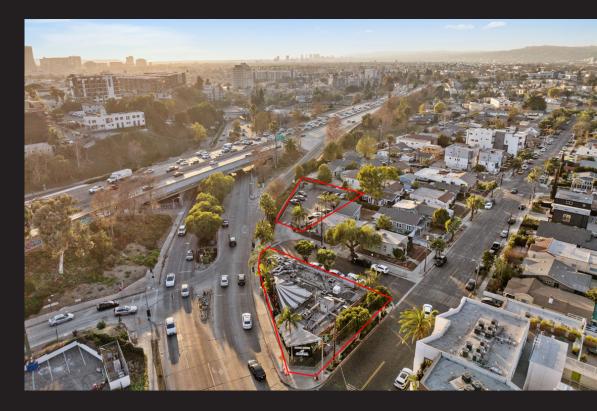


#### Area & Market Overview

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.

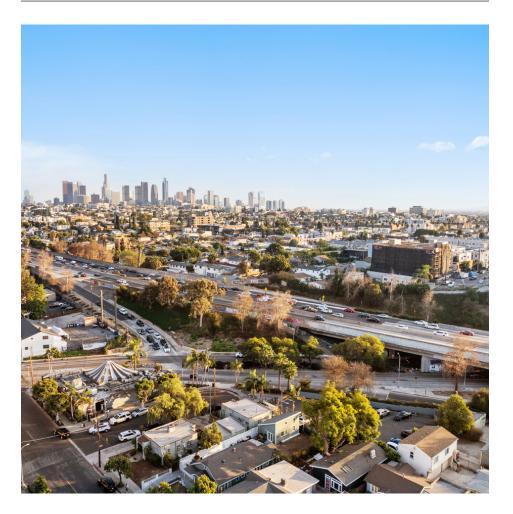




### DEMOGRAPHICS

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 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  Avg. Household Vehicles 2 2 2  Phousing 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
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 9,182 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  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 \$1310 4,537 9,340  \$125,000 - \$150,000 \$150,000	POPULATION			
2029 Population Projection Annual Growth 2020-2024 Annual Growth 2024-2029 -0.2% -0.3% -0.2% -0.3% -0.2% -0.3% -0.2% -0.2% -0.3% -0.2% -0.2% -0.3% -0.2% -0.3% -0.2% -0.3% -0.2% -0.3% -0.2% -0.3% -0.2% -0.3% -0.2% -0.3% -0.2% -0.3% -0.2% -0.3% -0.2% -0.	2020 Population	35,188	135,022	265,488
Annual Growth 2020-2024 Annual Growth 2024-2029 -0.2%	2024 Population	34,971	136,430	268,706
Annual Growth 2024-2029  -0.2% -0.2% -0.2% -0.2% -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  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%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  -0.2%  Avg. Household Size  3.7  3.5  3.5  Avg. Household Vehicles  2  2  2  4   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  \$1310  4,537  9,340  \$125,000 - \$150,000  413  2,096  5,504	2029 Population Projection	34,556	135,227	266,419
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 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	Annual Growth 2020-2024	0%	0.1%	0.1%
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  **PHOUSING 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	Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
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	HOUSEHOLDS			
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Annual Growth 2020-2024  Annual Growth 2024-2029  Avg. Household Size  Avg. Household Vehicles  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  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000  \$125,000 - \$150,000	2024 Households	9,182	37,366	74,753
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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	Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
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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	HOUSING INCOME			
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\$200,000+ 779 3,275 6,962	\$125,000 - \$150,000	413	2,096	5,504
	\$200,000+	779	3,275	6,962

	1 MILE	2 MILES	3 MILES
• PLACE OF WORK			
2023 Businesses	1,161	5,213	10,455
2023 Employees	7,248	30,671	67,317





## FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:

#### COMPASS COMMERCIAL





#### **OLIVER GHADOUSHI**

Vice President 323.302.8282 oliver.ghadoushi@compass.com DRE 01973061

#### JONAH KHARRAZI

Commercial Specialist 310.941.1151 jonah.kharrazi@compass.com DRE 02235110

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass, ("Compass,") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 451 Silver Lake Blvd, Los Angeles, CA 90026 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct. Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other writering or and other forcing the control of the Owner and Compass. Therefore, all projections, assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will not and treat it in the strictest of confidence and that you will use this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass. No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass. Building measurements are approximate, reported by owner, and do not match title. Compass is a real estate broker licensed by the States of Colifornia and abides by Equal Housing Opportunity laws. License Number 01991628, All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or, withdraway laws the made without notice. No statement is made as to accuracy on description.

All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation