

For Lease | Silver Lake

# 2538 HYPERION AVE

2nd Gen Restaurant &  
Bar

Tyler Del Re

Senior Vice President | 323.979.7535  
Ty@urbanlimere.com | BRE#01947880

Lorena Tomb

CEO & Founder | 213.277.7247 x1  
Lorena@urbanlimere.com | BRE#01894475





## Silver Lake | Los Angeles

Silver Lake is a vibrant neighborhood that has become a hub for new retail, eclectic restaurants, and a thriving artistic community. Its streets are lined with an array of boutique shops that reflect the neighborhood's eclectic and upscale tastes, from bespoke clothing stores to chic home decor outlets. The culinary scene in Silver Lake is equally dynamic, featuring a mix of trendy eateries and cozy cafes that serve everything from cutting-edge fusion cuisine to traditional dishes. The influx of creativity and enterprise has not only reshaped the local landscape but also solidified Silver Lake's reputation as a cultural, shopping and dining destination in Los Angeles.





## Deal Terms

- 2nd Gen Restaurant & Bar
- Approx. 2,500 SF
- Rate: Call Brokers for details
- Lease consideration: Negotiable
- Type 47 (Tenant to purchase their own)
- Possible to operate two different concepts
- Split spaces with two entrances
- Parking available
- Grandfathered CUP
- Term: 5 years + Options
- Includes all FF&E
- Located in converted Silver Lake

## Area Highlights

Urbanlime Real Estate is delighted to present the 2nd restaurant space located at 2538 Hyperion Ave, nestled in the heart of the highly sought-after Silver Lake neighborhood. This area boasts a vibrant community surrounded by an array of retailers, services, and dining options. The presence of numerous single and multi-family residences in the area makes Silver Lake a densely populated and attractive destination. Notable nearby establishments include The Friend, Mi Corazon, Ceviche Project, Speranza, and Rodeo Athletic, along with popular retailers like Lace by Jenny Wu, Trader Joe's, Gelson's, Cafe Nido, Lady White Co., Tenants of the Trees, and Lyric Hyperion. This prime location offers an excellent opportunity for a thriving restaurant venture.





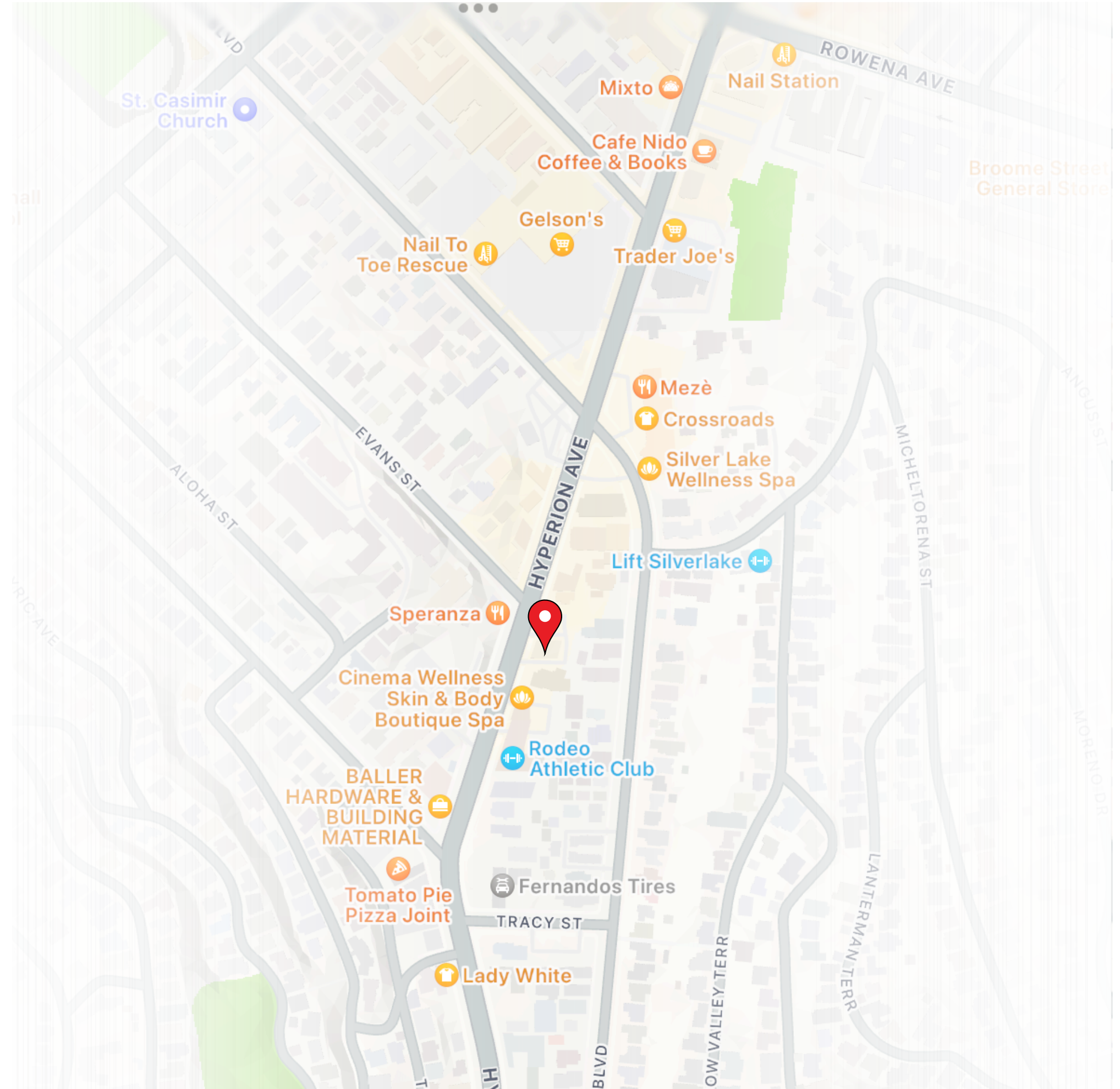
# Location | Neighbors



RODEO ATHLETIC CLUB  
2516 HYPERION AVENUE LOS ANGELES, CA 90027



LADY WHITE CO.





# Front Space





# Back Bar & Kitchen







**URBANLIME**  
R E A L E S T A T E

# Contact

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