

PRIME FAIRFAX CORNER FREESTANDING BUILDING AVAILABLE FOR LEASE

543 N Fairfax Ave., Los Angeles, CA 90036



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Approx. 18,719 SF freestanding building with abundant parking
- Single-tenant occupancy
- Available for short or long term leasing
- Polished concrete floors and exposed ceilings
- Multi-levels with elevator or stair accessibility
- Permitted commercial kitchen with sinks, exhaust fan and hood
- Possible roof deck
- Basement - 1,417sf | Ground Floor - 7,664sf | 2nd Floor - 9,638sf

AREA AMENITIES

- One block from the intersection of Melrose and Fairfax
- Extremely high pedestrian traffic
- Walking distance to famous film studios and destination shopping such as Supreme, Flightclub LA, Melrose Trading Post and the Grove
- Nearby popular dining includes Jon & Vinny's, Canters Deli, and Dave's Hot Chicken



DEMOS	1 MILE	2 MILE	3 MILE
Population	46,261	171,295	330,186
Avg. HH Income	\$117,763	\$116,887	\$112,706
Daytime Pop	48,773	176,651	332,246
Traffic Count	± 32,750 cars per day		



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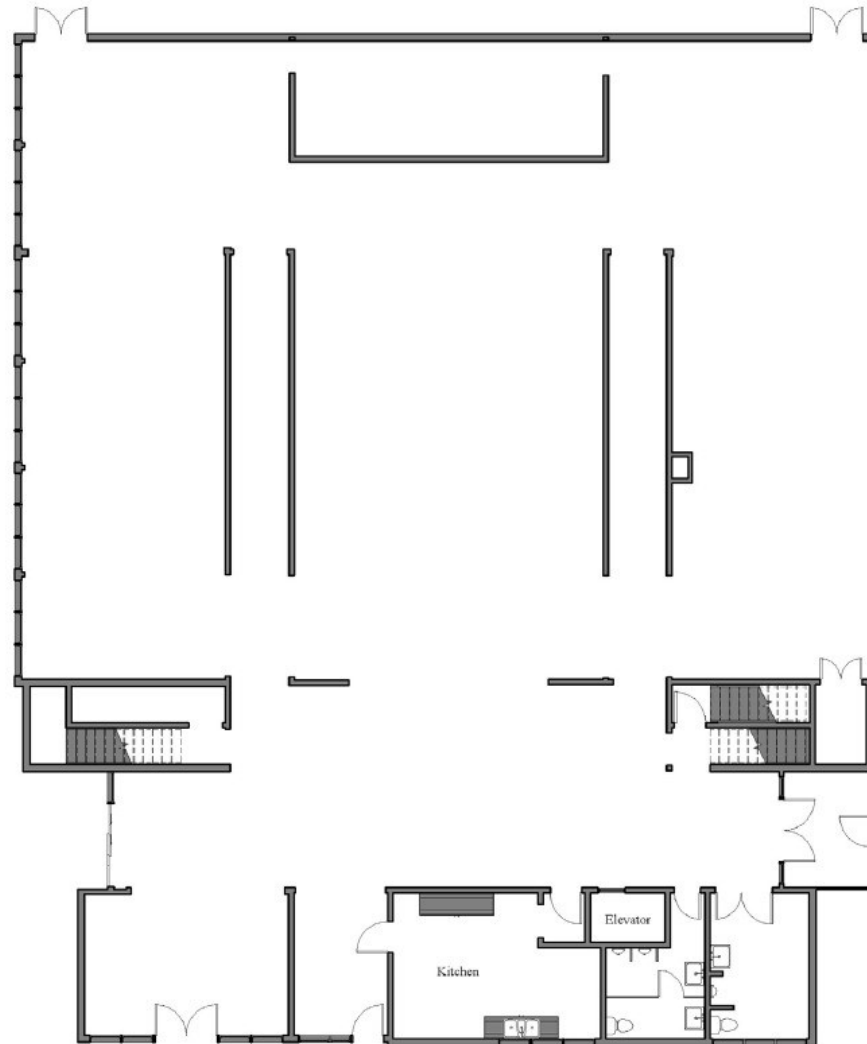


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543 N Fairfax Ave., Los Angeles, CA 90036

FLOOR PLAN

GROUND FLOOR
±7,664 SF



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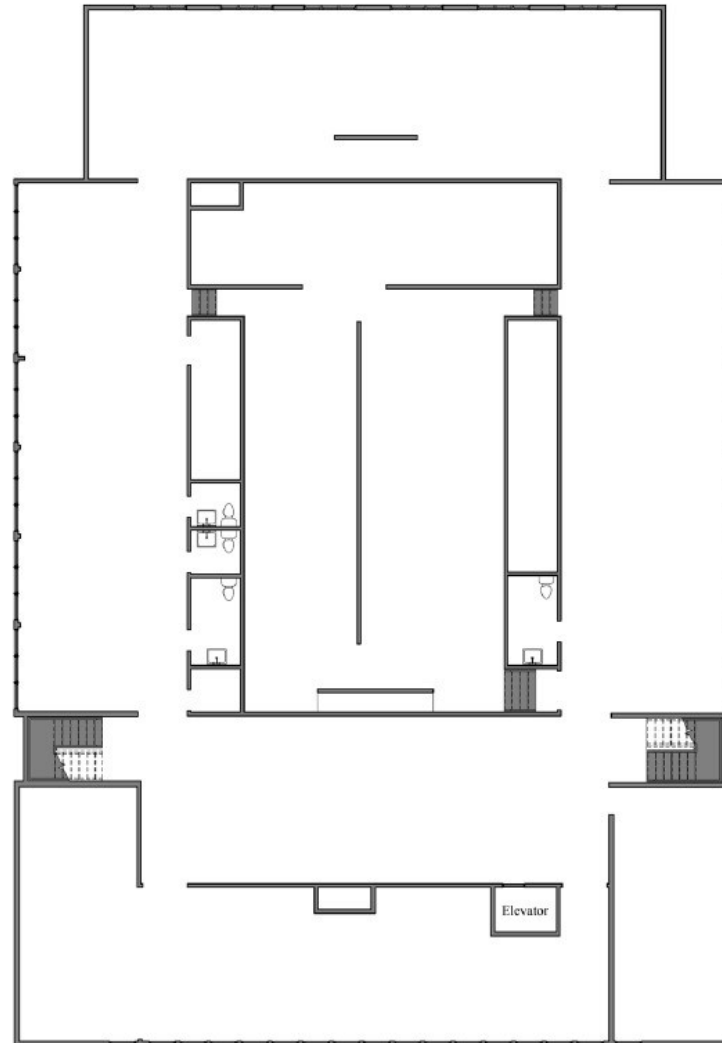
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FLOOR PLAN

2ND FLOOR
±9,638 SF



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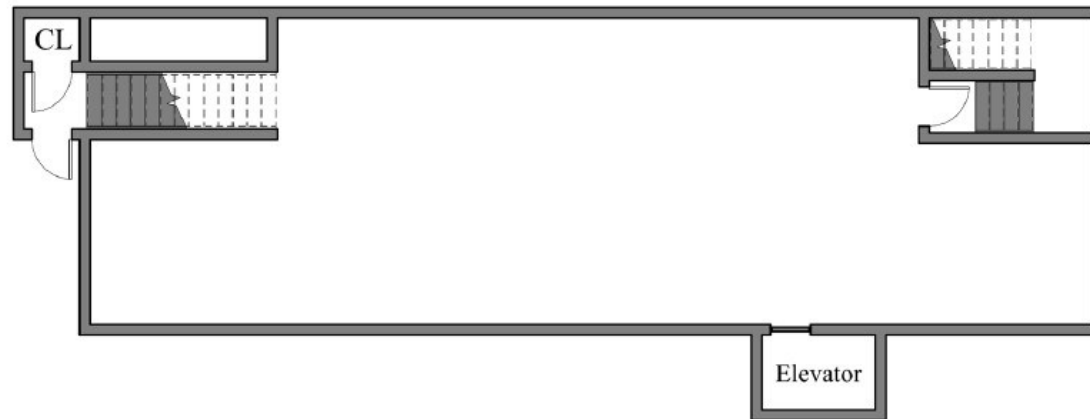


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FLOOR PLAN

BASEMENT
±1,417 SF



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