



226 NORTH LARCHMONT BLVD

10,135 SF OF DIVISIBLE RETAIL IN THE
HEART OF LARCHMONT VILLAGE

LOS ANGELES | CA

THE SPACE

Available for the first time in 30 years, 226 Larchmont presents a rare opportunity to lease one of the largest single buildings on Larchmont Boulevard. Offering 10,000 SF on the ground floor, the space can be divided to accommodate a variety of concepts. With 160 on-site parking spots and prime visibility, the property is surrounded by a vibrant mix of local favorites and national brands, including Larchmont Village Wine & Cheese, Faherty, Buck Mason, Salt & Straw, Levain Bakery, Malin + Goetz, Great White and the just newly opened Max & Helen.

APPROXIMATE SIZE

Ground Floor: 10,135 SF

*Divisible

FRONTAGE

88 FT on N Larchmont Boulevard

CEILING HEIGHT

16 FT

SITE STATUS

Formerly Rite Aid

TERM

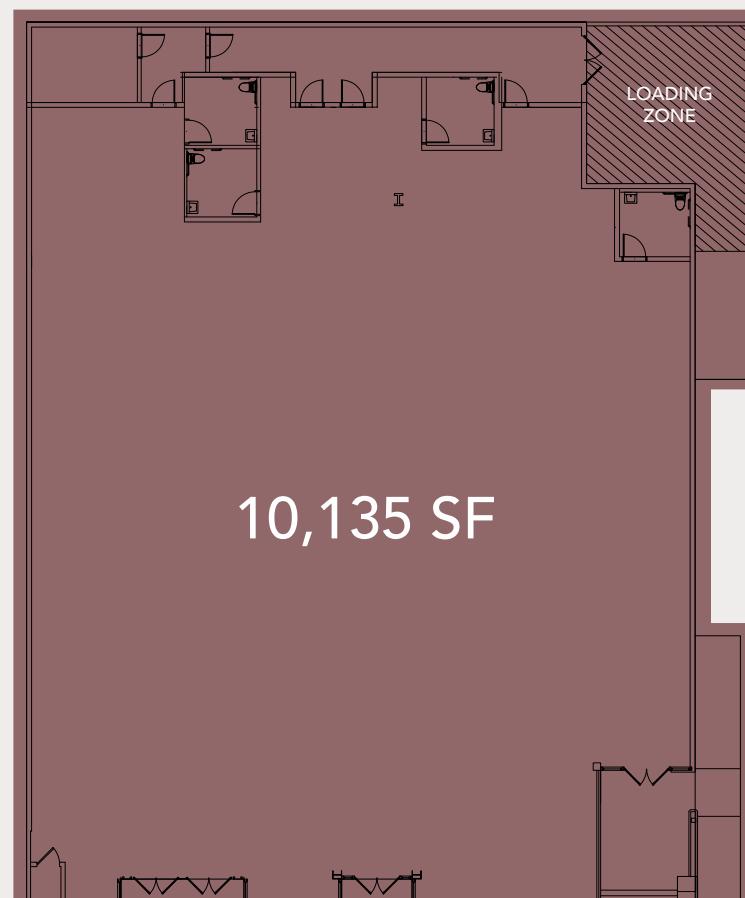
Long Term

POSSESSION

Arranged

COMMENTS

- One of the largest single buildings on the street
- Space can be demised
- 160 on-site parking spaces with validation



88 FT

NORTH LARCHMONT BOULEVARD

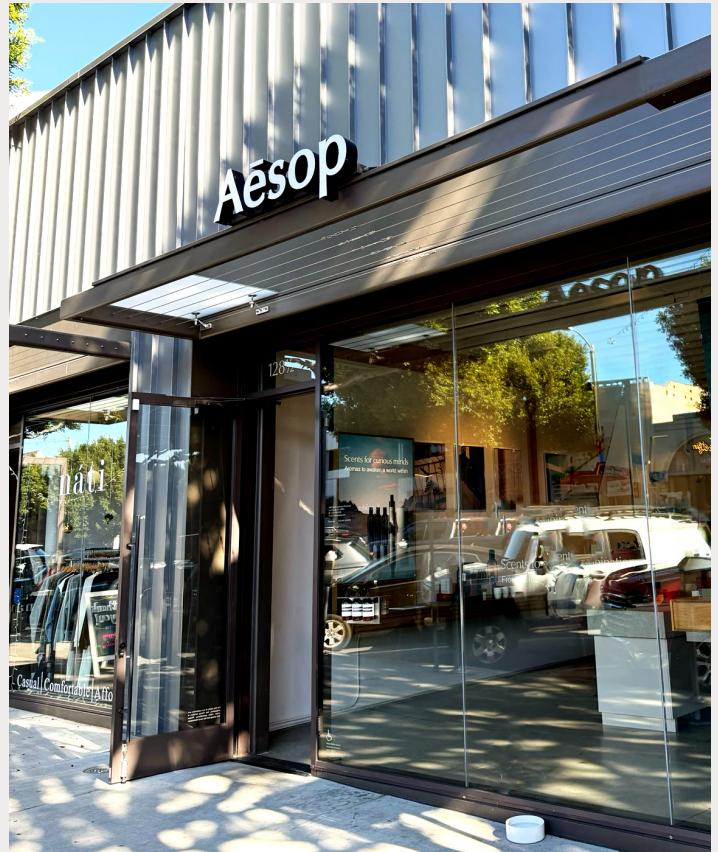
*DEMISED PLAN



20 FT 20 FT 22 FT 26 FT

HANCOCK PARK

Hancock Park is a historic and affluent neighborhood celebrated for its grand estates, tree-lined avenues, and rich architectural heritage. This serene residential enclave offers a rare blend of tranquility and accessibility - just moments away from the energy of Larchmont Village, Koreatown, Paramount Studios, and the Miracle Mile. One of the city's rare walkable communities where residents can enjoy the unique convenience of strolling from home to charming boutiques, cafes, and daily essentials - all within reach.



AREA DEMOGRAPHICS

RADIUS	DAYTIME POPULATION	AVG. HOUSEHOLD INCOME	MEDIAN AGE
1 MILE	+45,000	+\$110,000	36 years
3 MILES	+480,000	+\$85,000	35 years



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