

4874 FOUNTAIN AVE. FOR LEASE



LOS ANGELES
CALIFORNIA

4874 FOUNTAIN AVE. FOR LEASE



REPRESENTED BY JORGI PAUL

310-570-7404 - jorgi@ladyofrecord.com
CA Lic. 02189631 - Broker Pellego, Inc.
Lic. 02043232

A STANDOUT FROM THE CROWD

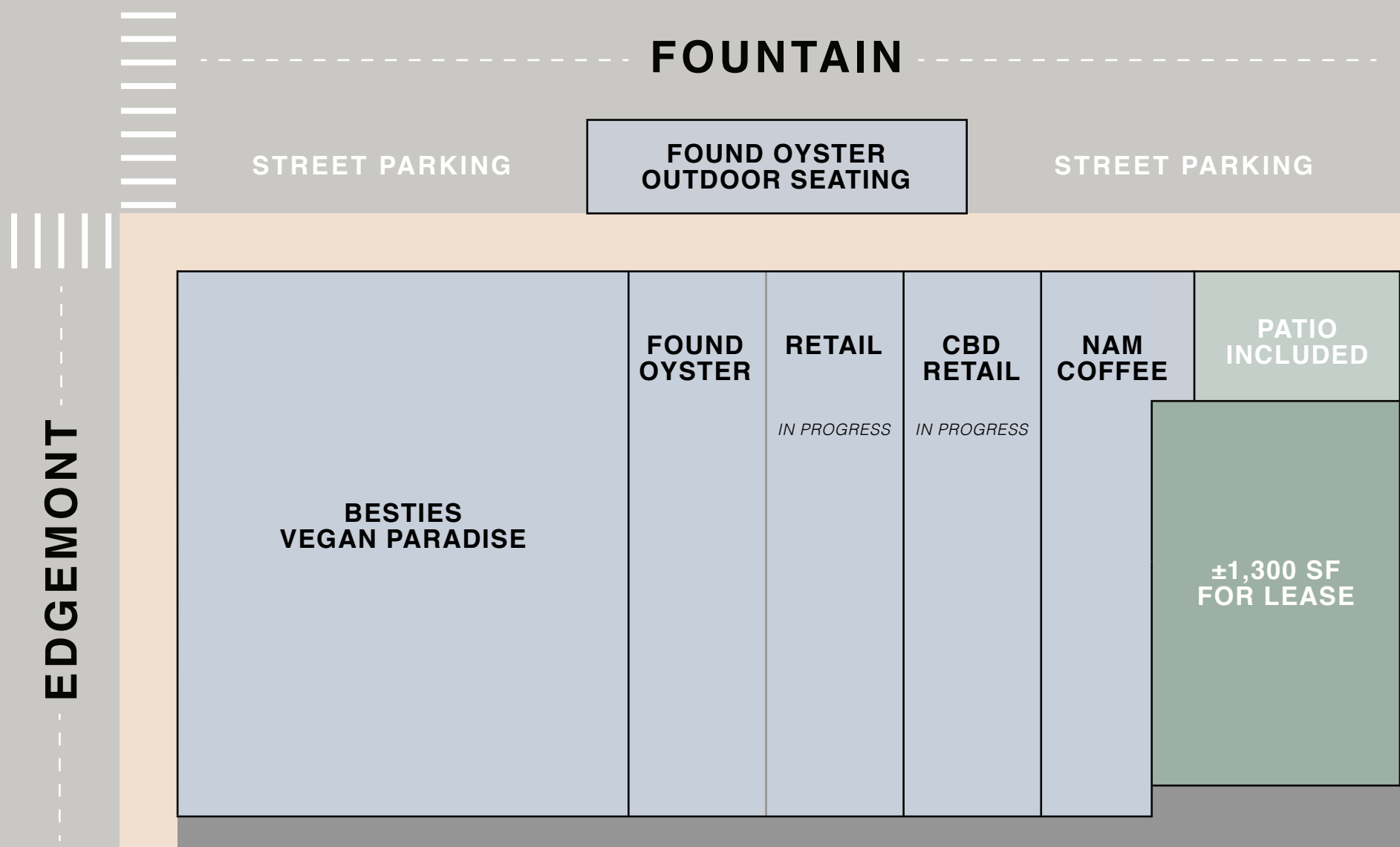
Introducing 4874 Fountain for lease: ±1,300 sf of iconic Spanish architecture with street-facing patio. Situated in the heart of East Hollywood in Little Armenia, the property is central to Melrose Hill, Los Feliz & Silver Lake retail, yet its intimate street setting offers something Los Angelenos love most - the art of discovering the city's latest hidden gem.

THE PROPERTY



ADDRESS	4874 Fountain Ave. Los Angeles, CA 90029
APN	5540-012-001
EST. SIZE	±1,300 square feet
ZONING	C4
PARKING	None - street parking
YEAR BUILT	1921
DAILY TRAFFIC	Avg. 17,803 vehicles
ASKING RATE	Please contact broker

SITE PLAN



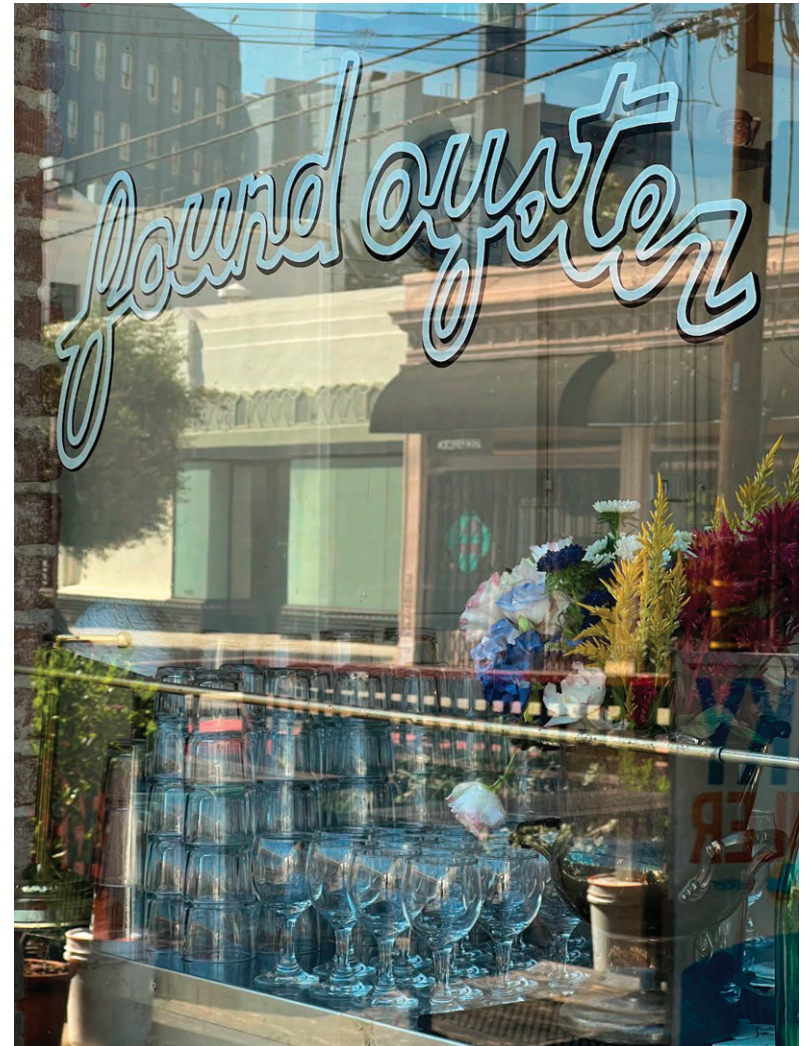
Site plan & square footage are estimated - Tenant to verify.

WELCOME TO THE BLOCK

Fountain + Edgemont might be a tiny intersection, but make no mistake - it's home to striking architecture filled with some of Los Angeles' most sought-after experiences.

4874 Fountain's adjoining space is home to **NAM COFFEE**, the first Vietnamese craft coffee importer & roaster in LA, **FOUND OYSTER**, a 26-seat space with seafood-focused fare from Last Word Hospitality & **BESTIES VEGAN PARADISE**, the first & only vegan marketplace in the U.S. to sell products exclusively from 100% vegan brands. Across the street is **SAFFY'S**, a Middle Eastern restaurant with coffee & pastries next door from the people behind Bestia & Bavel, and most recently **FOUNTAIN GRAINS & GREENS**, a farm driven kitchen that prioritizes relationships with local farmers, along with numerous retail shops including **THE MUD SHOP**, **UR GF**, **MFC STUDIO** and **PLANTS & SPACES**.

Anchored by long-standing destinations Los Feliz & Silver Lake, nearby Melrose Hill is also quickly taking shape with a recent Architectural Digest headline declaring *"Melrose Hill, LA's Buzziest Design Neighborhood, Is Ready for Primetime"* with others reading *"LA's Hottest Culinary Boom Town."*



WELCOME TO THE BLOCK



4874 FOUNTAIN

EAST HOLLYWOOD

● 4874 FOUNTAIN

LAZY ACRES
natural market

THAI TOWN

LOS FELIZ
PRIME RETAIL

HOLLYWOOD

BARNSDALL
ART PARK



KAISER PERMANENTE



HILLHURST

SUNSET



735 UNITS +
95K SF COMMERCIAL
UNDER CONSTRUCTION

Children's
Hospital
LOS ANGELES
HOLLYWOOD PRESBYTERIAN
MEDICAL CENTER

FOUNTAIN

101

DEN
BESTIES
FOUND OYSTER
NAM COFFEE
THE MUD SHOP
SAFFY'S
UR GF
MFC STUDIO
PLANTS & SPACES
FOUNTAIN GRAINS
& GREENS
L.A. ROSE CAFE

EREWHON

SILVER LAKE
PRIME RETAIL

SANTA
MONICA

WESTERN

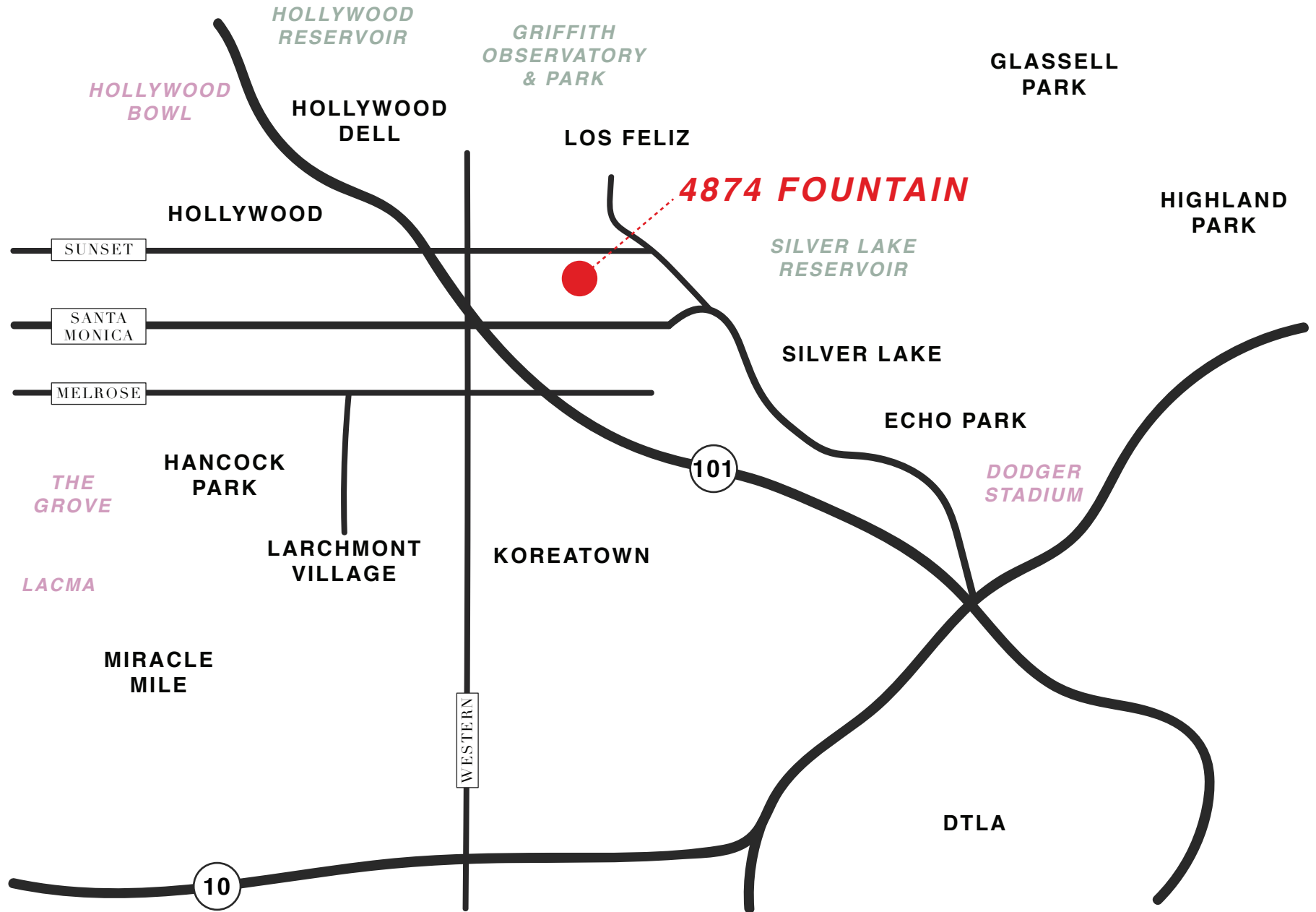
MELROSE HILL
PRIME RETAIL

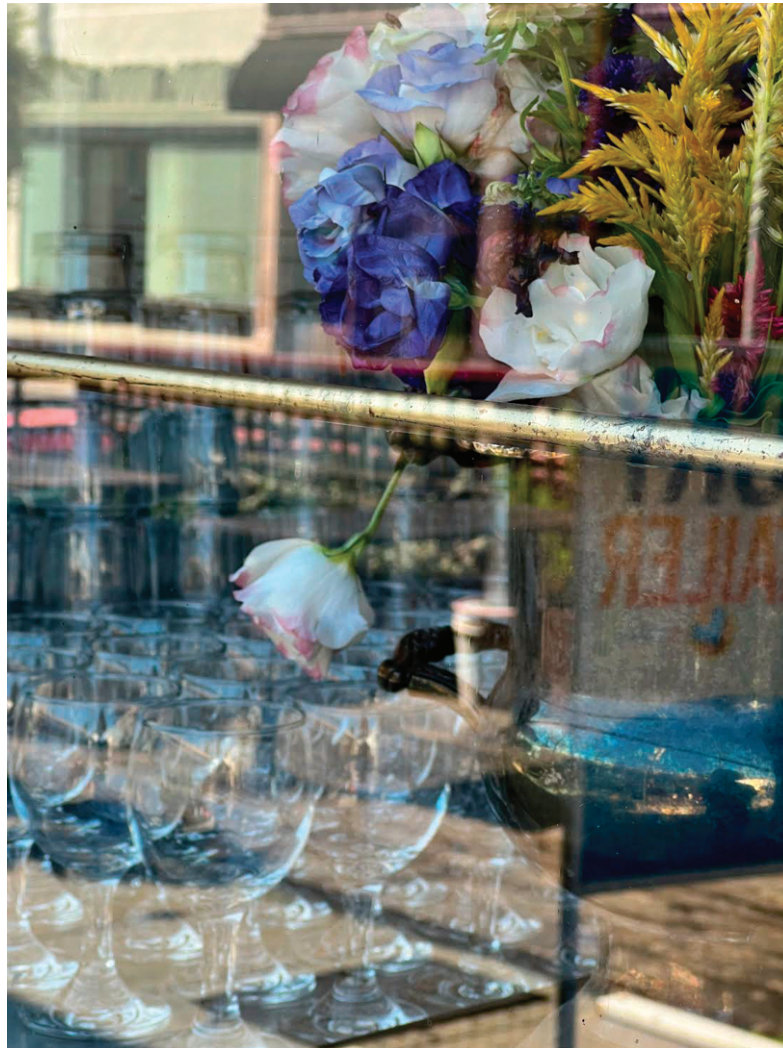
VERMONT

LOS ANGELES CITY COLLEGE
COURAGE BAGELS
SQIRL

MELROSE

THE LOCATION





DISCLAIMER - This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Broker and broker's agent do not represent or guarantee accuracy of the square footage, lot size/dimensions, permitted or un-permitted spaces, renovations or other information concerning the conditions or features of the property. You should conduct a careful, independent investigation of the property and verify all information. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

4874 FOUNTAIN