



PLEASE DO NOT DISTURB THE TENANT

- SIZE: APPROXIMATELY 603 SF PLUS PATIO
- 2ND GENERATION FOOD USE SPACE
- \$100,000 FOR ALL FF&E AND IMPROVEMENTS
- \$3,189.15/MONTH, NNN
- NNN: \$1,417/MONTH
- ASSIGNMENT OF LEASE
- LEASE EXPIRES SEPTEMBER 30, 2028
- NEARBY TENANTS INCLUDE: SWEETGREEN, WARBY PARKER, BYREDO

*No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is provided subject to errors, omissions, change of price or other conditions, withdrawal without notice. All information must be independently confirmed.



**3827 SUNSET BLVD
SILVERLAKE, CALIFORNIA 90026**

PHILIP KLAPARDA

PHILIP@DEMBOREALTY.COM
310.278.4747 X12
LIC: #01347517

9595 WILSHIRE BLVD. STE 208
BEVERLY HILLS, CA 90212

DEMBOREALTY.COM

KARI JAFFE

KARI@DEMBOREALTY.COM
310.497.4291
LIC: #01956933

9595 WILSHIRE BLVD. STE 208
BEVERLY HILLS, CA 90212

DEMBOREALTY.COM