

# SUNSET SURPLUS

Sunset Junction / Silverlake, Los Angeles  
3814-3828 Sunset Blvd Los Angeles, CA 90026



# OVERVIEW

|           |                                   |              |                               |           |                                      |
|-----------|-----------------------------------|--------------|-------------------------------|-----------|--------------------------------------|
| <b>04</b> | Site Location                     | <b>05-06</b> | Site Summary                  | <b>07</b> | Floor Plans                          |
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| <b>11</b> | Rooftop Restaurant and Bar Photos | <b>12-13</b> | Current Neighborhood Activity | <b>14</b> | Tenants in the Market                |
| <b>15</b> | Premium Location                  | <b>16</b>    | Press                         |           |                                      |









## SITE LOCATION

Prominent retail project at the epicenter of Silverlake at Sunset Junction; adjacent to other best-in-class retailers and large-scale projects coming on line within the coming year to make this the most sought after block of retail inventory in the area.

One of LA's most walkable neighborhoods, Silverlake is also easily accessed by major thoroughfares - Sunset Boulevard, Hollywood Boulevard, and Santa Monica Boulevard, the project is at the center of one of the city's most vibrant, creative, and charming urban neighborhoods. In close proximity to the 101 and 110 Freeways and Metro Red Line stops.

Surrounded by a dense residential population of largely young creative professionals with large disposable incomes, the site also offers access to local boutiques as well as national retailers such as Aesop, La Colombe, Intelligentsia, A.P.C., Parachute Home, Doc Martens, and more.





ING  
DRY

Café Kitsuné  
— PARIS —

MAISON KITSUNÉ  
PARIS



Garrett Leight  
CALIFORNIA OPTICAL

SAN to

SAN to



BYIRIEDO

WASTEL



# SITE SUMMARY

3814-3828 Sunset Blvd, Los Angeles, CA 90026

## EXISTING SITE

### TOTAL EXISTING RETAIL

9 Retail Units  
14,455 SF  
(Inclusive of a 2,500 SF rooftop deck)

### TOTAL BUILDING SIZE

18,866 SF

### TOTAL EXISTING MULTI-FAMILY

6 Apartment Units  
4,411 SF

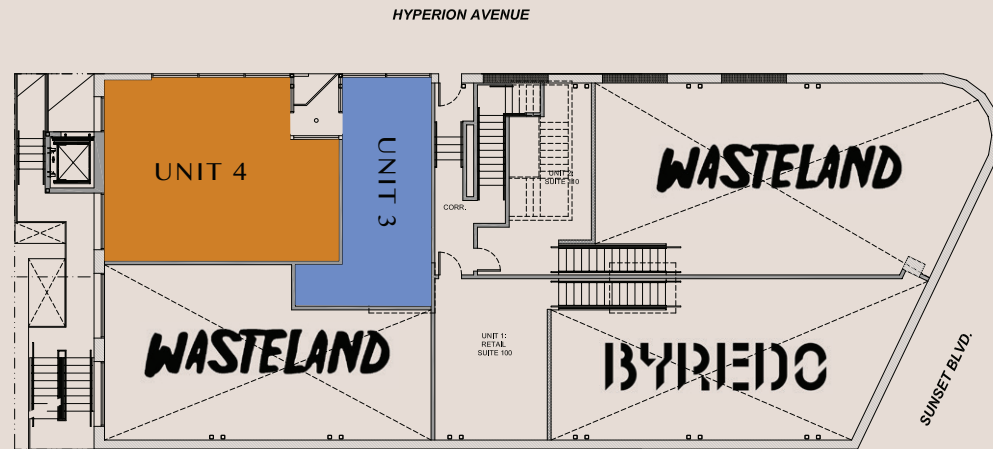
### CEILING HEIGHTS

Surplus Center (+/-) 23'  
Existing Retail Shops (+/-) 12'-14'

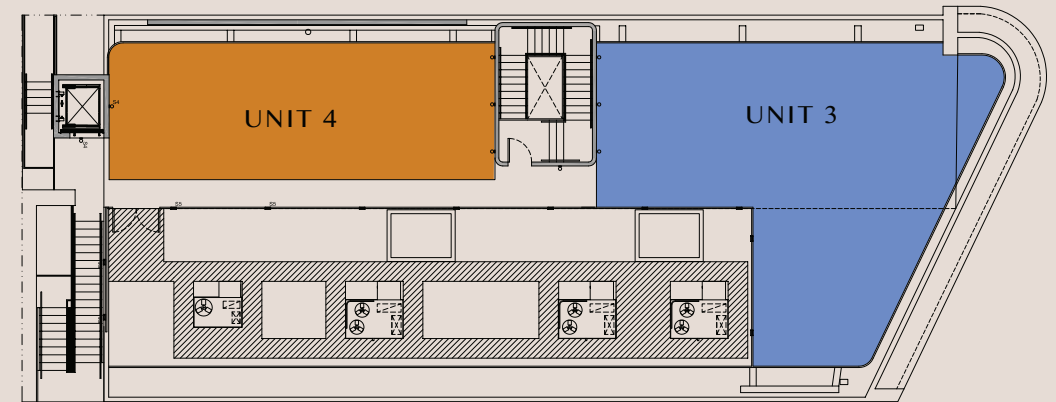




# AVAILABLE FLOOR PLANS



UNIT 3: 523 SF  
UNIT 4: 955 SF



UNIT 3 ROOFTOP : 1,500 SF (RARE FULL LIQUOR CUP)  
UNIT 4 ROOFTOP : 1,000 SF (RARE FULL LIQUOR CUP)



# SHOP SPACE AVAILABLE PHOTOS

525 SF – 1,478 SF





# SHOP SPACE AVAILABLE RENDERINGS

1,478 SF





# ROOFTOP RESTAURANT & BAR SILVER LAKE RENDERING

RARE FULL LIQUOR CUP | 2,500 SF





# ROOFTOP RESTAURANT & BAR SILVER LAKE PHOTOS

RARE FULL LIQUOR CUP | 1,000 SF – 2,500 SF





# CURRENT NEIGHBORHOOD ACTIVITY



-01

## Salt & Straw

- 3828 Sunset Blvd
- 1,500 SF
- Best in class boutique ice creamery



-02

## Madewell

- 3906 Sunset Blvd
- 1,500 SF
- Best in class mens boutique multi-label retailer



-03

## Erewhon Market

- Signed in CIM's ground-up mixed use development at Santa Monica Blvd + Sunset Blvd
- 20,000 SF
- Santa Monica Blvd + Sunset Blvd
- Natural market
- Q2 2020





-04

## Warby Parker

- 3916 Sunset Blvd
- 1,500 SF
- National eyewear retailer with locations in prominent high-street locations
- Q3 2019



-05

## Aesop

- 2807 Sunset Blvd
- 3,500 SF
- International soap/skincare brand's West Coast HQ
- Q3 2019



-06

## Sweetgreen

- 3925 Sunset Blvd
- 2,600 SF
- Salad concept with a \$1B valuation, first location on the Eastside of LA
- Q4 2019



# TENANTS IN THE MARKET



WARBY PARKER





# PREMIUM LOCATION

- \*10 min to Hollywood
- \*15 min to Downtown Los Angeles
- \*20 min from West Hollywood
- \*20 min to Glendale
- \*30 min to Pasadena





## SUNSET SURPLUS, SUNSET JUNCTION

