

OVERVIEW

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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.



SITE SUMMARY

3814-3828 Sunset Blvd, Los Angeles, CA 90026

EXISTING SITE

(Inclusive of a 2,500 SF rooftop deck)

TOTAL EXISTING RETAIL TOTAL EXISTING MULTI-FAMILY

9 Retail Units 6 Apartment Units 14,455 SF 4,411 SF

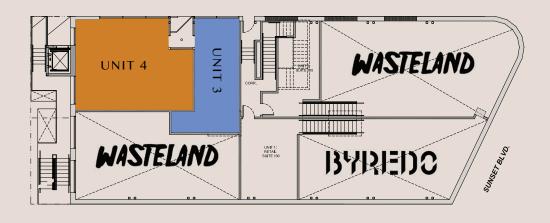
TOTAL BUILDING SIZE CEILING HEIGHTS

18,866 SF Surplus Center (+/-) 23' Existing Retail Shops (+/-) 12'-14'

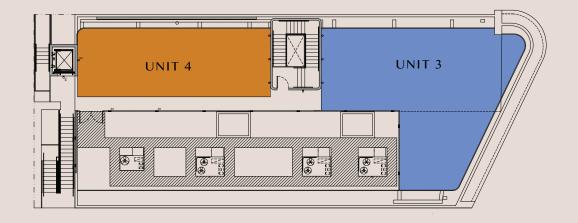


AVAILABLE FLOOR PLANS

HYPERION AVENUE



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 \mid 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



PREMIUM LOCATION

SUNSET Mohawk Man Mohawk General Store / Smock Cafe Stella Silver Lake Pool & Inn Intelligentsia
Gilly Flowers Sweetgreen Tartine Warby Parker Black Cat Buck Mason Woman Shake Shack Madewell Men's La Colombe Needle Pazzo Gelato Undefeated Salt & Straw Brain Dead Fabrications Save Khaki United General Admission BYREDO Santo Ngiri and Sake Bar Rápido Bar Moruno Garrett Leight El Condor Maison Kitsuné Silver Lake Farmers Market Café Kitsuné Bacari The Win~Dow Buck Mason Mashti Malone's Millie's Cafe Coffee Memes Pine & Crane El Cochinito Ramen Tatsunoya Depop Parachute Home Le Labo Dr. Martens 🕠 Retro Super Future Wildfang A.P.C. Arabica Coffee Pizzana Night Market + Song aesop New Balance Heyday Omakase by Osen Sunspel BAGGU Kreation Velvet by Graham and Spencer Supergoodie Dayglow Coffee Clare V. All Day Baby Alfred Coffee Cafe Tropical The Now Moon Juice

Pijja Palace

*10 min to Hollywood

*15 min to Downtown Los Angeles

*20 min from West Hollywood

*20 min to Glendale

*30 min to Pasadena

PRESS

Forbes

Angeles



Silver Lake: A Guide to The Hippest Neighborhood of Los

