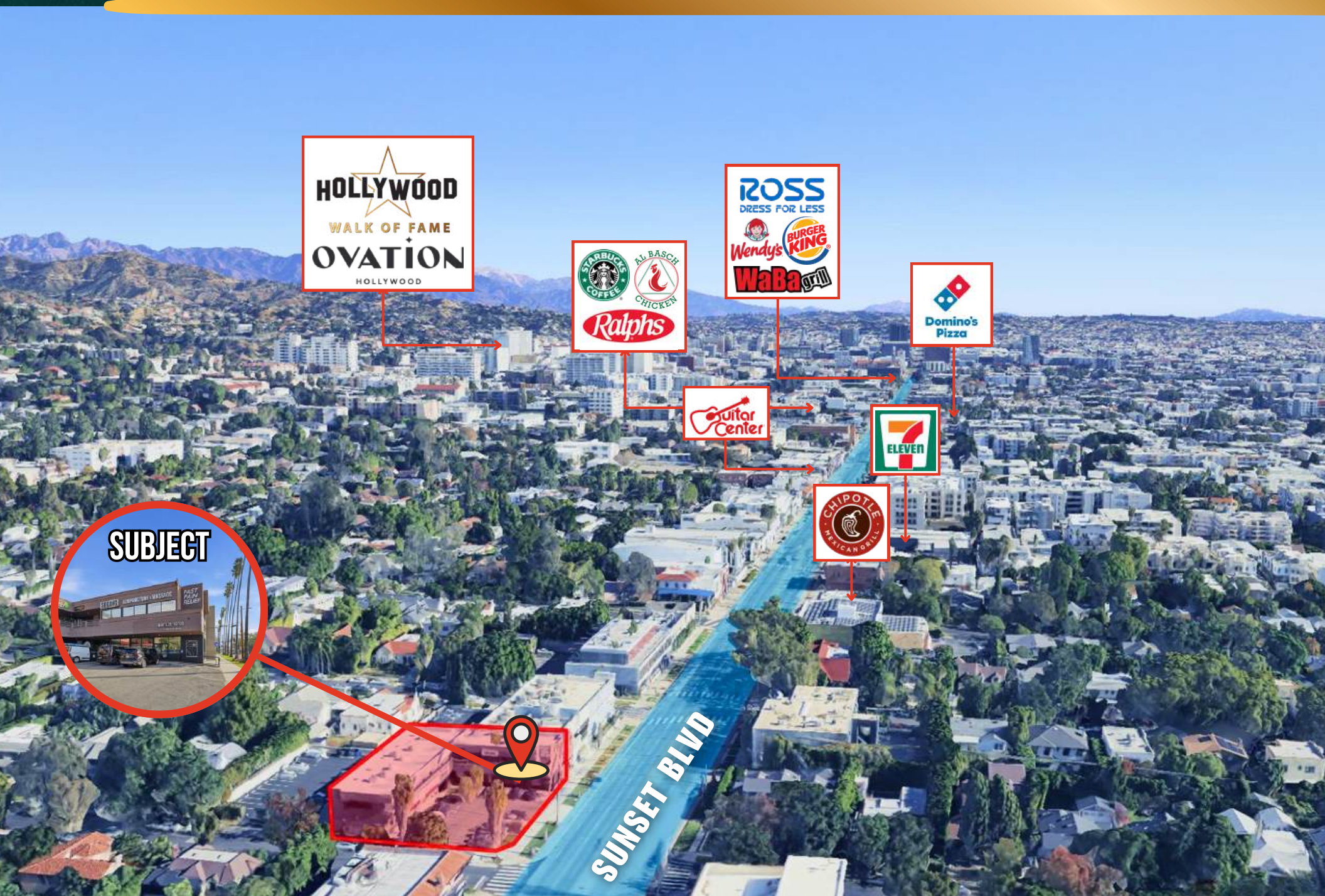




PROPERTY AERIAL MAP



SUBJECT

SUNSET BLVD

PROPERTY OVERVIEW



TYPE
Retail



SIZE
1,668 SF



RATE
\$5.39 + \$1.00 NNN



YEAR BUILT
1983



TERM
3-5 years



ZONING
LAC1

Rose & Co.
COMMERCIAL GROUP

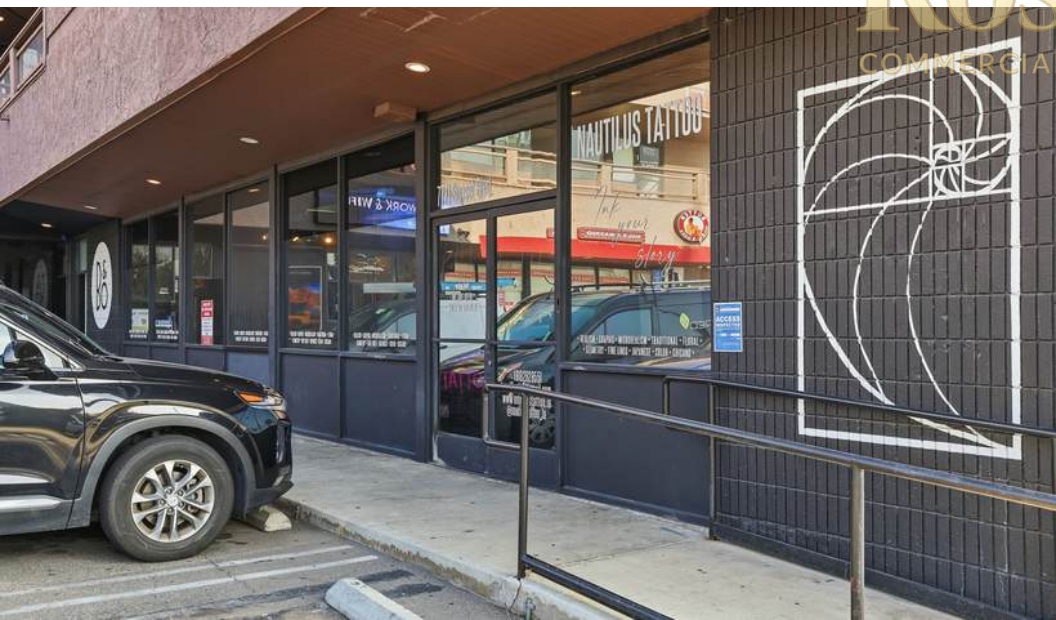


PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

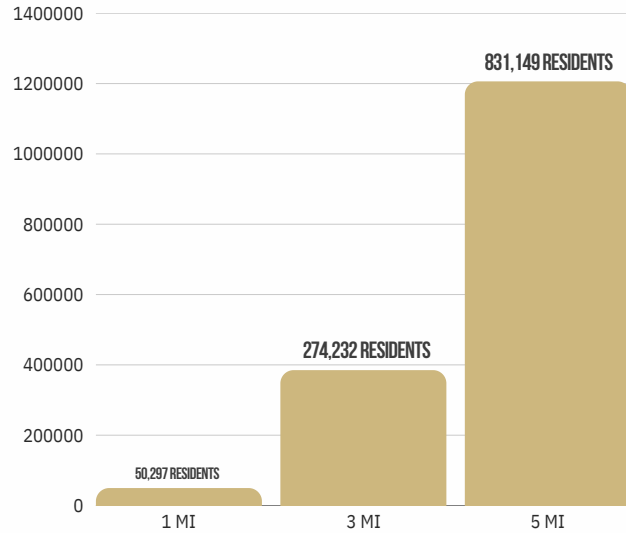
PROPERTY SHOWCASE



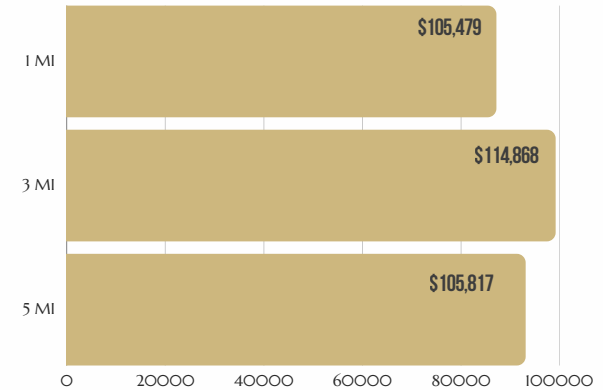
- **±1,668 SF corner / end cap retail space** at the prominent intersection of Sunset Blvd and Fairfax with excellent exposure and strong signage opportunity
- **Strong storefront presence with great natural light**, ideal for creative and specialty retail
- **High foot traffic location** surrounded by popular shops and neighborhood activity
- **Spacious, flexible layout** with on-site restroom, offering versatility for a variety of retail or studio uses

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Sunset Blvd	N Ogden Dr	45,805 vehicles/day	.03miles
Sunset Blvd	N Ogden Dr	45,147 vehicles/day	.03miles
N Genesee Ave	Selma Ave	26,651 vehicles/day	.06miles
N Genesee Ave	Selma Ave	26,943 vehicles/day	.06miles
Sunset Blvd	N Genesee Ave	46,495 vehicles/day	.07miles
Sunset Blvd	N Genesee Ave	45,827 vehicles/day	.07miles
N Genesee Ave	Sunset Blvd	2,331 vehicles/day	.08miles
N Genesee Ave	Sunset Blvd	2,306 vehicles/day	.08miles
Sunset Blvd	Courtney Ave	48,788 vehicles/day	.13 miles
Sunset Blvd	Courtney Ave	39,836 vehicles/day	.13 miles



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