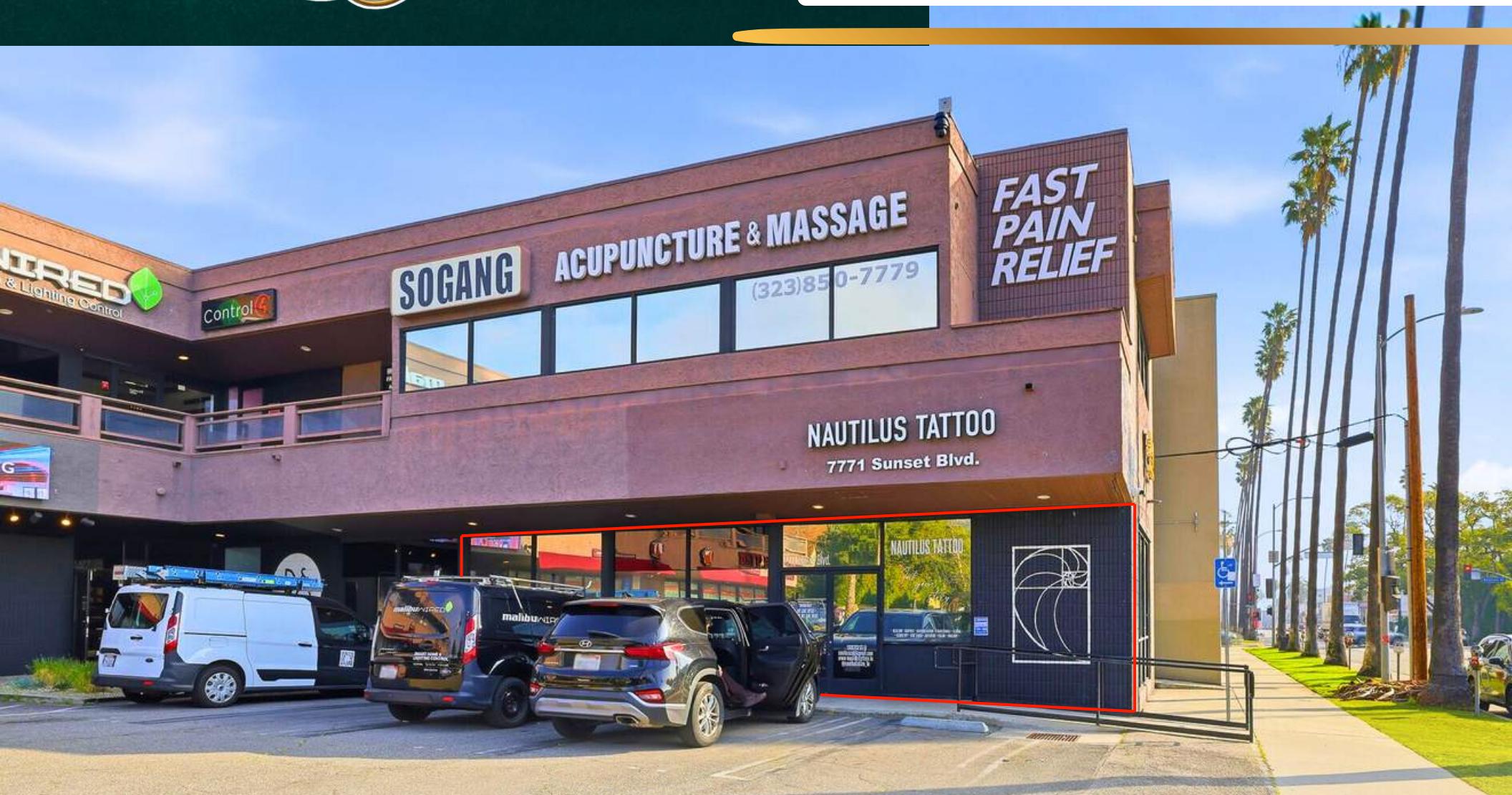




7771 Sunset Blvd,  
Los Angeles, CA 90046



real

POWERED BY

RISE  
REAL ESTATE

# PROPERTY AERIAL MAP



# PROPERTY OVERVIEW



## TYPE

Retail



## SIZE

1,668 SF



## RATE

\$5.39 + \$1.00 NNN



## YEAR BUILT

1983



## TERM

3-5 years

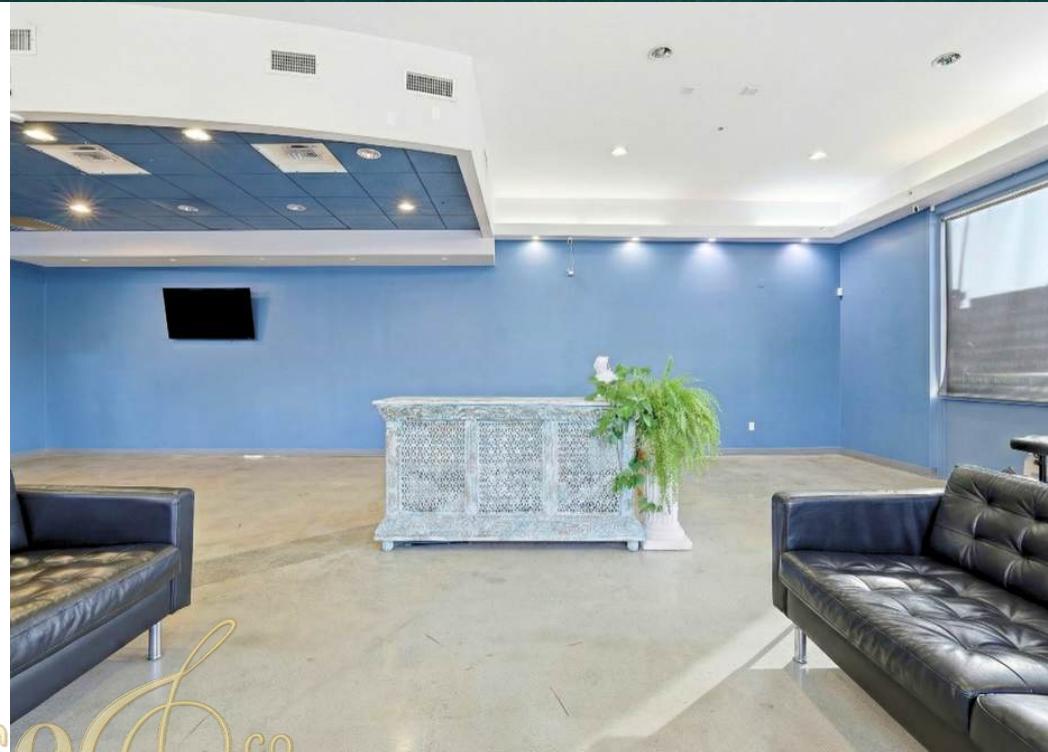


## ZONING

LAC1

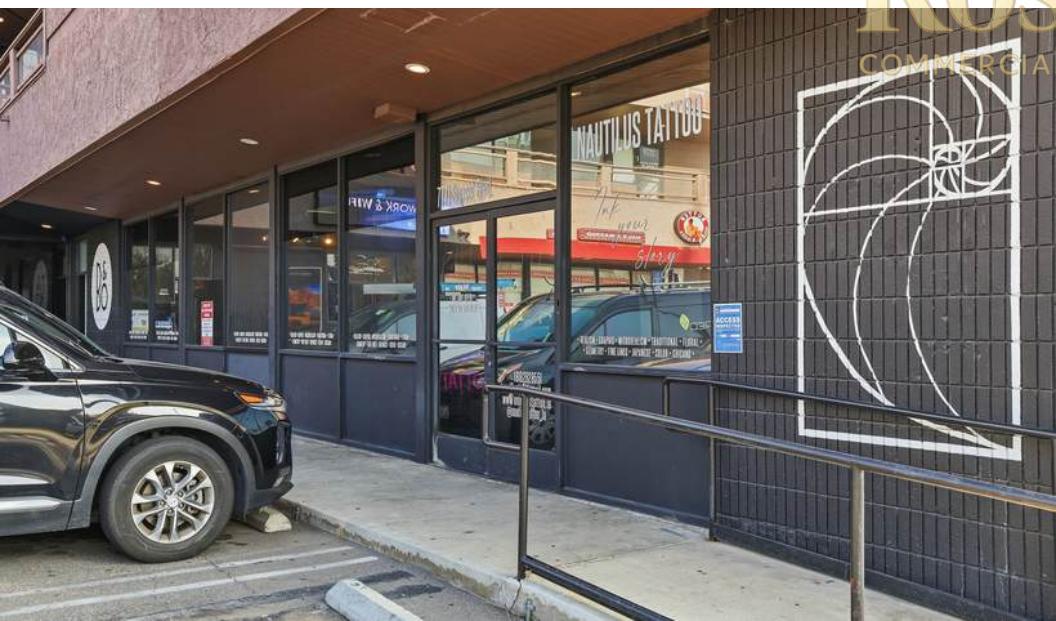


# PROPERTY PHOTOS



Rose & Co.  
COMMERCIAL GROUP

# PROPERTY PHOTOS



Rose & Co.  
COMMERCIAL GROUP

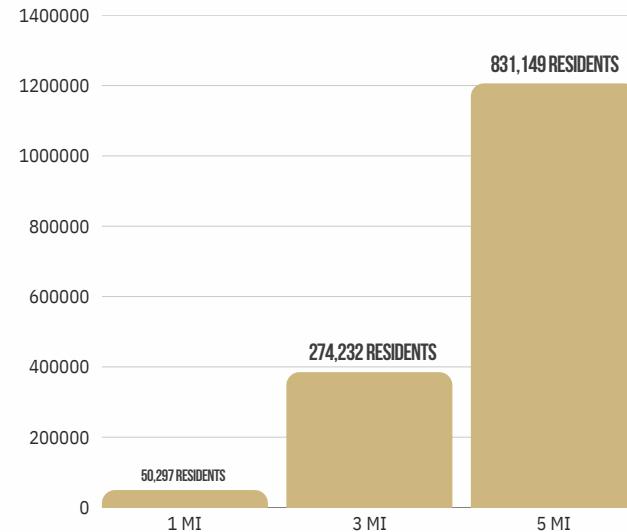
# PROPERTY SHOWCASE



- **±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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