

# SILVER LAKE RETAIL SPACE FOR LEASE



OFFERING  
MEMORANDUM

3208½ W Sunset Boulevard  
Los Angeles, CA 90026

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists



# FOR LEASE

3208½ W SUNSET BLVD, LOS ANGELES, CA 90029

- Prime retail unit adjacent to All Day Baby restaurant
- Located in the heart of Silver Lake at the northwest corner of Sunset Blvd and Descanso Drive
- Very heavy pedestrian and vehicle traffic!
- Large storefront windows with secure roll down doors
- Fully equipped with a security system
- 2 entrances (front and rear), track lighting, concrete flooring, shelving, one ADA restroom, one parking space

## LEASE RENTAL

\$6,720 Per Month  
(\$8.00 PER SF NNN)

## LEASE TERM

Negotiable

## AVAILABLE SIZE

840± SF

## BUILDING SIZE

11,496± SF

## YEAR BUILT

1924 (Rebuilt in 1995)

## LAND SIZE

P.O.L.

## ZONING

LA C2

## PARKING

1 Dedicated Space

## AIR CONDITIONED

Yes

## TRAFFIC COUNT

45,361 Vehicles/Day (2025)



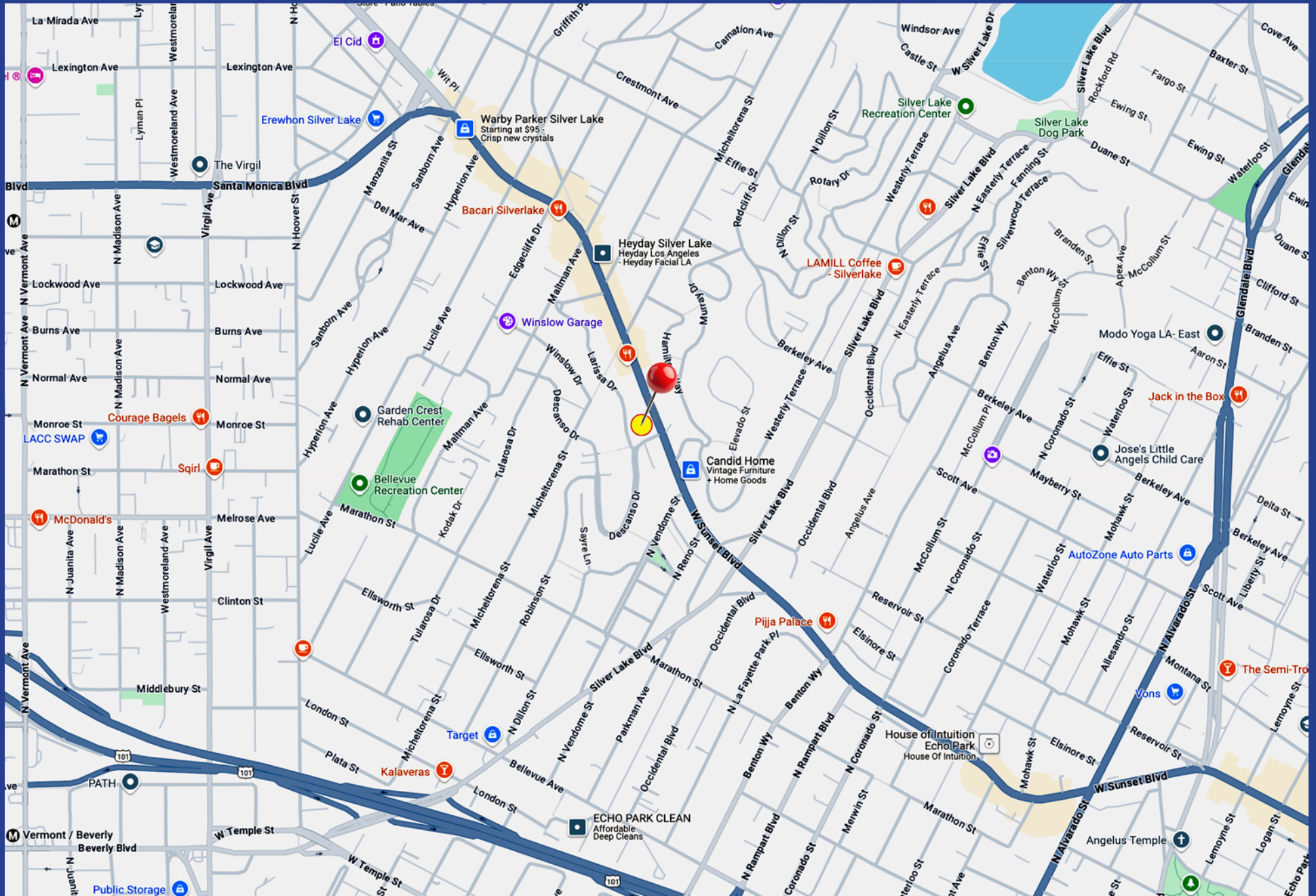


**INTERIOR PHOTOS**



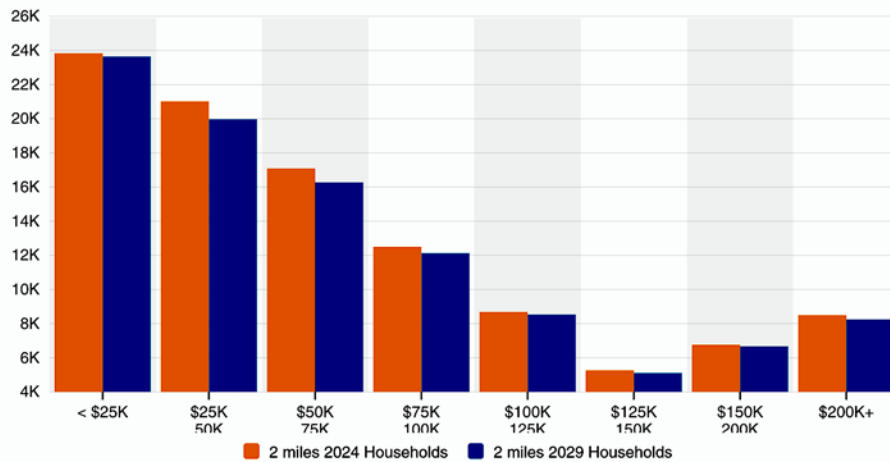
**INTERIOR PHOTOS**



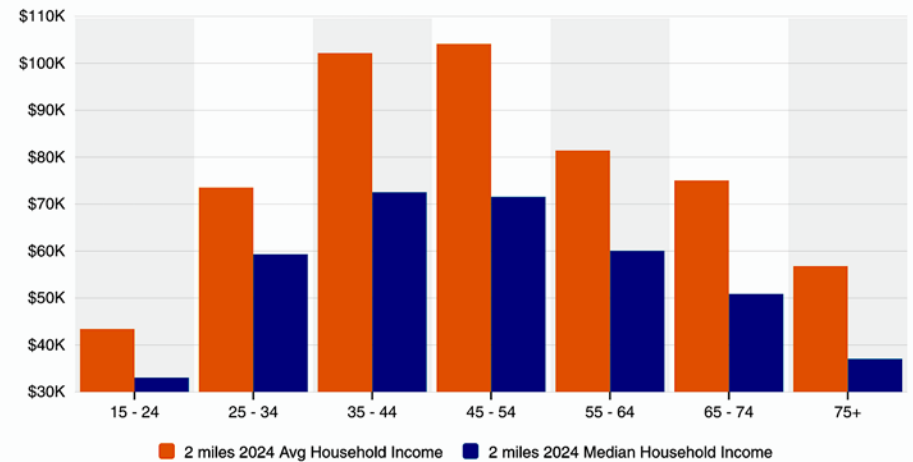


# AREA MAP

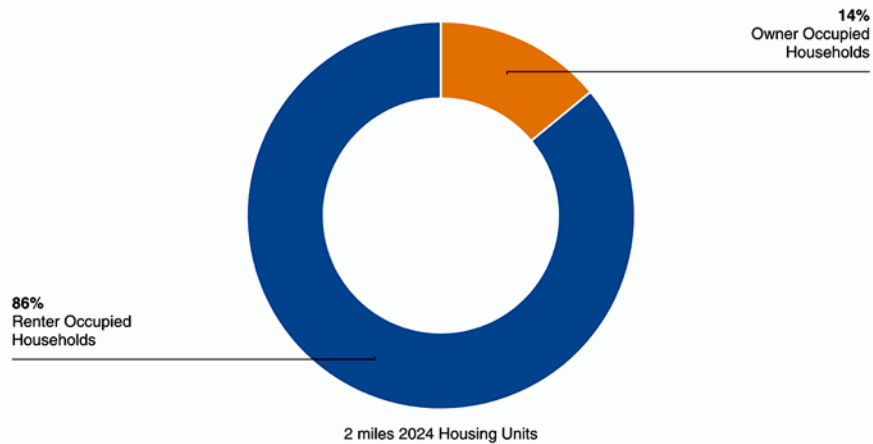
Household Income



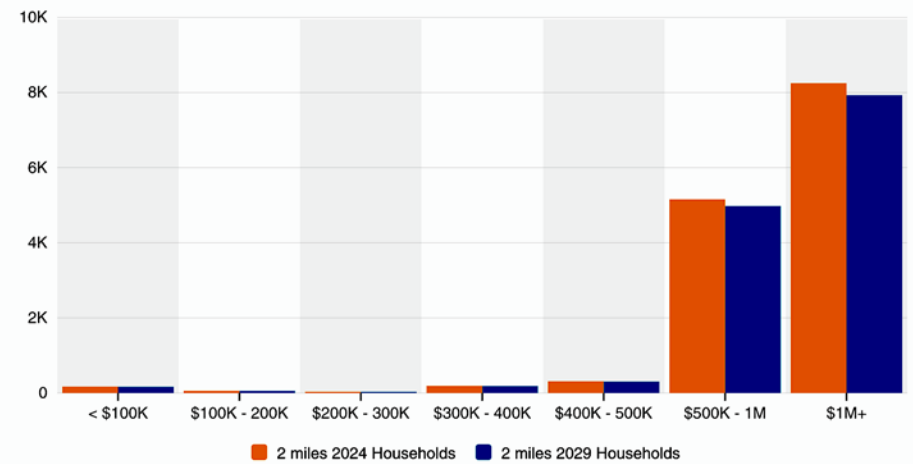
Household Income By Age



Housing Occupancy



Home Values



# NEIGHBORHOOD DEMOGRAPHICS



# FOR LEASE

## *Prime Silver Lake Retail Opportunity*

### 840± SF Retail Unit

### 3208½ W SUNSET BLVD, LOS ANGELES, CA 90026

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