



335-337 N. FAIRFAX AVE LOS ANGELES, CA 90036

Property Overview

FOR LEASE

335-337 N. FAIRFAX AVE.
LOS ANGELES, CA 90036

AVAILABLE LAYOUTS

- **OPTION 1:** ± 10,642 SF
- **OPTION 2:** ± 5,391 SF
- **OPTION 3:** ± 7,479 - ± 8,625 SF



This Fairfax Avenue opportunity offers flexible floor plan options ranging from ±5,391 SF to ±10,642 SF, making it well-suited for a wide range of food and beverage concepts.

USE

RESTAURANT / RETAIL

SIZE

± 5,391 - 10,642 SF
TWO LEVELS + PATIO

RENT

AVAILABLE UPON REQUEST

NNNs

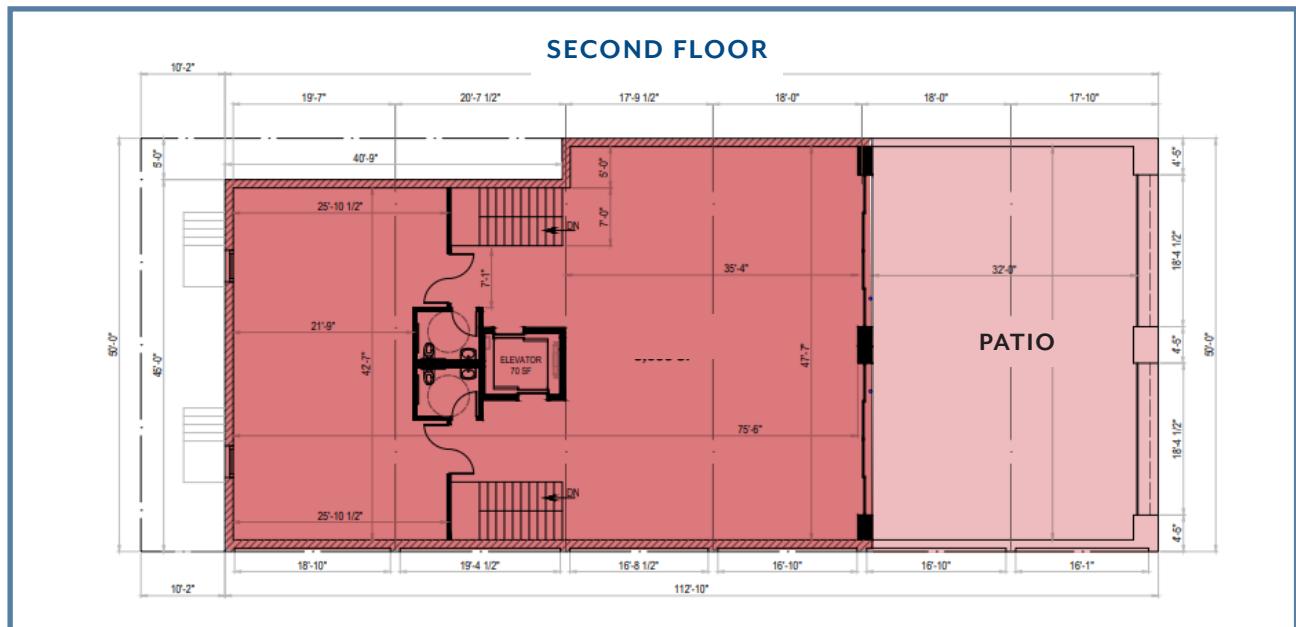
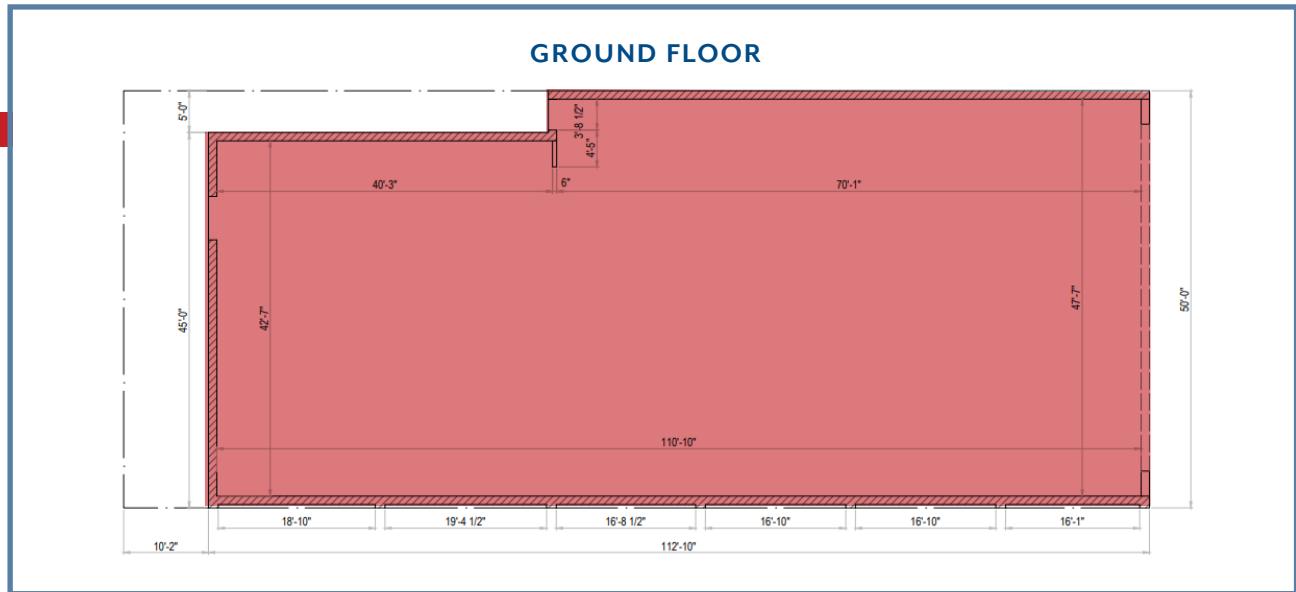
ESTIMATED \$1.00/SF

Floor Plan - Option 1

OPTION 1

- **GROUND FLOOR:** ± 5,321 SF
- **SECOND FLOOR:** ± 3,606 SF
- **PATIO:** ± 1,715 SF
- **TOTAL:** ± 10,642 SF

A single tenant can occupy both levels and have control over the outdoor patio on the second floor.



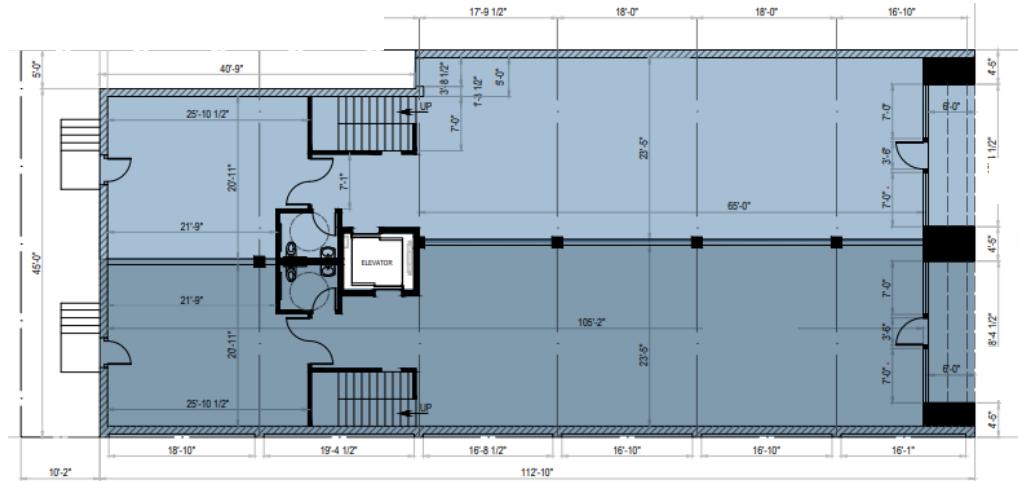
Floor Plan - Option 2

OPTION 2

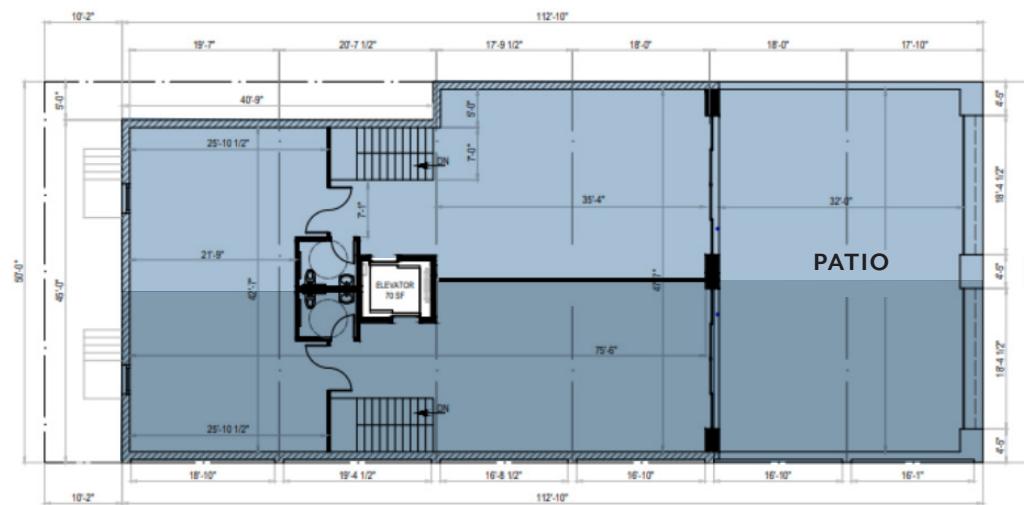
- **GROUND FLOOR:** \pm 2,661 SF
- **SECOND FLOOR:** \pm 1,803 SF
- **PATIO:** \pm 857 SF
- **TOTAL:** \pm 5,391 SF

Each tenant can occupy half of the ground floor and half of the second floor with the outdoor patio.

GROUND FLOOR



SECOND FLOOR

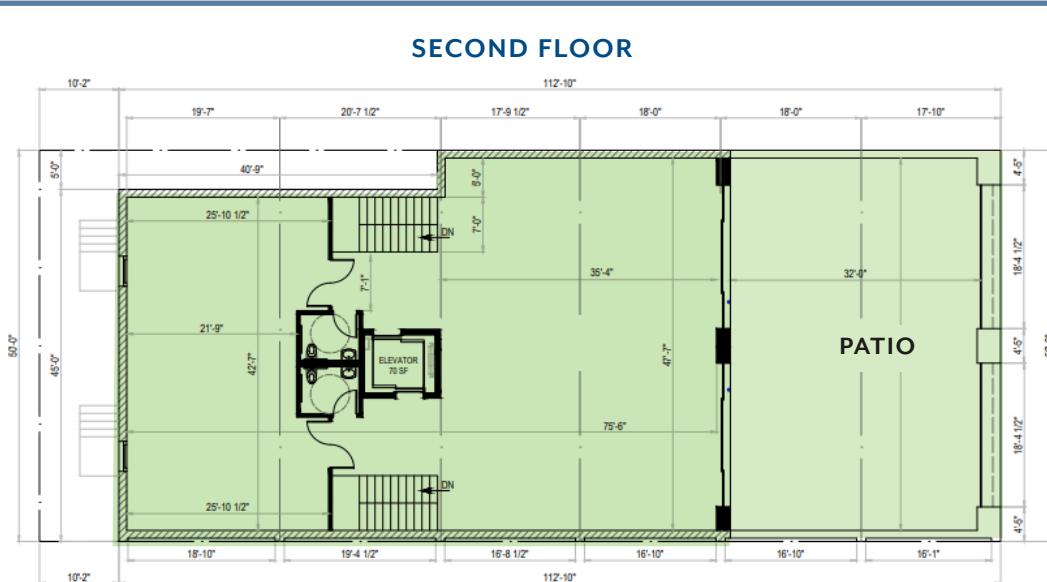
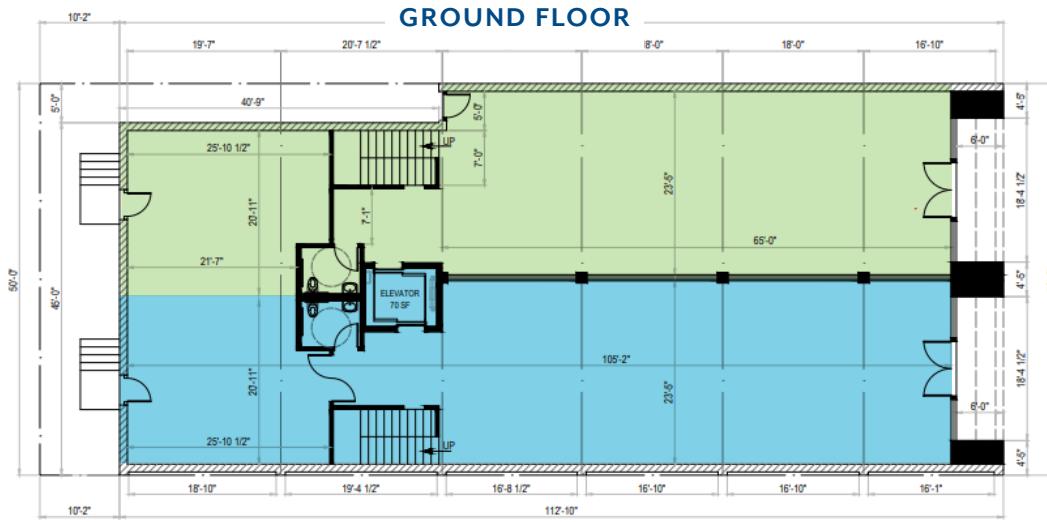


Floor Plan - Option 3

OPTION 3

- **GROUND FLOOR:** $\pm 2,088$ - $\pm 3,234$ SF
- **SECOND FLOOR:** $\pm 3,606$ SF
- **PATIO:** $\pm 1,715$ SF
- **TOTAL:** 7,479 - 8,625 SF

Tenants have the option to occupy the ground floor unit with the entire second floor and patio or lease just the ground floor space without the second floor and patio.



Property Images



Map Overview



Neighboring Tenants



GROVE - .8 MILES

Beverly Grove is a bustling shopping and dining district and is said to be one of the best places to live in California. The neighborhood originated in the 1920s, part of its name refers to the orchards that used to flourish in the area. The original Los Angeles Farmer's Market on 3rd and Fairfax opened in 1934 and sold local produce from area farmers. *- Modern Living LA*



LUCIA - .1 MILES

Lucia puts a unique and modern spin on Caribbean classics and brings fine dining techniques to the region's diverse food. Tailored for the tastemakers, Lucia offers an alluring escape, with every detail designed to captivate. *- Lucia LA*



EREWHON - .4 MILES

Erehwon is a family-owned organic food retailer and café, offering nutrient-rich goods sourced from local growers and ethical brands. *- Erehwon*



JON & VINNY'S - .2 MILES

Jon & Vinny's on Fairfax is a popular, hip Italian-American restaurant by James Beard Award-winning chefs Jon Shook and Vinny Dotolo, known for its classic comfort foods like pizzas, pastas, and soft-serve ice cream, served family-style in a lively setting. *- Google*



TELEVISION CITY - .3 MILES

Television City, a historic studio complex designed by William Pereira in 1952, is set for a \$1.25B redevelopment led by Hackman Capital Partners. The project will double the number of soundstages, upgrade production facilities, and preserve the site's mid-century architecture. Slated for completion by 2028, the reimagined campus will cement its role as a world-class hub for film, television, and streaming content production. *- Urbanize LA*



CANTER'S DELI - .2 MILES

As inviting as its food, Canter's is also known for its welcoming ambiance, a perfect blend of contemporary comfort with the nostalgic charm of its stylish 1950's decor. Canter's continues to stand out as a unique dining experience that transports patrons back to the golden age of delis. *- Google*

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