

FOR SALE / FOR LEASE

Owner-User/Investment Opportunity

**2ND GENERATION
RESTAURANT + BAR
OPPORTUNITY**

Heart of the Fairfax District



432-436 N Fairfax Ave, Los Angeles, CA 90036

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CBRE

the AREA

Hollywood Sign

Hollywood

Silver Lake

Fairfax High School

Residential Area

432 - 436
FAIRFAX AVE

FAIRFAX AVE





Beverly Hills

West Hollywood

The Bird Streets

Hollywood Hills

Hollywood

Pacific Design Center

Beverly Grove

Rip N Dip

Mitchell & Ness HUF
Hall of Frames
SoleStage

Dave's Hot Chicken

Fairfax High School

Aape

ntwk

Canter's Deli

Dolls Kill

Diamond Supply

FAIRFAX AVE

Nobaday

432 - 436
FAIRFAX AVE



RARE 2ND GENERATION RESTAURANT SPACE IN THE HEART OF THE FAIRFAX DISTRICT.

Formerly one of LA's hottest bars and lounges. This is an opportunity to be alongside some of the coolest names in LA, such as Flight Club, HUF, Dolls Kill, Aape, Diamond Supply Co., Jon & Vinny's, Dave's Hot Chicken, and LA classics such as Canter's Deli and Blitzstein Gallery.





this is

FAIRFAX





this is

FAIRFAX²



the
EXTERIOR



the

INTERIOR



the **INTERIOR²**



the
KITCHEN



the BAR



HIGHLIGHTS



432-436 N FAIRFAX AVE (**FOR SALE/LEASE**)

432 N Fairfax Ave: ±2,750 SF + Mezzanine

436 N Fairfax Ave: ±1,000 SF

Max. Contiguous: ±3,750 SF

Land Size: ±5,251 SF

Lease Rate: \$5.75 PSF/MO, NNN

Sale Price: \$3,795,000



On one of the highest foot-traffic streets on the Westside.



2nd Generation Restaurant with all FF&E*.



±5 Rear on-site parking spaces plus plentiful street parking



"The Mecca of Streetwear"
- Complex.com

*Buyer/Tenant to confirm zoning and particular uses allowable by the City at the Site.
Buyer/Tenant to verify any previous CUP, liquor license, entertainment licenses, etc...



the STREET MAP



432 - 436
FAIRFAX AVE

Equator
Coffee

Prime Pizza

Cofax

4:30

Van Leeuwen

Zak

Jon &
Vinny's

Sweet Chick

Blitzstein

Melody Ehsani

Badmaash

FAIRFAX AVE

the

PARKING





FAIRFAX AVE

Downtown LA

Residential Area

Park La Brea

The Grove

Dense Residential Area

CBS Studios

432 - 436
FAIRFAX AVE

FAIRFAX AVE

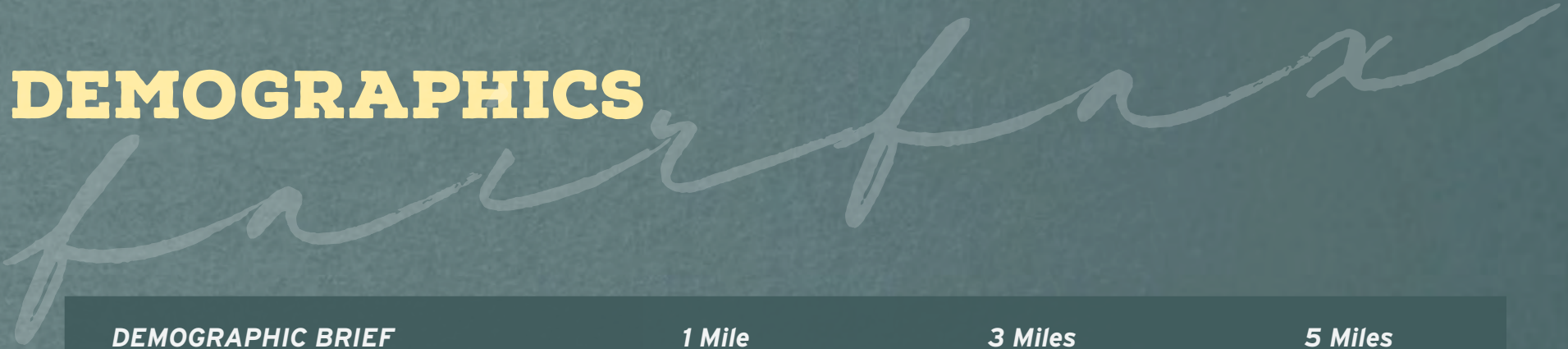


the

OPPORTUNITY



DEMOGRAPHICS



DEMOGRAPHIC BRIEF	1 Mile	3 Miles	5 Miles
Population			
2022 Population - Current Year Estimate	45,033	334,160	902,919
2027 Population - Five Year Projection	45,007	337,937	924,257
2022-2027 Annual Population Growth Rate	-0.01%	0.23%	0.47%
Households			
2022 Households - Current Year Estimate	24,528	166,993	408,678
2027 Households - Five Year Projection	24,718	170,507	422,133
2022-2027 Annual Household Growth Rate	0.15%	0.42%	0.65%
2022 Average Household Size	1.80	1.97	2.17
Household Income			
2022 Average Household Income	\$146,257	\$137,656	\$122,276
2027 Average Household Income	\$171,334	\$160,262	\$142,015
2022 Median Household Income	\$96,856	\$85,416	\$74,777
2027 Median Household Income	\$113,226	\$102,581	\$88,310
2022 Per Capita Income	\$81,129	\$68,813	\$55,430
2027 Per Capita Income	\$95,819	\$80,872	\$64,950

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CBRE

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