



FOR LEASE

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:** ± 2,088 - 8,625 SF



This Fairfax Avenue opportunity offers flexible floor plan options ranging from ±2,088 SF to ±10,642 SF, making it well-suited for a wide range of food and beverage concepts.

### USE

RESTAURANT / RETAIL

### SIZE

± 2,088 - 10,642 SF  
TWO LEVELS + PATIO

### RENT

AVAILABLE UPON REQUEST

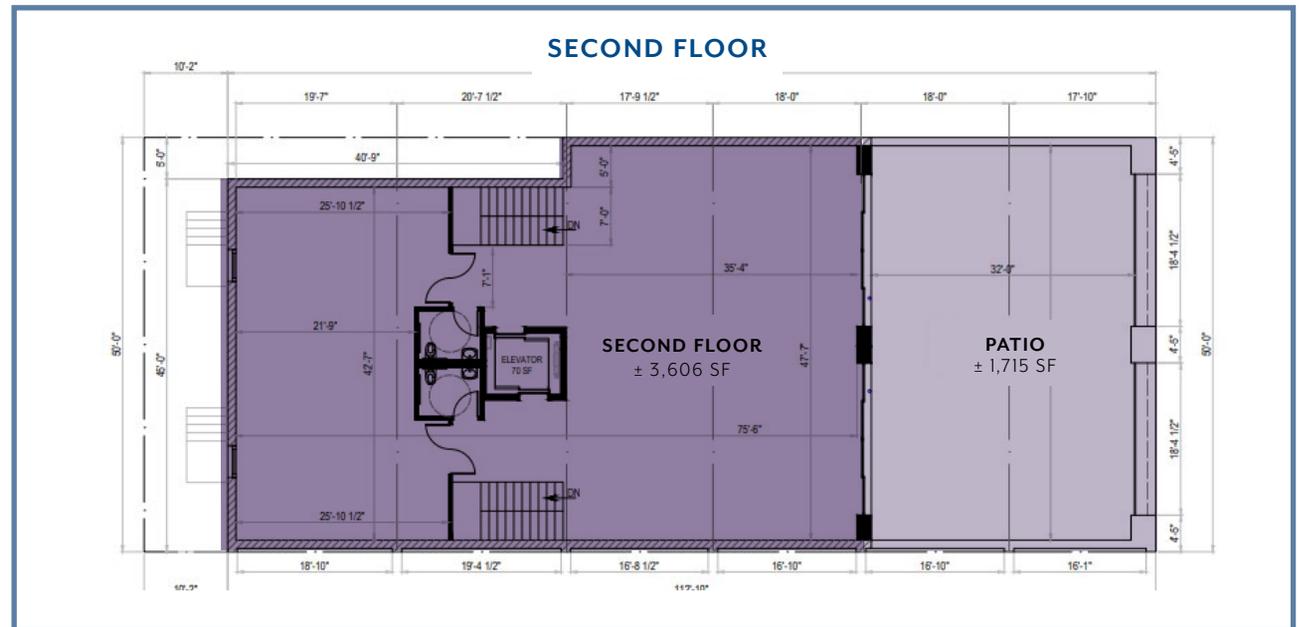
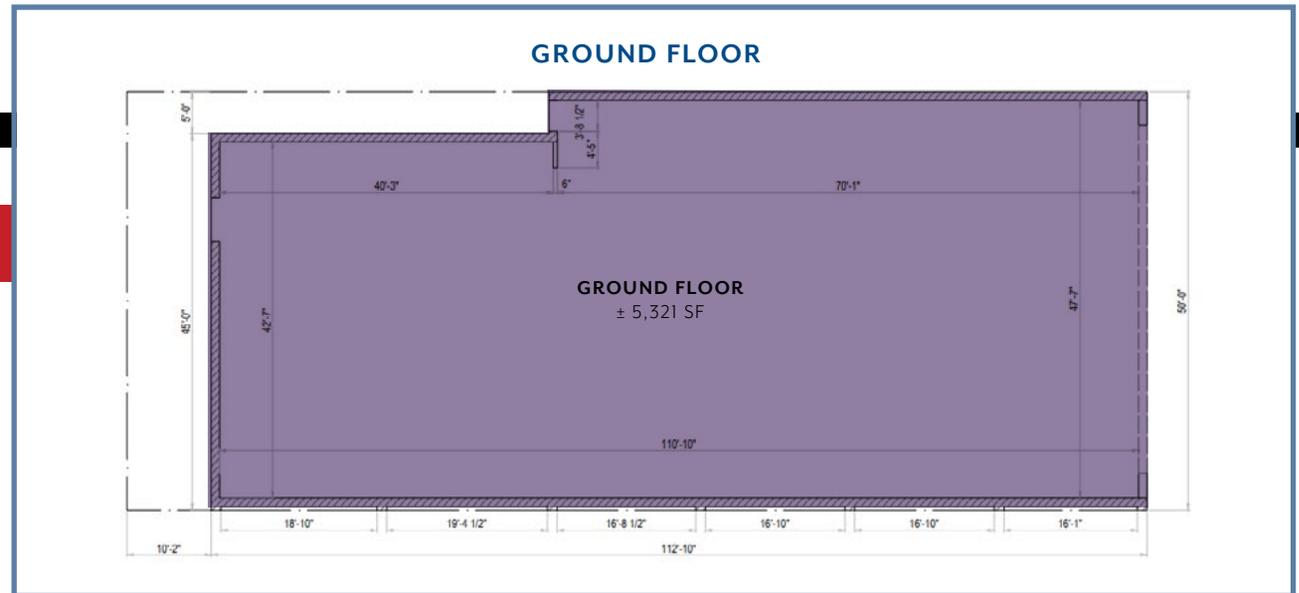
### NNNs

ESTIMATED \$1.00/SF

# Floor Plan - Option 1

## OPTION 1

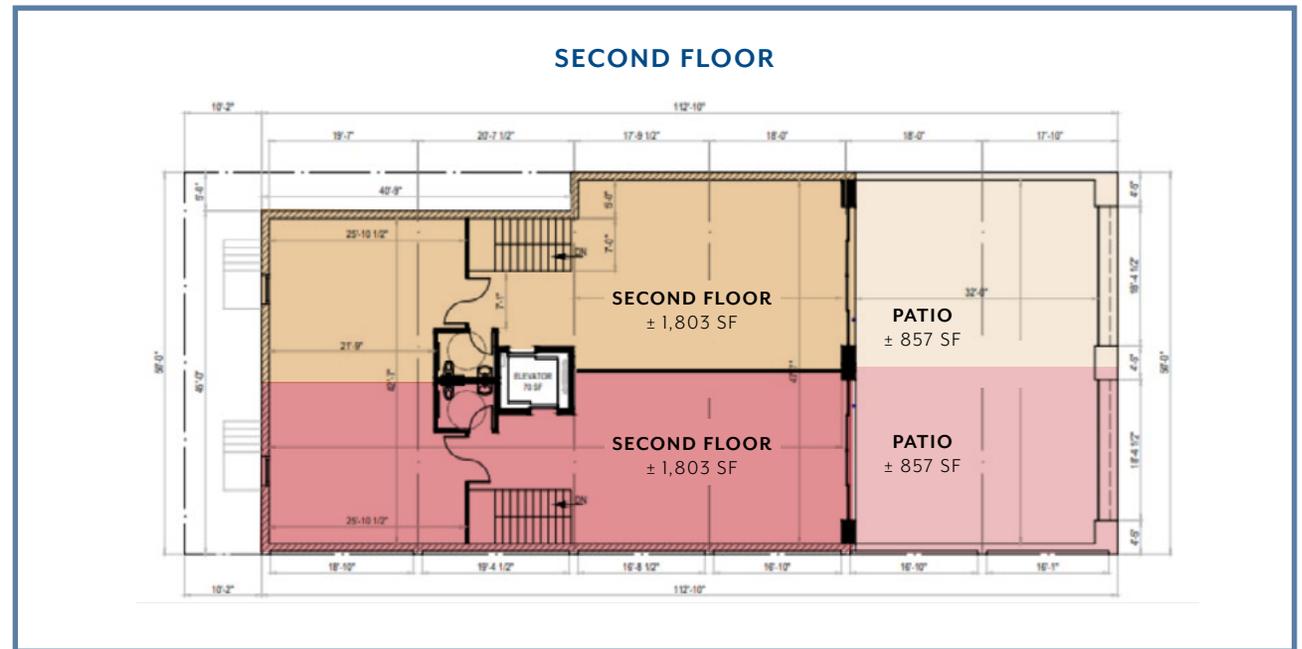
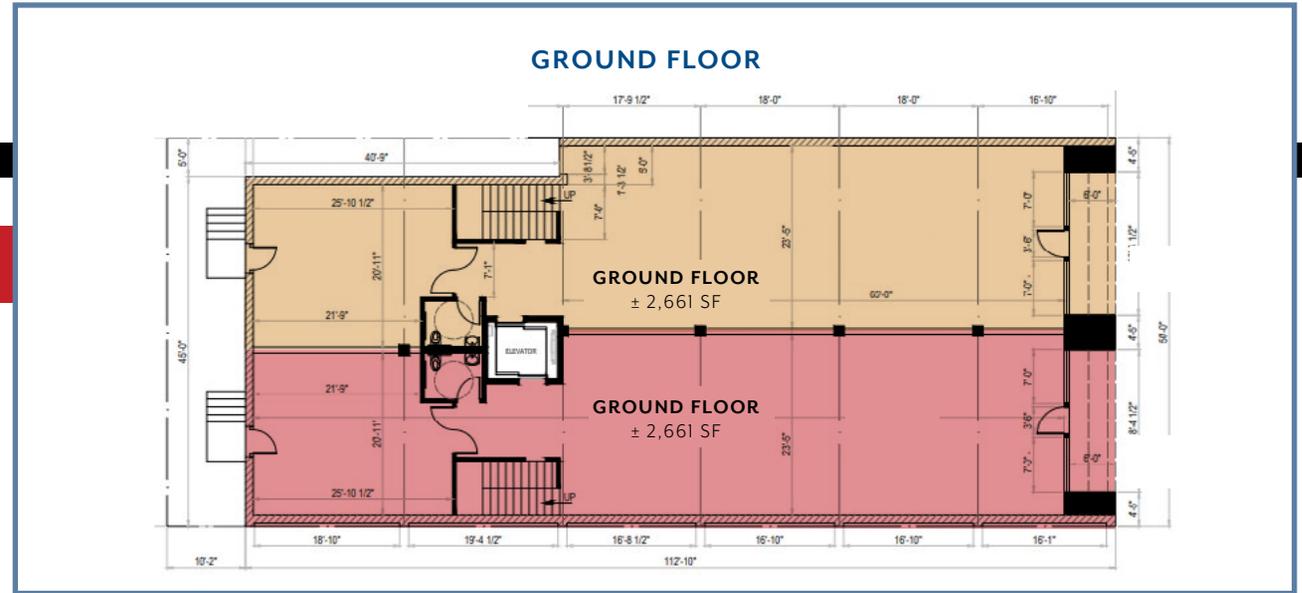
- **GROUND FLOOR:** ± 5,321 SF
- **SECOND FLOOR:** ± 3,606 SF
- **PATIO:** ± 1,715 SF
- **TOTAL:** ± 10,642 RSF



# Floor Plan - Option 2

## OPTION 2

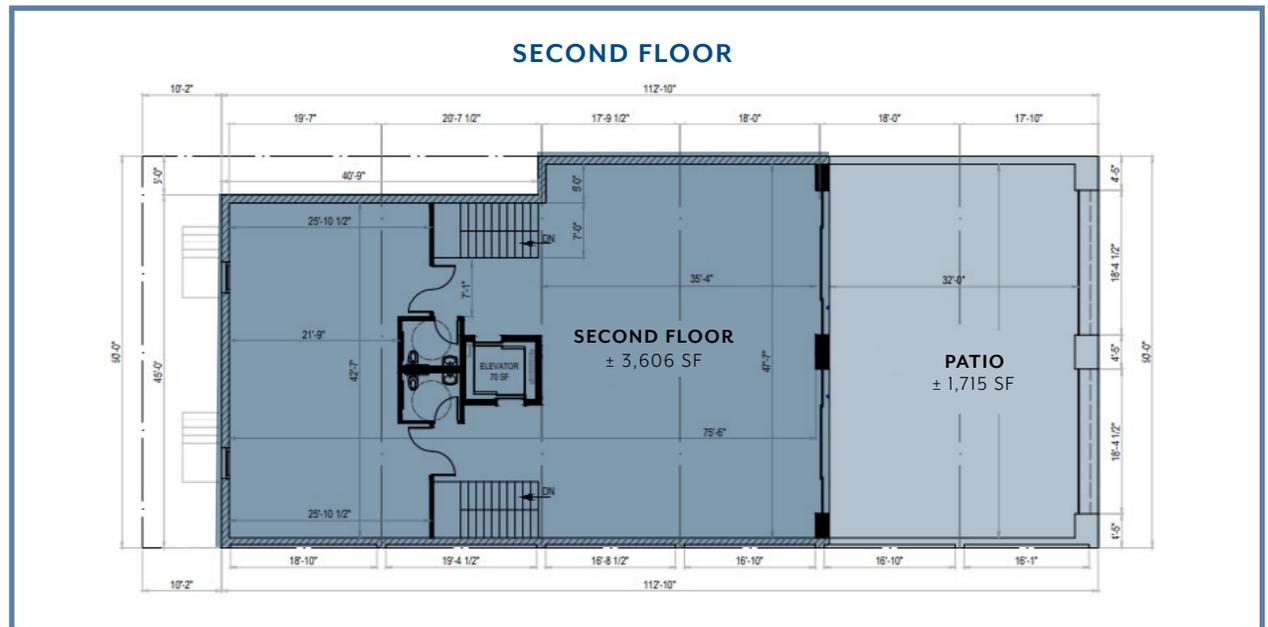
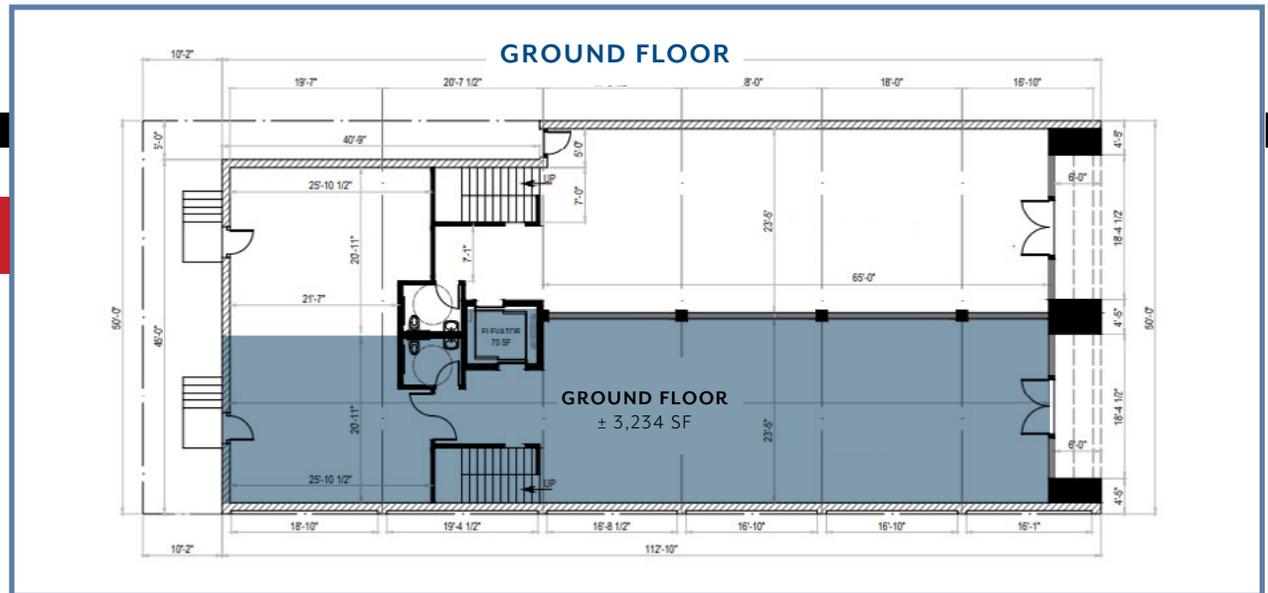
- **GROUND FLOOR:** ± 2,661 SF
- **SECOND FLOOR:** ± 1,803 SF
- **PATIO:** ± 857 SF
- **TOTAL:** ± 5,391 RSF



# Floor Plan - Option 3A

## OPTION 3A\*

- **GROUND FLOOR:** ± 3,234 SF
- **SECOND FLOOR:** ± 3,606 SF
- **PATIO:** ± 1,715 SF
- **TOTAL:** ± 8,625 RSF





# Property Images



All renderings and illustrations are conceptual only and are provided solely for illustrative purposes. They do not constitute representations, warranties, or guarantees of any kind. All dimensions, square footages, and other details are approximate and subject to change.



# 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

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



## 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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