TROPHY SINGLE TENANT

RETAIL/FITNESS SPACE ON LARCHMONT BLVD

FOR LEASE

147 N. LARCHMONT BLVD, HANCOCK PARK, CA 90004

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SINGLE TENANT RETAIL/FITNESS WITH:

±4,500 SF OF GROUND FLOOR SPACE
(ADDITIONAL ±1,000 SF
2ND FLOOR OFFICE AVAILABLE)
17 SURFACE PARKING SPACES
RENT: INQUIRE WITH BROKERS
NNN: ±$0.75 PSF FOR 2019
AVAILABLE IMMEDIATELY

*POP UPS/
SHORT TERM
AVAILABLE

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Rare Opportunity

Larchmont Blvd is one of the best pedestrian streets in Los Angeles with tons of restaurants, cafes, & retail boutiques

Flagship Location

The largest retail space on Larchmont (double lot with maximum frontage/identity), located on the absolute 50 yard line, with a crosswalk directly in front of the building

Superb Demographics

Located in the heart of prestigious Hancock Park and surrounded by multi-million dollar homes, Hollywood, Koreatown, & numerous entertainment studios

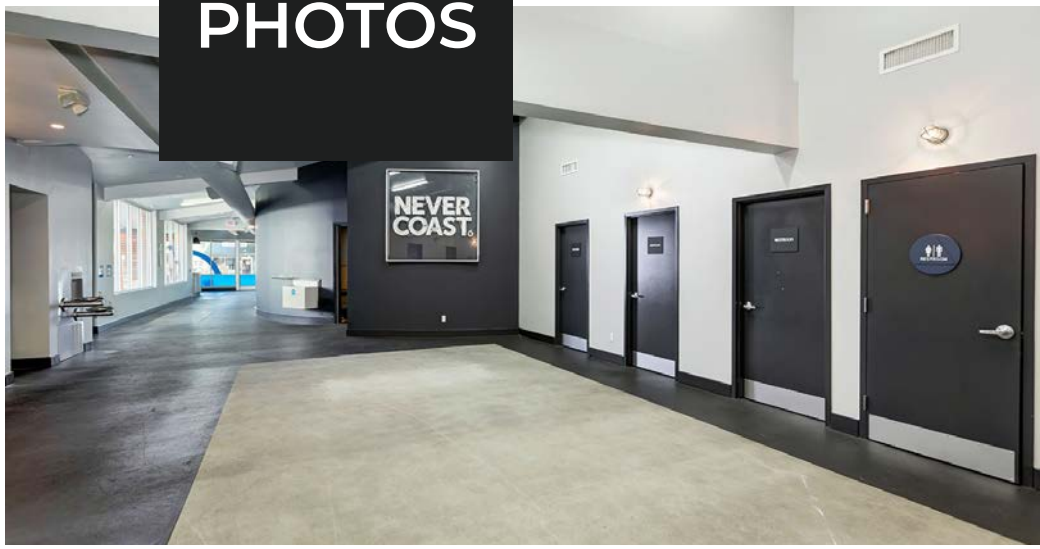
Parking

Surface parking lot with 17 dedicated spaces - best parking ratio on the block.

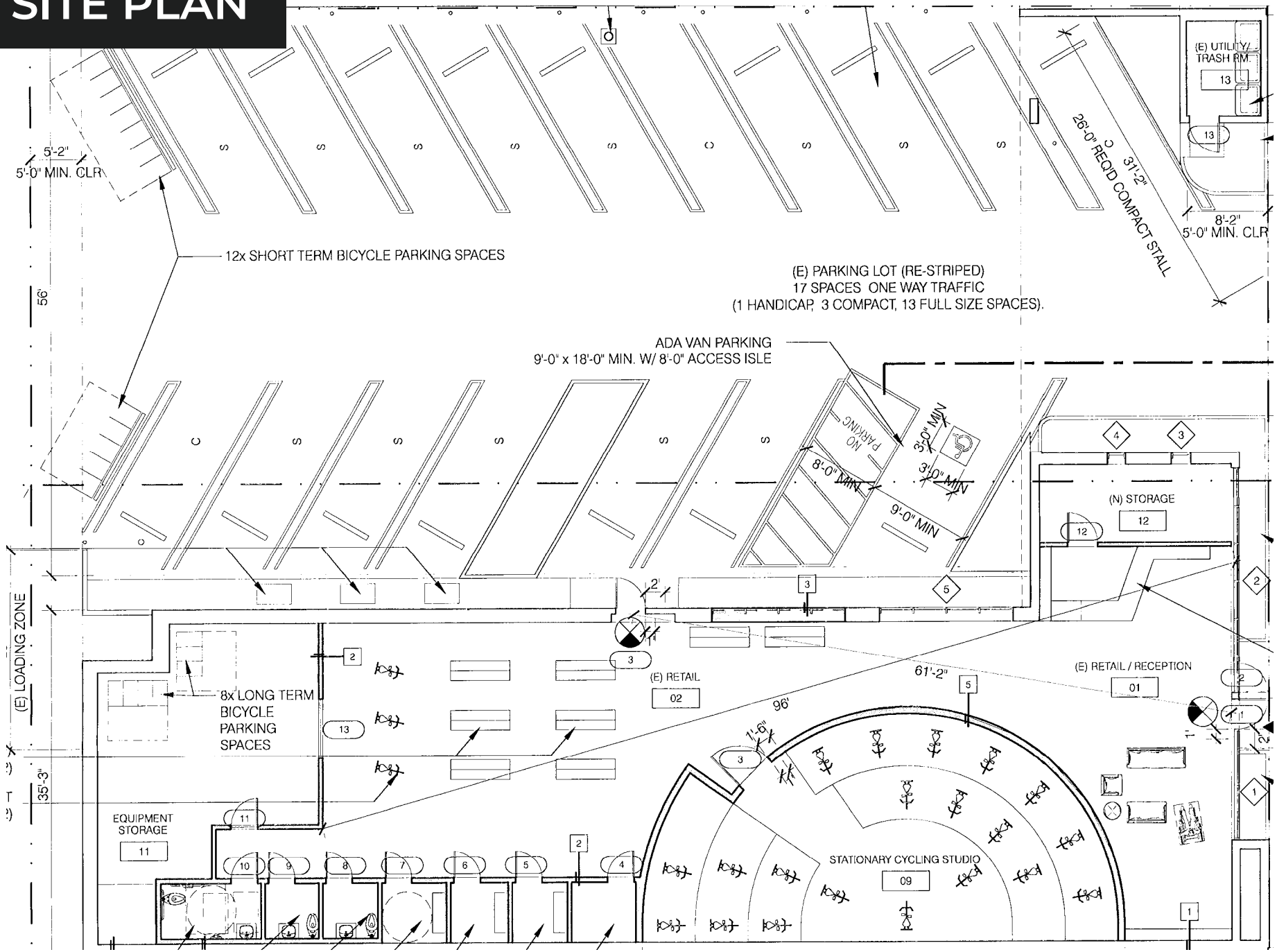
Foot Traffic

Larchmont Blvd is one of the most walkable streets in Los Angeles with seven-day/week pedestrian traffic

MORE PHOTOS



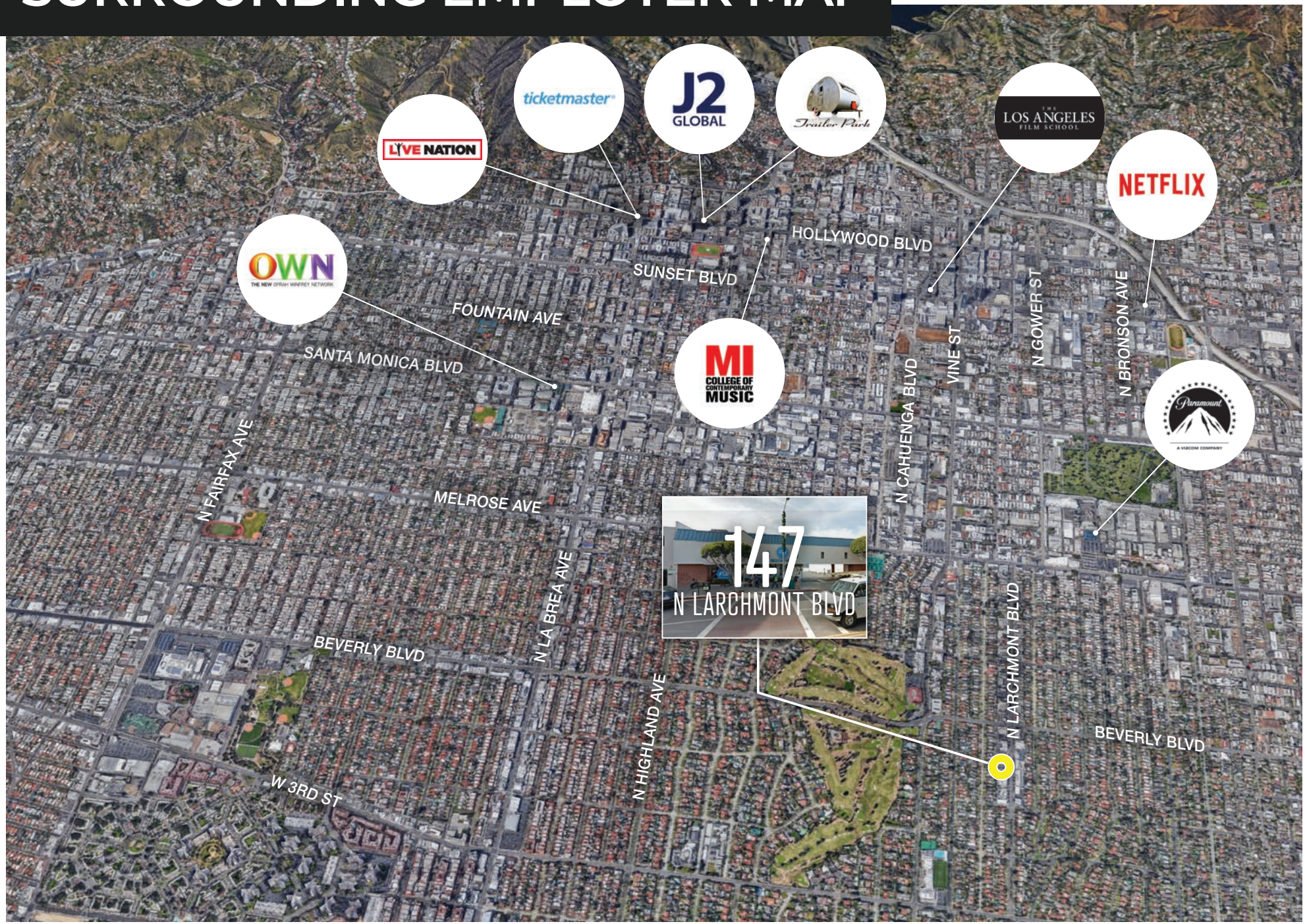
SITE PLAN


5'-2"
5'-0" MIN. CLR
12x SHORT TERM BICYCLE PARKING SPACES
56'
(E) PARKING LOT (RE-STRIPED)
17 SPACES ONE WAY TRAFFIC
(1 HANDICAP, 3 COMPACT, 13 FULL SIZE SPACES).
26'-0" REQ'D COMPACT STALL
31'-2"
(E) UTILITY / TRASH RM.
13
8'-2"
5'-0" MIN. CLR
ADA VAN PARKING
9'-0" x 18'-0" MIN. W/ 8'-0" ACCESS ISLE
NO PARKING
5'-0" MIN
8'-0" MIN
9'-0" MIN
(N) STORAGE
12
(E) LOADING ZONE
35'-3"
8x LONG TERM BICYCLE PARKING SPACES
(E) RETAIL
02
61'-2"
96'
(E) RETAIL / RECEPTION
01
EQUIPMENT STORAGE
11
STATIONARY CYCLING STUDIO
09

STREET MAP

147
N LARCHMONT BLVD
bellacures
burgerlounge
LARCHMONT VILLAGE WINE, SPIRITS & CHEESE
WELLS FARGO
CHIPOTLE
MEXICAN GRILL
BRICKS & SCONES
Larchmont Village
SHAPE HOUSE
an urban sweat lodge
pressed juicery
ROSEWOOD AVE
BEVERLY BLVD
SALT & STRAW
VILLAGE PIZZERIA
LARCHMONT
kreation
ORGANIC
N LARCHMONT BLVD
LARCHMONT Beauty Center
LE Pain QUOTIDIEN
W 1ST St
BUCK MASON
bluemercury
CHASE
BANK OF AMERICA
Peet's Coffee & Tea
Future 17,000 SF Restaurant Coming 2021
groundwork
coffee tea community

SURROUNDING EMPLOYER MAP



DEMOGRAPHICS

MEDIAN AGE

39.6 (1 mile)
38.1 (3 mile)
37.9 (5 mile)

ESTIMATED HOUSEHOLDS

16,919 (1 mile)
249,606 (3 mile)
464,463 (5 mile)

AVG. HOUSEHOLD INCOME

$97,863 (1 mile)
$73,108 (3 mile)
$77,774 (5 mile)

ESTIMATED POPULATION

41,884 (1 mile)
594,054 (3 mile)
1,142,990 (5 mile)

TOTAL EMPLOYEES

23,131 (1 mile)
252,821 (3 mile)
672,633 (5 mile)

MEDIAN HOME VALUE

$1,000,691 (1 mile)
$881,814 (3 mile)
$818,752 (5 mile)

AERIAL

AERIAL

COMMERCIAL ASSET GROUP

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