

227 N LARCHMONT BOULEVARD
HANCOCK PARK, CA 90004

cag | COMMERCIAL
ASSET GROUP

MAY 2018
DELIVERY

COMPLETELY RENOVATED BANK/RETAIL
BUILDING ON LARCHMONT BLVD
ONE OF LOS ANGELES' MOST WALKABLE STREETS

- . **COMPLETELY REMODELED** BANK/RETAIL BUILDING ON LARCHMONT BLVD, ONE OF LOS ANGELES' **MOST PRESTIGIOUS STREETS**
- . HIGH END **MODERN ARCHITECTURAL DESIGN**- AVAILABLE MAY 1
- . THE **LAST REMAINING BANK SPACE** ON THE STREET- LARCHMONT Q CONDITIONS PROHIBIT FURTHER BANK TENANTS ON THE BLVD. HOME TO MOST MAJOR BANK BRANCHES WITH EXTREMELY HIGH DEPOSITS
- . HIGH CEILINGS SPANNING APPROXIMATELY 16 FEET
- . **UNBELIEVABLE BRANDING OPPORTUNITY** ON AN EXTREMELY LOW VACANCY STREET
- . JOIN LOCAL, REGIONAL, AND NATIONAL BRANDS ON THE RETAIL EPICENTER OF **PRESTIGIOUS HANCOCK PARK**
- .THE BLVD SERVICES THE **MULTI-MILLION DOLLARS HOMES** OF HANCOCK PARK AND HOLLYWOOD, KOREATOWN, AND THE NUMEROUS ENTERTAINMENT STUDIOS SURROUNDING THE BLVD
- . **ONSITE PARKING** WITH ADJACENT PUBLIC PARKING FACILITIES
- . NOT AVAILABLE FOR FOOD USE

LEASE RATE

\$10.95 PSF/MONTH + NNN (±\$1.56 PSF/MONTH)

SPACE SIZE

- A) APPROX. 2,004 SF: BANK/FINANCIAL INSTITUTION SPACE
- B) APPROX. 2,004 SF: RETAIL SPACE

AVAILABLE

MAY 1, 2018

PARKING

2 / 1,000

usbank

THE BOULEVARD





THE NEIGHBORS
BANKS





THE NEIGHBORS
RETAIL



STREET MAP

Larchmont Medical

Chipotle

BEVERLY BOULEVARD

Coldwell Banker

WELLS FARGO



Vernetti

Larchmont Wine & Cheese



Burger Lounge

bellacures



Tacos Tu Madre

Pressed Juicery

usbank

FLY WHEEL



Goran Mat Bros

Bardona Coffee

The Mail Shoppe



AVAILABLE

Village Pizza

Le Petit Greek

Sushi



The Library

Coldwell Banker



Le Pain Quotidien

Silver Lining

Onih Aesthetic

Available

CHASE

LARCHMONT BOULEVARD

NOAH'S BAGELS

Kiku Sushi

Prado Restaurant

Salt & Straw

(MALIN+GOETZ)

Erin McKenna's Bakery

Shopaholic

Louise's

Go Get 'Em Tiger



RITE AID

MAC Cosmetics



T R I N A T U R K

Larchmont Beauty



Flika



Diptyque



Sam's Bagels

Hardware Clothing

Landis General Store

Chevaliers Books

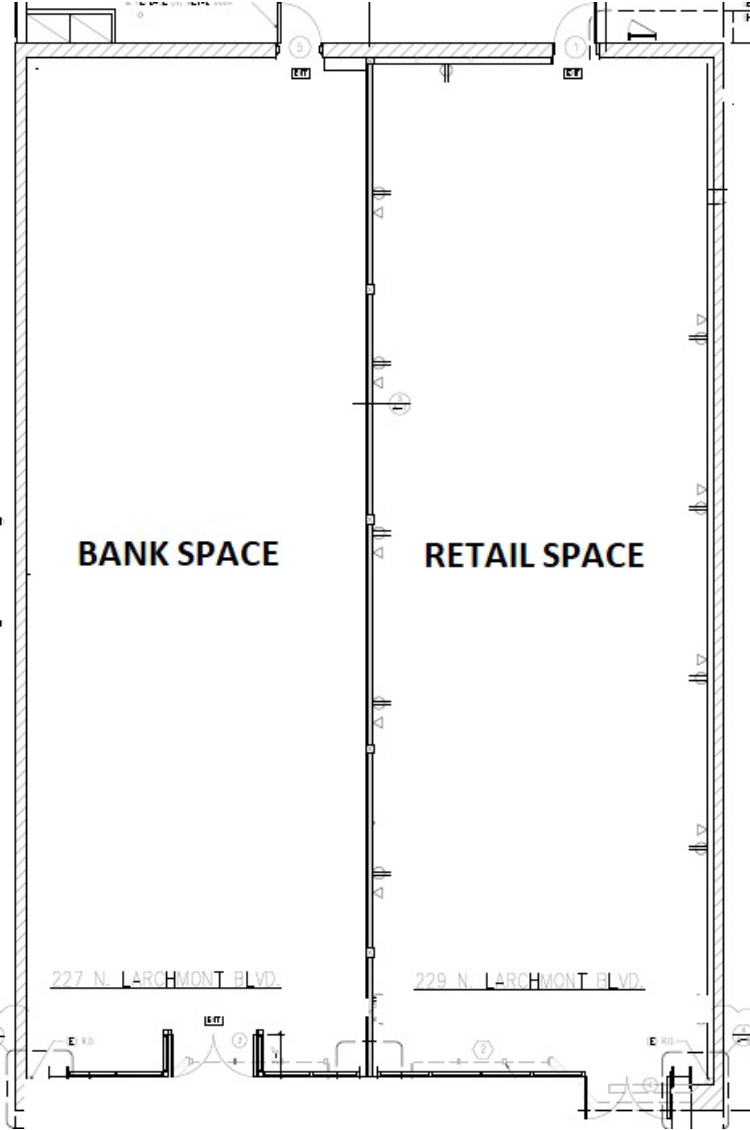


Keller Williams

Bank of America

1st STREET

FLOOR PLAN



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AERIAL





DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 41,486

3 MILE: 589,533

5 MILE: 1,123,337

MEDIAN HOUSEHOLD INCOME

1 MILE: \$52,325

3 MILE: \$43,377

5 MILE: \$44,816

MEDIAN AGE

1 MILE: 39

3 MILE: 38

5 MILE: 38

WALK SCORE

71



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