

133 N LARCHMONT BOULEVARD
HANCOCK PARK, CA 90004

cag | COMMERCIAL
ASSET GROUP



RARE LARGE RETAIL SPACE ON LARCHMONT BLVD

ONE OF LOS ANGELES' MOST WALKABLE STREETS

LEASE RATE

\$6.25 PSF/MONTH + NNN (±\$1.20 PSF/MONTH FOR 2018)

SPACE SIZE

±2,886 SF

AVAILABLE

UPON REQUEST



. LOCATED ON MAIN AND MAIN FOR LARCHMONT BLVD

. LARCHMONT IS ONE OF LOS ANGELES' BEST PEDESTRIAN STREET WITH TONS OF WALKING TRAFFIC, RESTAURANTS, CAFÉ'S, RETAIL AND FITNESS USES

. HANCOCK PARK IS SURROUNDED BY MULTI-MILLION DOLLAR HOMES, HIGH PRICES APARTMENTS, AND NUMEROUS ENTERTAINMENT STUDIOS, ALL OF WHICH PROVIDE A VERY STRONG CUSTOMER BASE FOR THE BLVD

. THE ONLY AVAILABLE RETAIL SPACE ON LARCHMONT BIGGER THAN 2,500 SQ FT

. PRICE BELOW MARKET FOR LARCHMONT BLVD

. LARGE PUBLIC PARKING STRUCTURE LOCATED STEPS AWAY FROM THE SUBJECT PROPERTY

THE BOULEVARD







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

BUCK MASON

CHASE

NOAH'S BAGELS

Kiku Sushi

Cafe Parisien

Salt & Straw

(MALIN+GOETZ)

Erin McKenna's Bakery

Shopaholic

Louise's

Go Get 'Em Tiger



RITE AID

MAC Cosmetics



TRINATURK

Larchmont Beauty



Flika



Diptyque

bluemercury

Sam's Bagels

Hardware Clothing

Landis General Store

Chevaliers Books



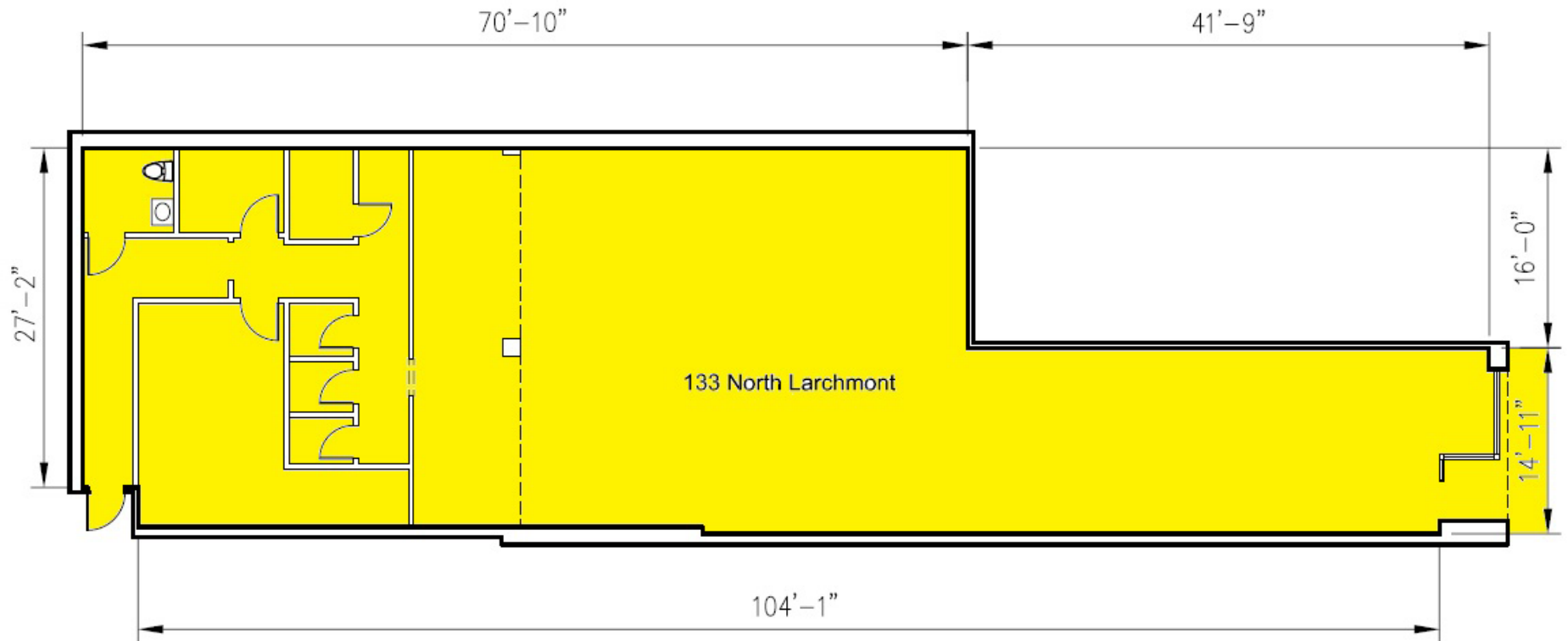
Keller Williams

Bank of America

LARCHMONT BOULEVARD

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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