

**EXCITING LOCATION.
FLAGSHIP RETAIL.**

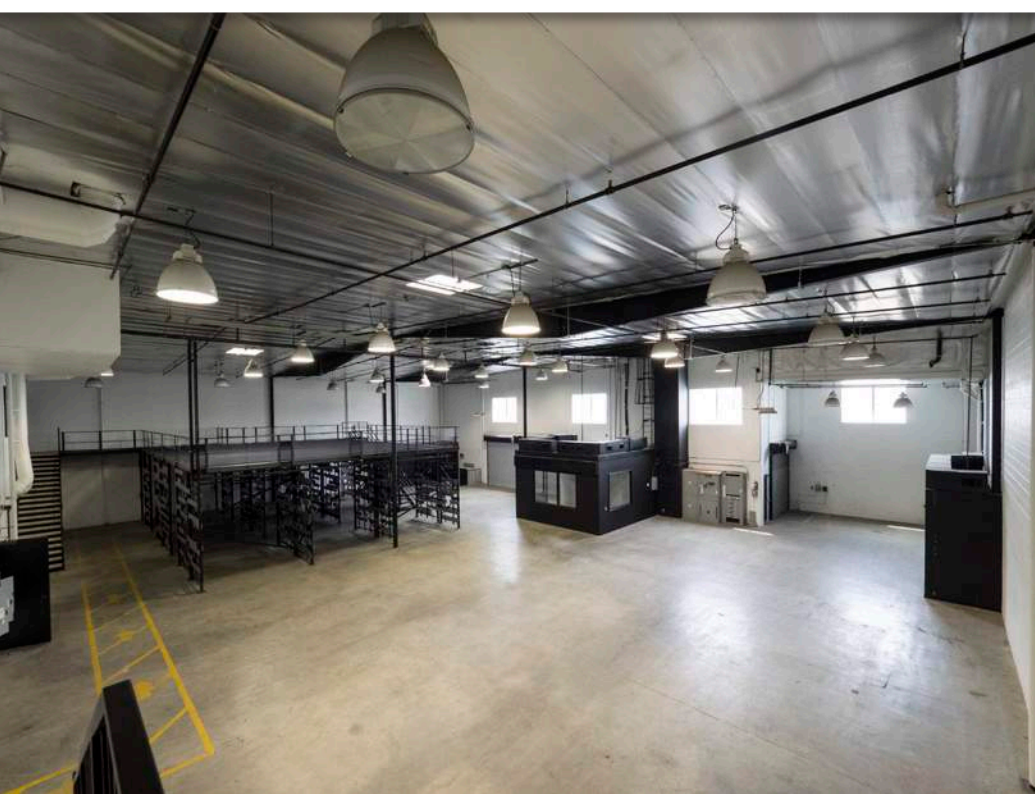
**DIRECTLY ACROSS FROM THE GROVE
& ORIGINAL FARMERS MARKET.**



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PROPOSED BUILDING EXTERIOR



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Property Details

SIZE	Ground : 10,000 sf 2nd Floor : 3,000 sf
RENT	Upon Request
NNN	\$60,000 per annum
TERM	Short-term and long-term options
PARKING	34 striped stalls but can increase to 43+ with stacking
FRONTAGE	100 feet on South Fairfax Ave
HISTORY	Presently IMAX
POSSESSION	Immediate

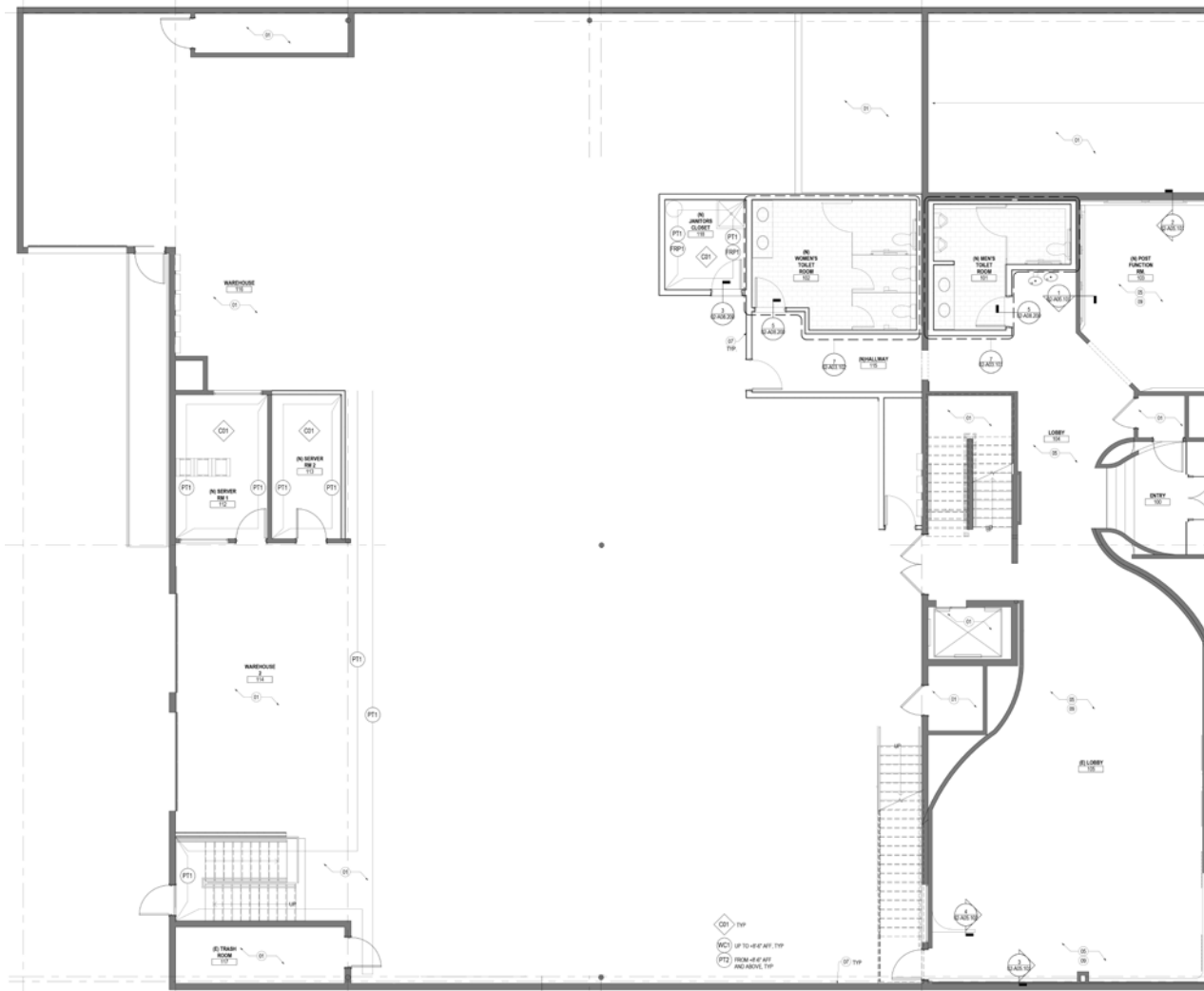
Property Highlights

- Abundant on-site parking within subterranean garage.
- Prominent multi-story building with building signage and branding opportunity.
- Over \$2 million of new improvements, including HVAC and MEP systems.
- Multiple ceiling heights ranging from 14' to 25'9" in ceiling height clearance.

Floor Plan



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First Floor

Floor Plan









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Second Floor

Demographics



		1 mile(s)	3 mile(s)	5 mile(s)
	Total Population	46,317	369,427	984,990
	Total Daytime Population	67,159	420,989	969,574
	Average Household Income	\$124,455	\$110,376	\$96,662
	Median Age	36.4	38.1	37.2
	Bachelor's Degree	42.9%	34.2%	28.4%
	Total Average Household Expenditure	\$72,244	\$64,844	\$60,155

Area Overview



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- Highly dense trade area with over 65,000 vehicles per day and over five million square feet of office



- Across from the iconic Original Farmers Market and The Grove (over 20 million visitors per year).



- Flagship retail and showroom opportunity across from the most successful retail center in Southern California (with avg. sales volumes of over \$2,200 per square foot).



Amenities



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CBS
SELECTION
STUDIOS

WOOD RANCH
BBQ & GRILL

MAGGIANO'S
LITTLE ITALY

WORLD MARKET
COST PLUS
Unique, authentic, and always affordable.

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MENDOCINO FARMS
sandwich market

TRADER JOE'S

Peet's
COFFEE

PAPER SOURCE

ORIGINAL FARMERS MARKET

THE GROVE

THE GROVE

SHINOLA DETROIT

NORDSTROM

SEPHORA

alo yoga **Apple** **TOPSHOP** **J. CREW**

PACIFIC THEATRES **VINCE.** **American Girl**

ZARA **DIANE VON FURSTENBERG** **VON FURSTENBERG**

BLAZE **189** **NIKE** **TESLA**

CVS **WHOLE FOODS MARKET**

The Original FARMERS MARKET.

DYLAN'S CANDY BAR



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