

# THE SUNSET GATEWAY

## SILVER LAKE



3430 W SUNSET BLVD  
LOS ANGELES, CA 90027

cag | COMMERCIAL  
ASSET GROUP

ENGINE  
REAL ESTATE

**SUNSET GATEWAY** is a unique opportunity for best in class retailers and services to showcase their talents in the backdrops of one of Los Angeles' most dynamic neighborhoods, Silver Lake. The Gateway is truly special as it blends the advantages of a newly developed retail center with the quaintness of Silver Lake. The Ownership and the Leasing team are committed to creating a mix of tenants who will not only serve the community, but will preserve the local integrity of the neighborhood. The Gateway is located *in the middle of Sunset Junction*, which is the prime high street hub of Silver Lake. It is home to some of the hippest retailers, restaurants and most importantly, residents on the west coast. With the combination of one of the best parking lots on Sunset Blvd, top notch design and construction, and a commitment to excellence, the Sunset Gateway is poised to be the premier Silver Lake retail destination.

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**AVAILABLE SPACE SIZE:** ±1,000 RSF - ±1,156 RSF Units

(2 food Use Spaces of ±1,000 RSF each + patio)

**DELIVERY DATE:** Estimated to be May, 2018

**RENT:** Please call for details

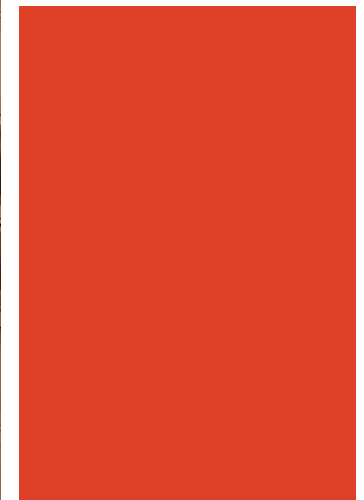
**PARKING:** ± 20 onsite parking spaces





## SILVER LAKE

The Silver Lake area is located just five miles northwest of downtown Los Angeles and just east of Griffith Park. Silver Lake is one of LA's most walkable neighborhoods, with almost all local amenities conveniently located right on Sunset Boulevard. Silver Lake is known for being the home to some of the coolest and most successful restaurants, cafés, shops and bars in Los Angeles. While there has been significant development in the area, Silver Lake has managed to marry the shiny and new with the shabby and old, making the neighborhood feel very authentic Los Angeles. Silver Lake is one of few Los Angeles neighborhoods where having a car is optional. Sunset Boulevard bike lanes run the length of the neighborhood and the sidewalks have more racks than parking meters. While home prices have skyrocketed as a result of the growth and expansion of the neighborhood, Silver Lake is still considered "affordable" and has a nice mix of both single and multi-family houses, allowing for both young professionals as well as families to enjoy everything Silver Lake has to offer.





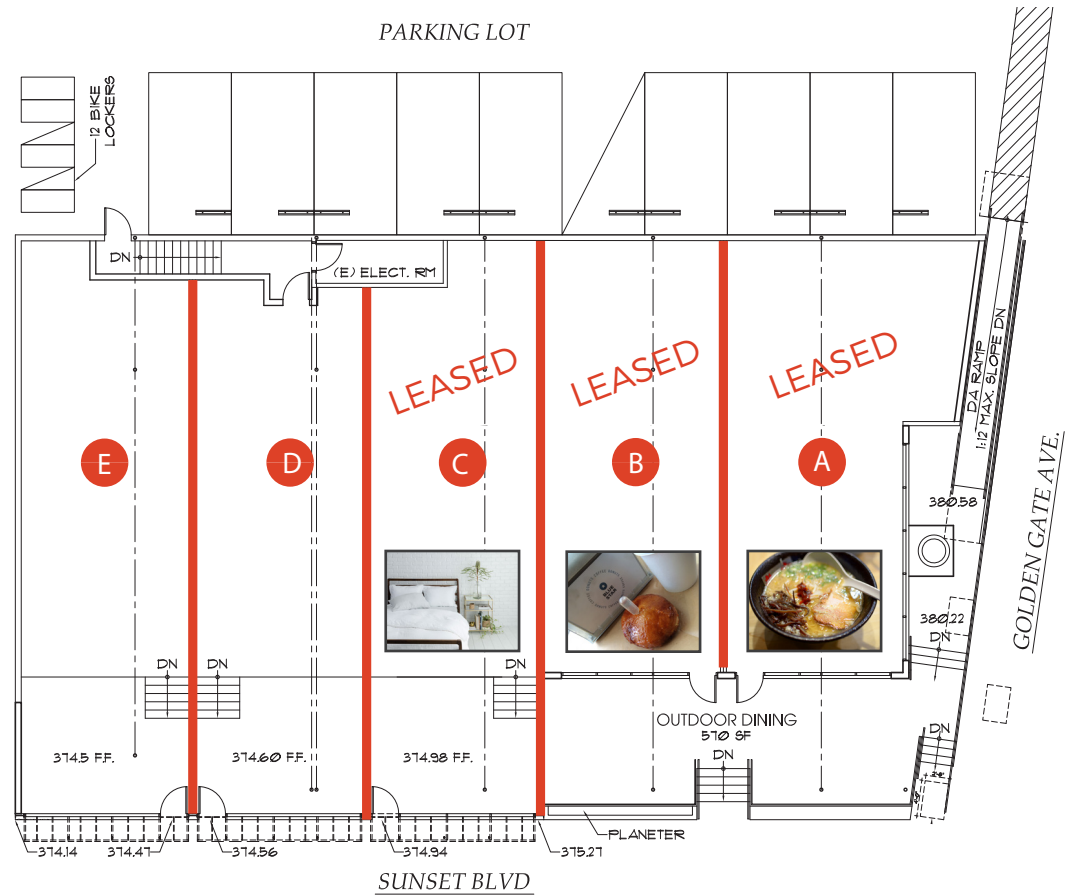
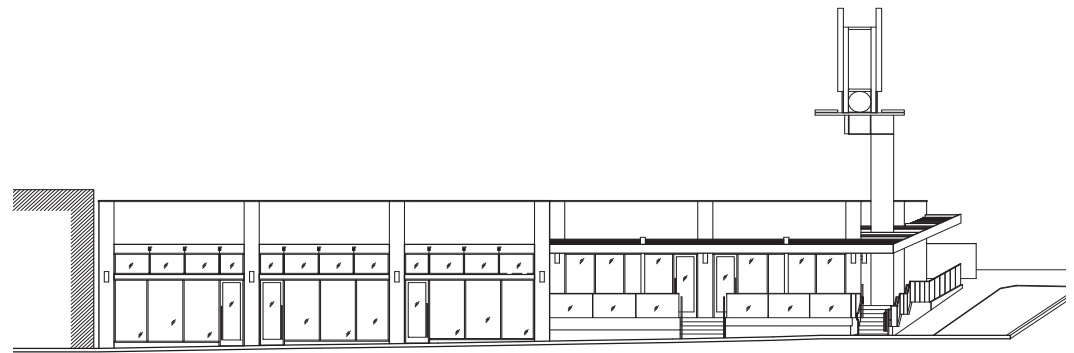
# SITE PLAN

The Sunset Gateway allows the flexibility for food users, retailers and service providers of all sizes to find the right fit in terms of both size and street frontage.



## LEGEND

- A** ±1,000 SF\*
- B** ±1,000 SF
- C** ±1,156 SF
- D** ±1,100 SF\*
- E** ±1,136 SF



EXISTING NEIGHBORING  
CO-TENANCY



LE LABO®  
GRASSE - NEW YORK

Aēsop®

TROIS FAMILIA

SHINOLA  
DETROIT



A.P.C.

Mollusk  
Surf Shop



Clare V.  
LOS ANGELES

ALFRED  
COFFEE & KITCHEN



PopPhysique™

WOOD  
HANDCRAFTED PIZZA



RETRO  
SUPER  
FUTURE  
SUNGLASSES, HAND MADE IN ITALY

Mohawk  
GENERAL  
STORE



MALO  
CANTINA SUAVECITA





# DEMOGRAPHICS

AVERAGE HOME PRICE

\$1,013,000

AVERAGE HOUSEHOLD INCOME

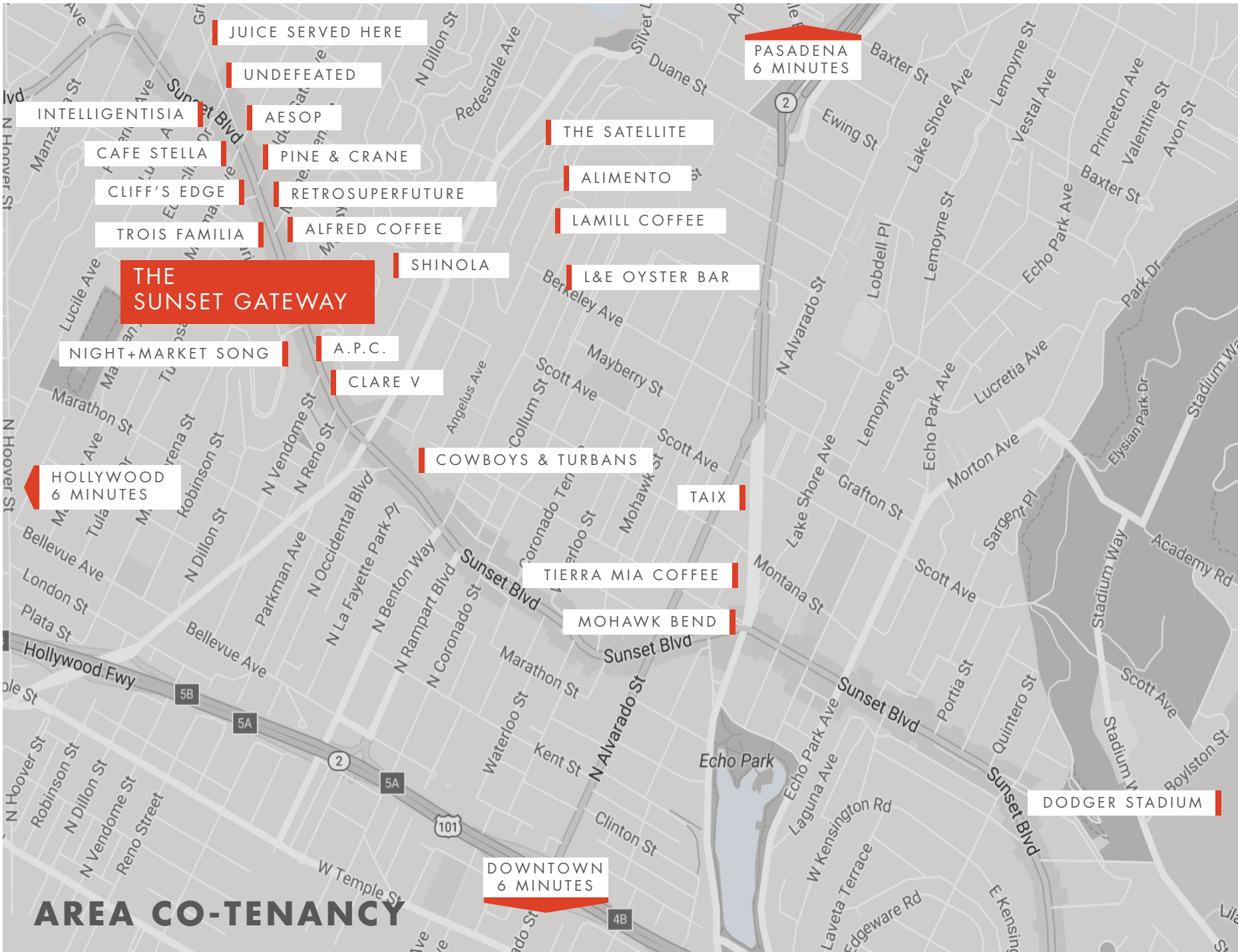
\$106,417

MEDIAN AGE

29.7

DAILY VEHICLES

75,000



JUICE SERVED HERE

UNDEFEATED

INTELLIGENTISIA

AESOP

CAFE STELLA

PINE & CRANE

CLIFF'S EDGE

RETROSUPERFUTURE

TROIS FAMILIA

ALFRED COFFEE

**THE  
SUNSET GATEWAY**

SHINOLA

NIGHT+MARKET SONG

A.P.C.

CLARE V

THE SATELLITE

ALIMENTO

LAMILL COFFEE

L&E OYSTER BAR

COWBOYS & TURBANS

TAIX

**HOLLYWOOD  
6 MINUTES**

TIERRA MIA COFFEE

MOHAWK BEND

DODGER STADIUM

**DOWNTOWN  
6 MINUTES**

**AREA CO-TENANCY**

# THE HEART OF EAST HOLLYWOOD

LOS FELIZ

HIGHLAND PARK

EAST HOLLYWOOD

HOLLYWOOD

SILVER LAKE

★  
SUBJECT  
PROPERTY

GREATER  
HANCOCK PARK

KOREA TOWN

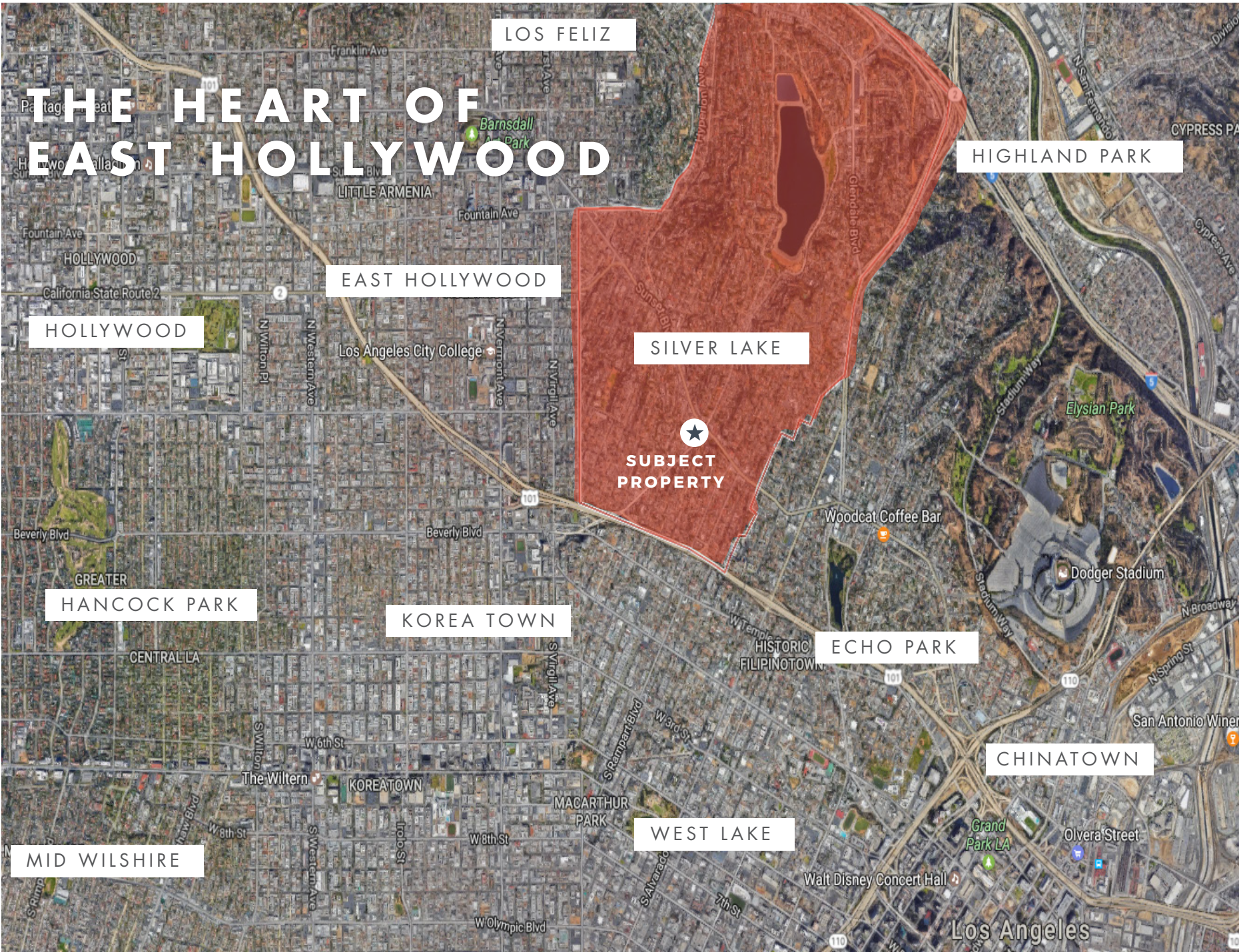
ECHO PARK

CHINATOWN

MID WILSHIRE

WEST LAKE

Los Angeles





# THE SUNSET GATEWAY

## SILVER LAKE



**cag** | COMMERCIAL  
ASSET GROUP

**David Aschkenasy**

Executive Vice President

E [davida@cag-re.com](mailto:davida@cag-re.com)

P 310-272-7381

Lic. 01714442

**Jeremy Wintner**

Marketing Director

E [jeremy@cag-re.com](mailto:jeremy@cag-re.com)

P 310-272-7390

**ENGINE**  
REAL ESTATE

**Aram Pogosian**

Engine Real Estate

E [aram@enginerealestate.com](mailto:aram@enginerealestate.com)

P 818-631-2442

Lic. 01816276