

the **LC** by CLG



COMMERCIAL
ASSET GROUP

RESTAURANT SPACE FOR LEASE

LARCHMONT / MELROSE

PROJECT OVERVIEW

the **LC** by CLG



The LC, situated on the edge of Hancock Park and Hollywood, is a mixed use project featuring 84 multi-family apartments with approximately 4,000 RSF restaurant space on the ground floor. The residential apartments begin at \$2,500 per month and have luxury amenities such as a Movie Theater and Full Service Gym. The project was developed by local developer California Landmark, who has been developing first-class projects in Southern California for over 30 years.

Property Address: 5665 Melrose Ave, Los Angeles, CA 90038

Space Size: ±4,000 RSF + Patio (±850 SF)

Rent: \$15,000 per month, modified gross

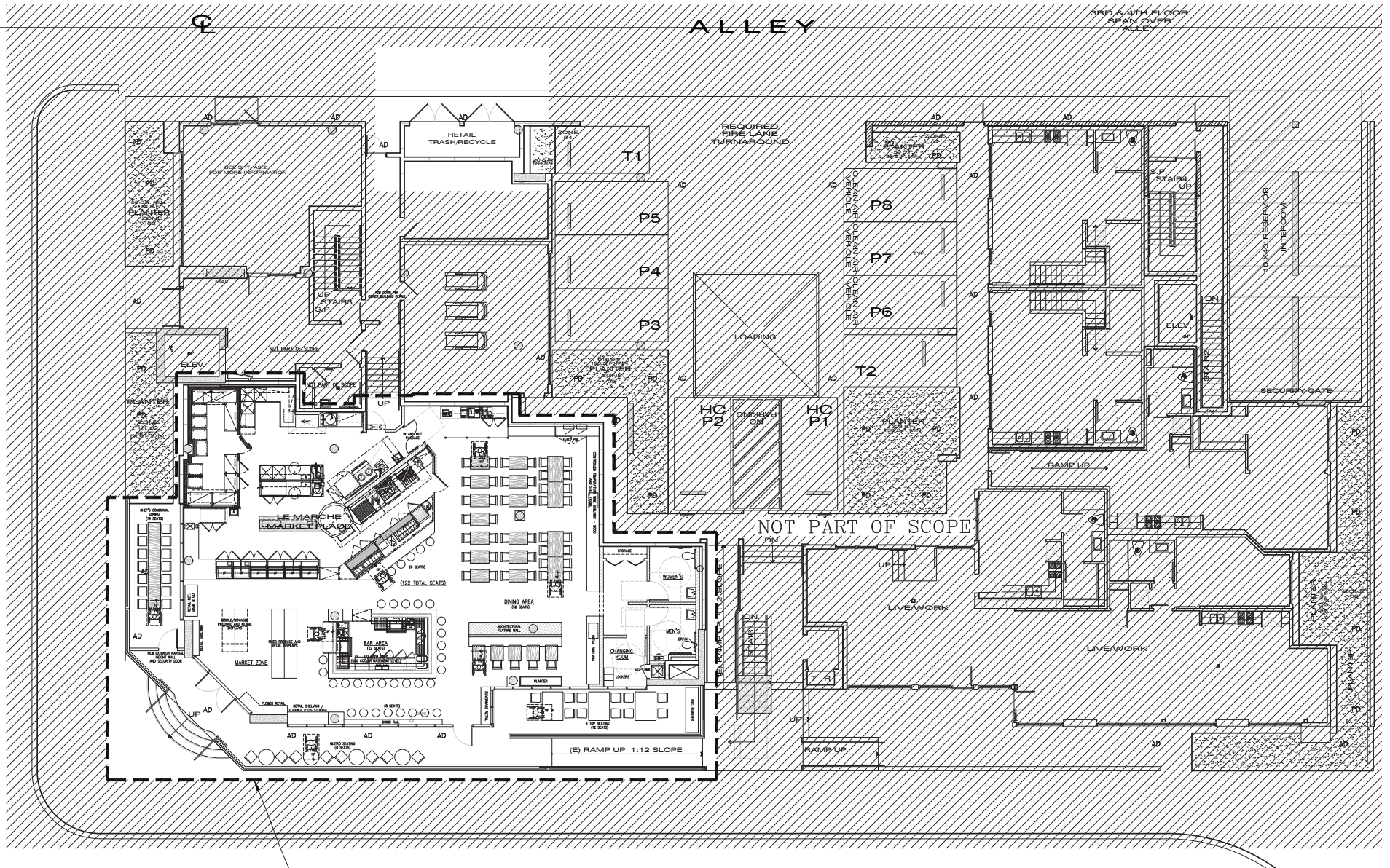
Anticipated Possession: Available Immediately

Parking: 19 On-Site Spaces for Restaurant
(Valet Parking Required per CUP)

- ±4,000 RSF of fully built out restaurant space
- Space(s) come with significant usable Patio Space
- Project is situated on the border of Hancock Park and Hollywood, servicing an eclectic demographic including major studios, multi-million dollar homes, multi-family and millions of square feet of office within a 3 mile radius.
- Approved for a CUP for restaurant use with a Type 47 Liquor License with the ability to serve until 11:00 PM on weekdays and 12:00 AM on weekends (copy of CUP available upon request). Liquor license can possibly be transferred.
- Situated at the northern tip of famous Larchmont Blvd in Hancock Park
- Be a part of Hollywood's new restaurant row with neighbors such as Providence, Café Gratitude, the Mozza Group, Osteria La Bucca, Lemonade, and many others.
- Space located on the ground floor of a mixed use project consisting of 84 luxury residential units.
- Residential Portions consists of both 1 Bedrooms and 2 Bedrooms. 1 Bedrooms start at ±\$2,500 per month and 2 Bedrooms go up to \$5,500 per month.
- Residential amenities include a Full Service Gym and a Movie Theater
- Ultra modern design developed by one of Los Angeles' premier mixed use developers
- 19 dedicated retail parking spaces

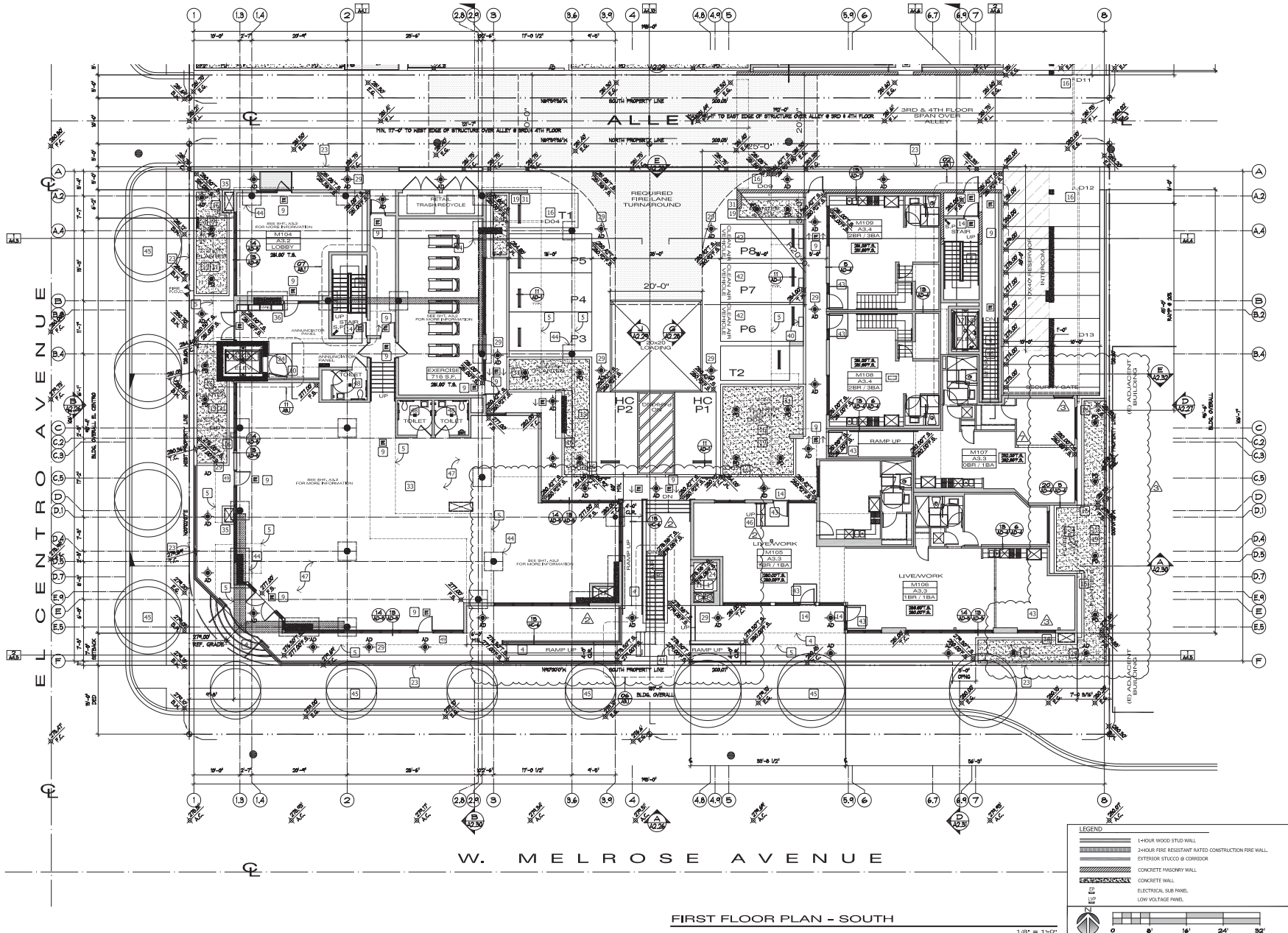
AS BUILTS

the **LC** by CLG



EXISTING GROUND FLOOR PLAN

the **LC** by CLG



LARCHMONT / HOLLYWOOD

the **LC** by CLG

2019 Demographics	1-Mile	3-Mile	5-Mile
Population	48,711	527,955	1,086,047
Median Home Value	\$940,532	\$915,980	\$845,904
Average Income	\$51,408	\$48,902	\$50,523

The project is situated in the middle of greater Hollywood surrounded by Movie Studios, Sound Stages, Multi-Million Dollar Homes, Office High Rises servicing the entertainment industry and thousands of apartment units housing the entertainment industry. The project is located on the northern tip of Larchmont Blvd, which is the main retail corridor of Hancock Park. Larchmont Blvd is home to numerous boutiques, quaint restaurants and coffee shops, as well as all of the service-oriented businesses that support the local community.

The northern tip of Larchmont is in the middle of a renaissance with the development of a few new multi-residential projects as well as the establishment of successful restaurants such as The Larchmont Grill, Lemonade, and most notably, Café Gratitude. These restaurants are only a few of the restaurants along Melrose Ave between La Brea and Western that have turned the stretch into Hollywood's New Restaurant Row. Others include Pizzeria Mozza, Osteria Moza, Providence, Trois Mec, Osteria La Buca, Osteria Mamma, and Auburn. This project offers a restaurateur the great opportunity to build a dream restaurant on one of the hottest "Foodie" stretches of Hollywood.



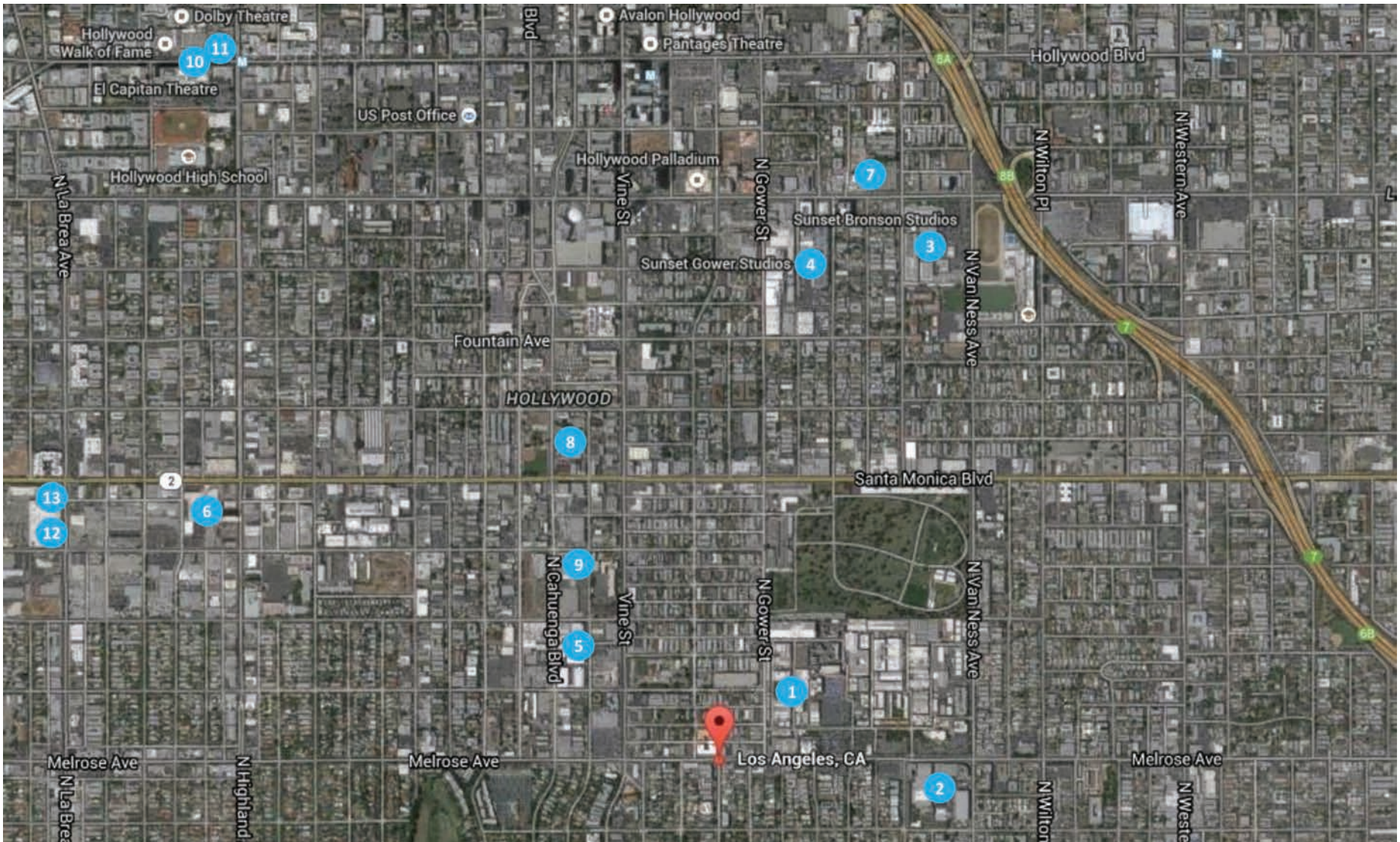
EXISTING INTERIOR

the **LC** by CLG



LOCAL AREA MAP

the **LC** by CLG



- | | | | |
|---------------------------|--------------------------------|--|----------------------------|
| 1. Paramount Studios | 5. Hollywood Production Center | 9. Red Studios | 13. West Hollywood Gateway |
| 2. Raleigh Studios | 6. Quixote Studios | 10. Jimmy Kimmel Live Studios | |
| 3. Sunset Bronson Studios | 7. Siren Studios | 11. Hollywood & Highland/Dolby Theater | |
| 4. Sunset Gower Studios | 8. Line 204 | 12. OWN Studios | |

NEIGHBORING RESTAURANTS

the **LC** by CLG



David Aschkenasy

Executive Vice President

(310) 272-7381

davida@cag-re.com

David Ickovics

Principal

(310) 272-7380

dji@cag-re.com

Jeremy Wintner

Director

(310) 272-7390

jeremy@cag-re.com



**COMMERCIAL
ASSET GROUP**

