



o u t p o s t

silver lake

A Health & Wellness Retail Center



o u t p o s t
silver lake

Outpost Silver Lake will be a one-of-a-kind health & wellness experience in Los Angeles.

Outpost is a collective of healthy food, fitness, and wellness focused businesses.

This will be the 1st of many locations to come as we seek to transform and activate conventional retail projects.



VIBE

Of the Area

Outpost Silver Lake is nestled on Glendale Blvd in the trend-setting neighborhood, adjacent to a Whole Foods 365 anchored center.

Vendors of the center will be focused on healthy living and environmentally conscious business practices that are a primary way of life for residents in the area.

Outpost Silver Lake will be the only health and beauty focused center in the area and curating exceptional co-tenancy is our primary focus.

EXPECT EXCELLENCE.

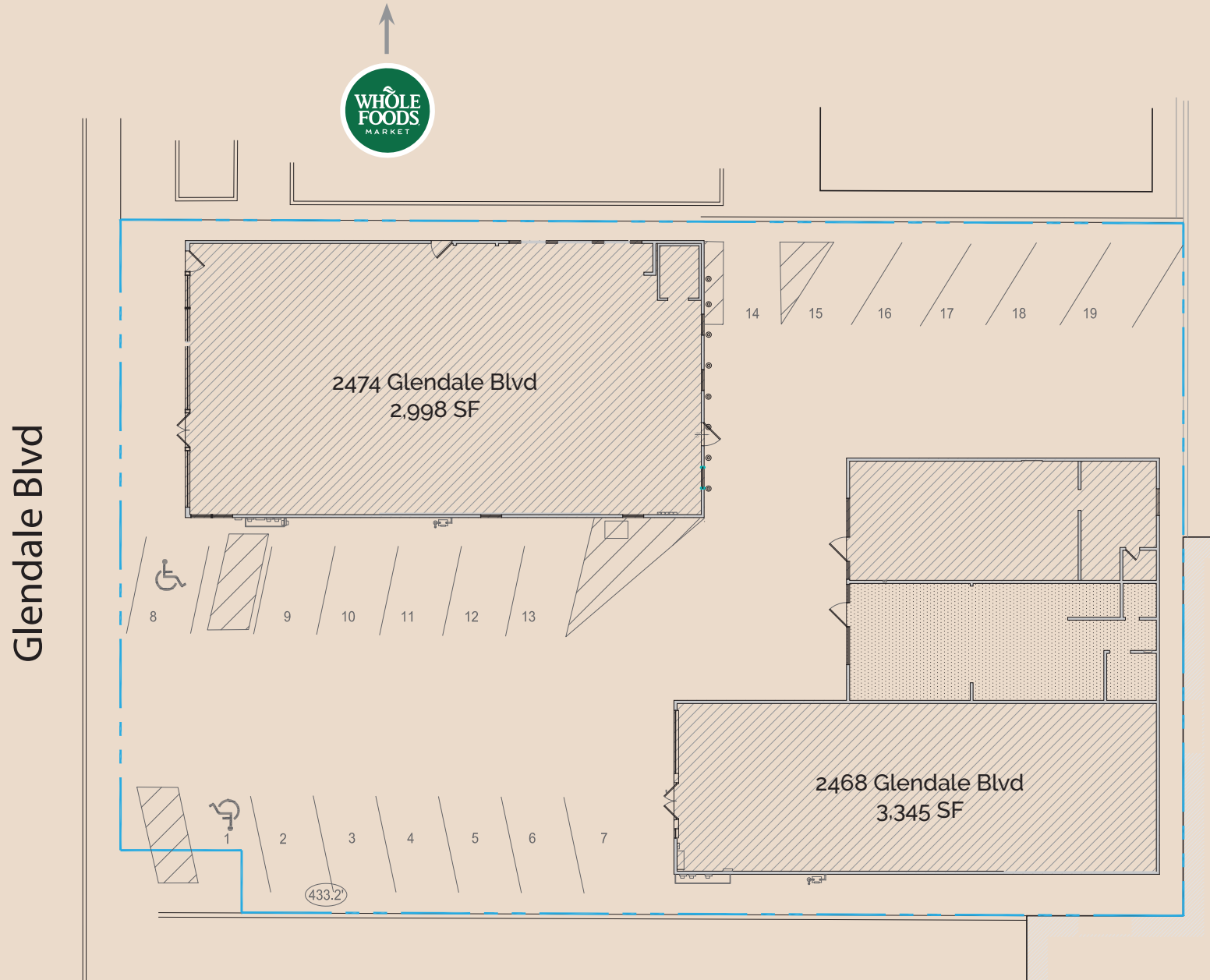






SITE Plan

Buildings are divisible from 750 SF to 3,345 SF.



AREA

Demographics



TOTAL POPULATION
25,931



HOUSING UNITS
11,262



AVERAGE HOUSEHOLD INCOME
\$116,634
(PROJECTED \$140,495 WITHIN 5 YEARS)



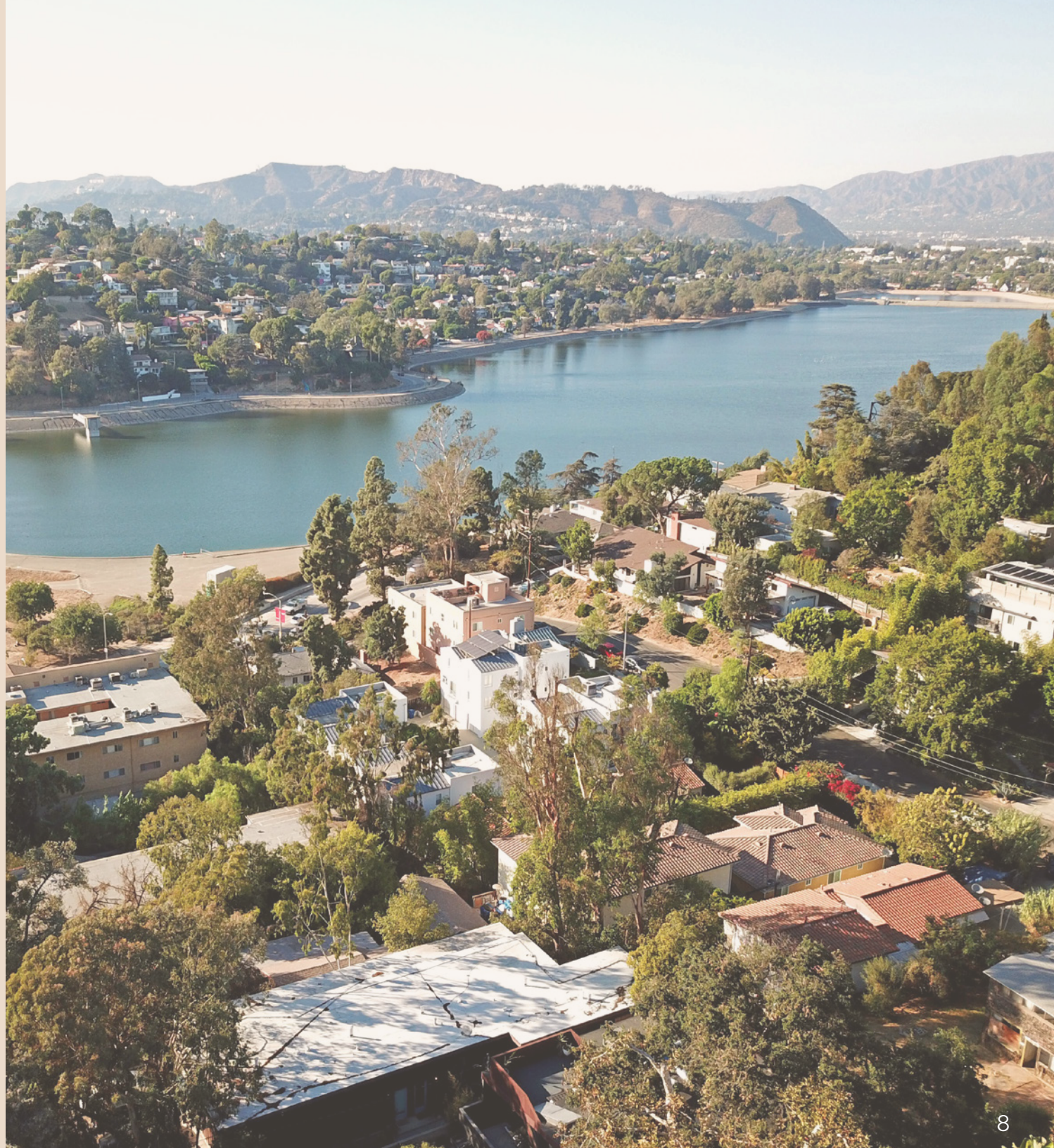
AVERAGE HOME SALE PRICE
\$1,474,000



EDUCATIONAL ATTAINMENT
52% WITH COLLEGE DEGREE



TRAFFIC COUNTS
58,328 CPD



DOMINANT Tapestry Segment



TRENDSETTERS

44.7% HOUSEHOLDS IN STUDY AREA

Believing that “you’re only young once”, we’re living life to the fullest, unfettered by home and vehicle ownership, and not ready to settle down. We’re young, educated singles with good jobs who spend our disposable income on upscale city living and entertainment mostly on rent. Even though we’re spenders, we seek financial advice and are building our investment portfolios. Dressed head to toe in the most current fashions, we fill our weeknights and weekends with discovering local art and culture, dining out, or exploring new hobbies. We must be connected at all times; texting and social media are essential for communication and keeping up with our social lives. E-readers and tablets are preferred for everything except women’s fashion and epicurean magazines which must be in print. We shop at Whole Food and Trader Joe’s for quick, organic meals.



URBAN CHIC

20.4% HOUSEHOLDS IN STUDY AREA

We’re well-educated, married couple families and singles who live in the suburbs of major metros on both coasts. Professional and managerial positions in technical and legal occupations fund our exclusive, upscale, and sophisticated lifestyles. Portfolios are healthy, filled with stocks, bonds, and real estate investments. Our houses range in style from pre-war to new construction, highrises or single-family homes; two-thirds of us own our homes. Tech savvy, we’re tops for owning Apple products, and use our devices to shop, bank, and research information. Leisure time is spent visiting museums, traveling, drinking imported wine, going out to the movies, skiing, and practicing yoga.

DOMINANT

Lifemode Group



UPTOWN INDIVIDUALS

Younger, urban singles on the move.

DOMINANT

Urbanization Group



PRINCIPAL URBAN CENTER

Young, mobile, diverse in metros of 2.5+ million people.



TOTAL AVAILABLE SF
6,343
(divisible to 750)



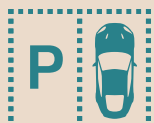
RATE
NEGOTIABLE



EXCELLENT
VISIBILITY & SIGNAGE



ADJACENT TO
WHOLE FOODS



PARKING
±3/1,000



OCCUPANCY
AVAILABLE



AREA DEMOGRAPHICS
HIGH INCOME



CARS PER DAY
58,328

o u t p o s t

silver lake



EXCLUSIVELY OFFERED BY

JUDAH DORN

+1 310 882 9658

judah.dorn@cbre.com

Lic. 01743907

BRITTNEY BRAILSFORD

+1 818 502 6706

brittney.brailsford@cbre.com

Lic. 01988533

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE