



Silver Lake

– FOR LEASE –

2468-2474 Glendale Boulevard

Los Angeles (Silver Lake), CA 90039



EXCLUSIVELY OFFERED BY

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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

SILVER LAKE

Undisputedly one of the hippest neighborhoods in the United States, Silver Lake is the core of the emerging Eastside, sitting just northwest of downtown Los Angeles. Home to some of the coolest and most successful restaurants, shops and bars in Los Angeles, it is surrounded by Los Feliz, Echo Park, Atwater Village and Frogtown. Silver Lake has successfully melded recent, rapid growth and development into the character of the colorful neighborhood. Silver Lake has been on the forefront of trends for decades and it will clearly continue to be so.

2468-2474 Glendale Blvd is situated adjacent to Whole Foods 365. The site is 1000 feet from the Silver Lake Reservoir, an extremely active recreational area used by thousands of locals daily. Glendale Blvd serves as a major corridor 24 hours a day, 7 days a week for both residents and commuters whether they are going to downtown, the westside or the eastside. The billion-dollar Los Angeles River revitalization project, with its active bike path and trend setting bars and cafes, is less than half a mile away and Dodger stadium is less than 2 miles away. Both residential and commercial vacancy are historically low and show no signs of slowing. Home sales have been reaching as high as \$3 million in the area with multiple bidders on every house that comes on the market.



AREA DEMOGRAPHICS



TOTAL POPULATION
25,931



HOUSING UNITS
11,262



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



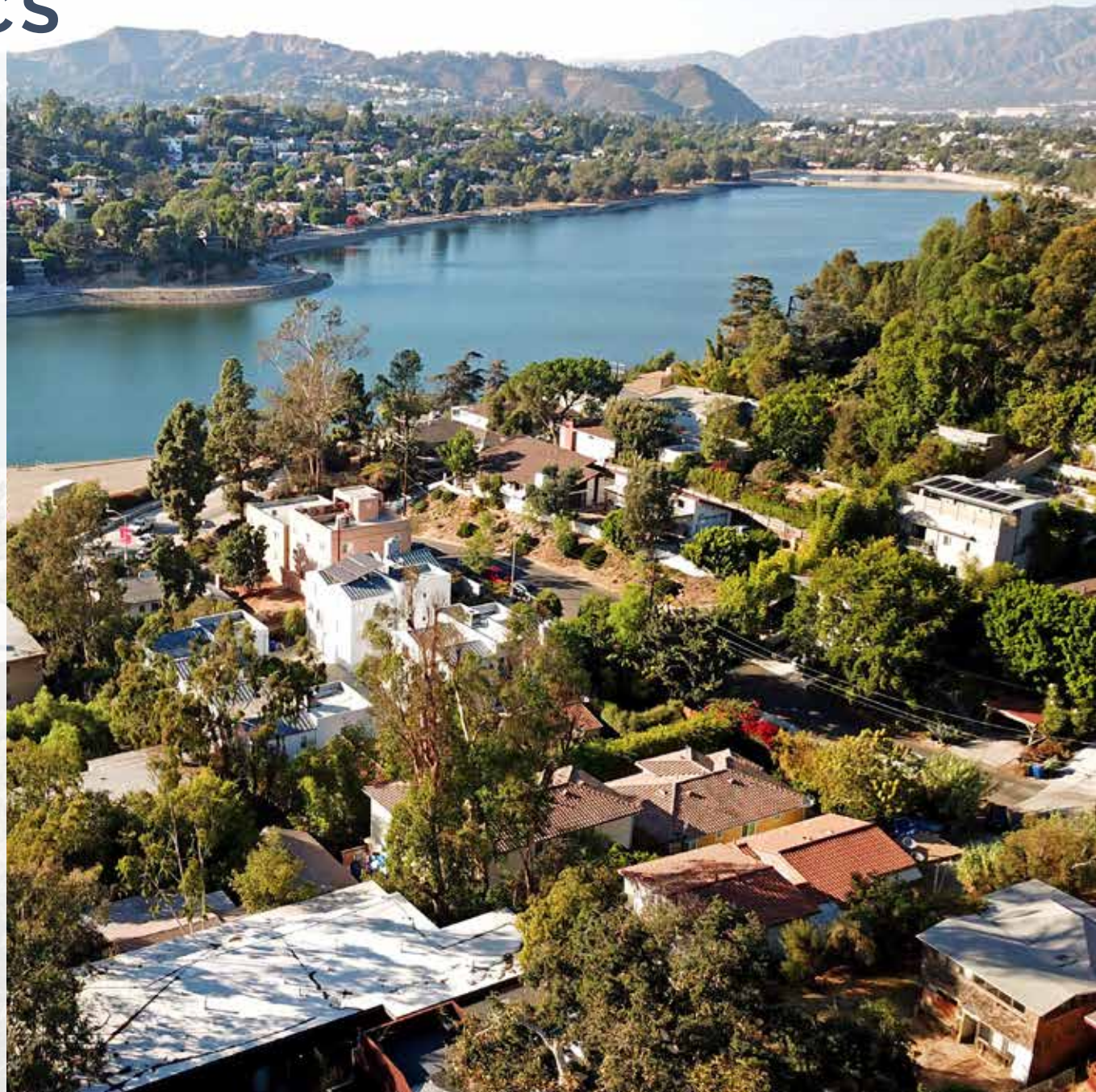
AVERAGE HOME SALE PRICE
\$1,474,000



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

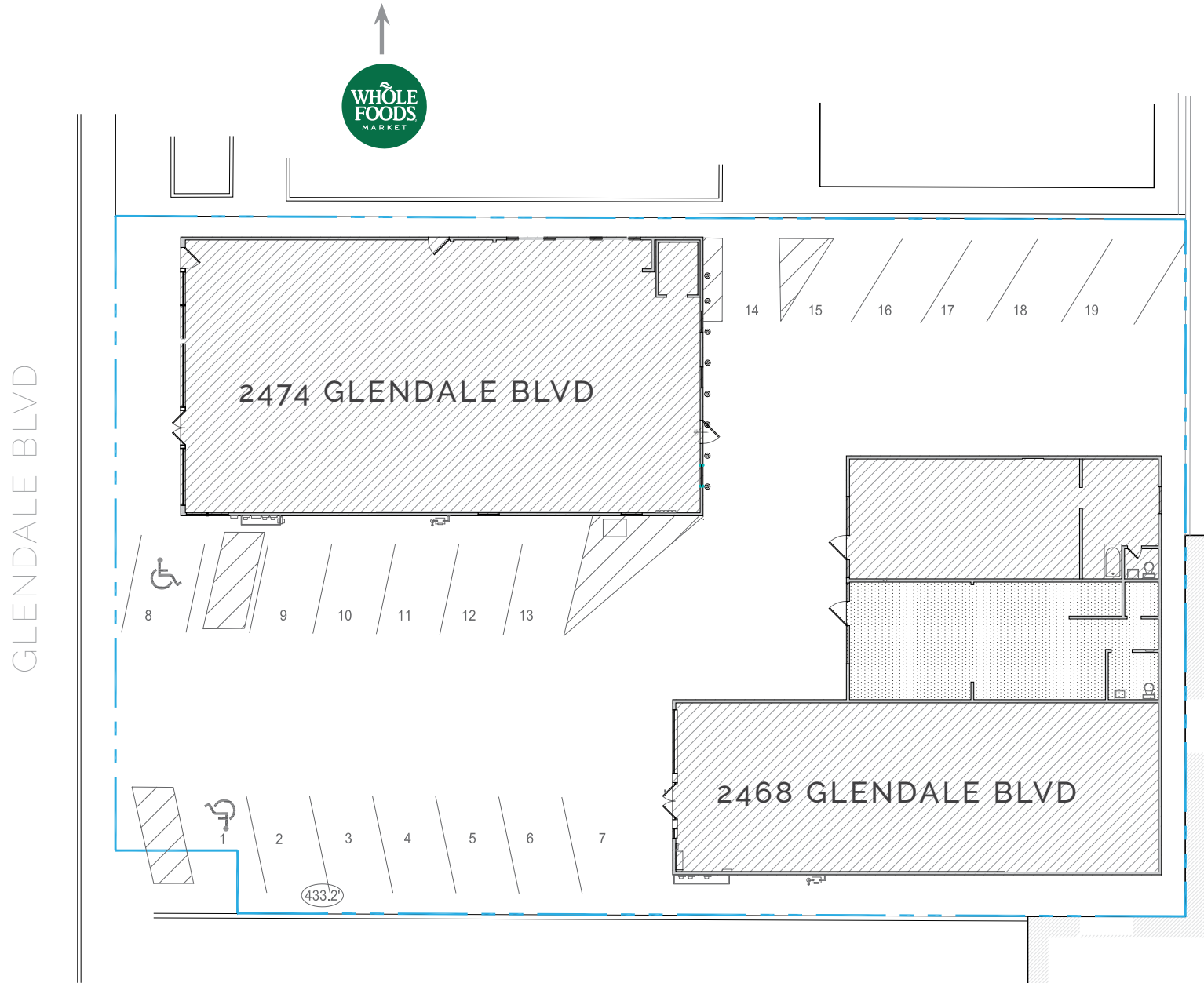


PRINCIPAL URBAN CENTER

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

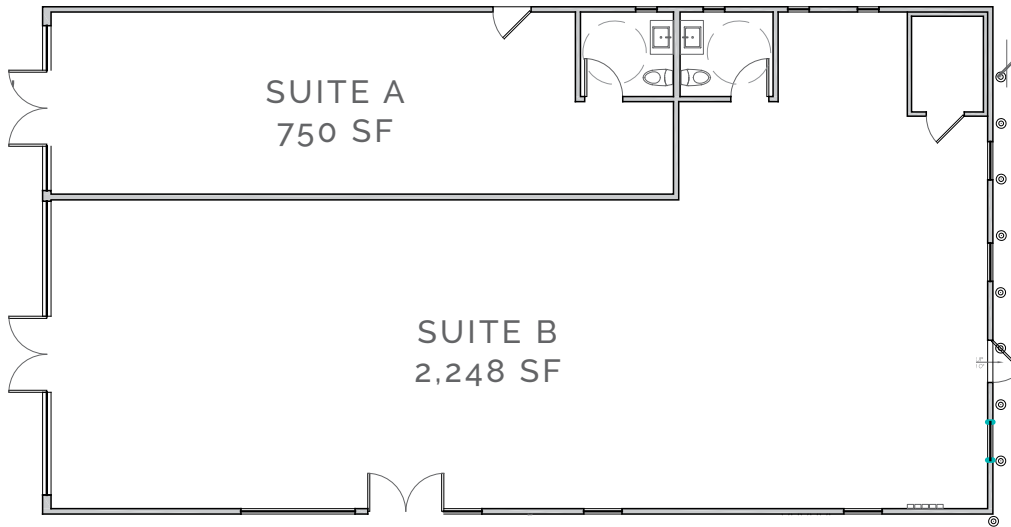
SITE PLAN

THE PROJECT HAS EXCELLENT VISIBILITY AND SIGNAGE AND IS SURROUNDED BY VARIOUS NATIONAL AND LOCAL RETAILERS



FLOOR PLANS

THE PROJECT ALLOWS THE FLEXIBILITY FOR
FOOD USERS, RETAILERS AND SERVICE PROVIDERS
OF ALL SIZES TO FIND THE RIGHT FIT.

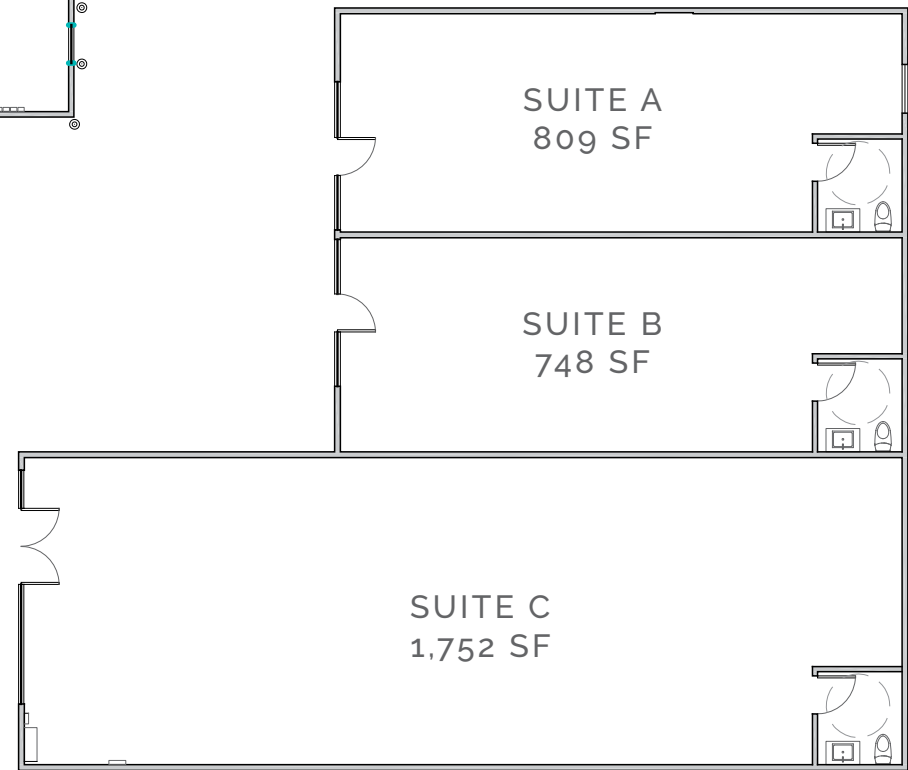


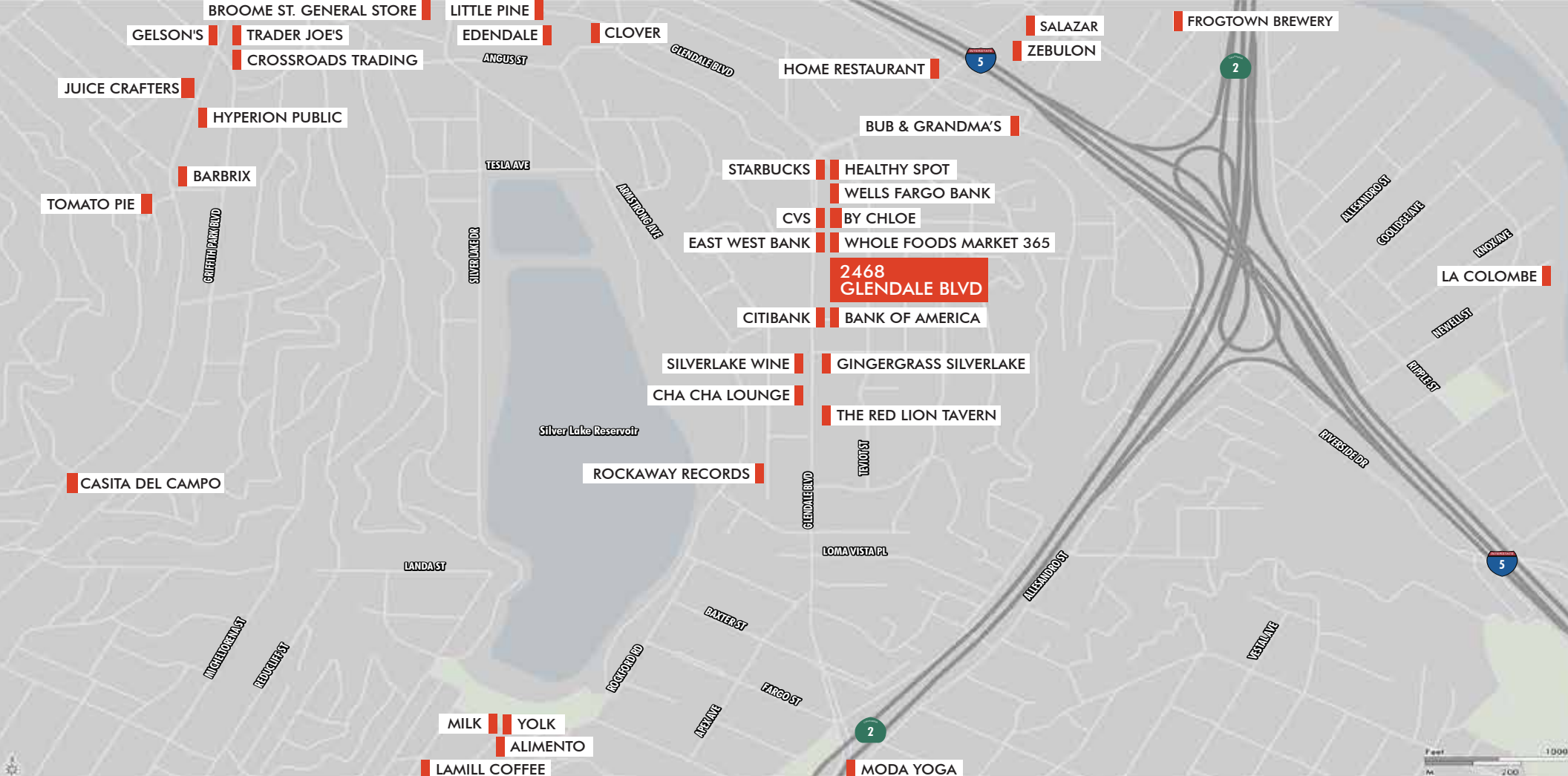
2474 Glendale Blvd (Front Building)

Spaces can be divided or combined from
750 to 2,998 square feet

2468 Glendale Blvd (Back Building)

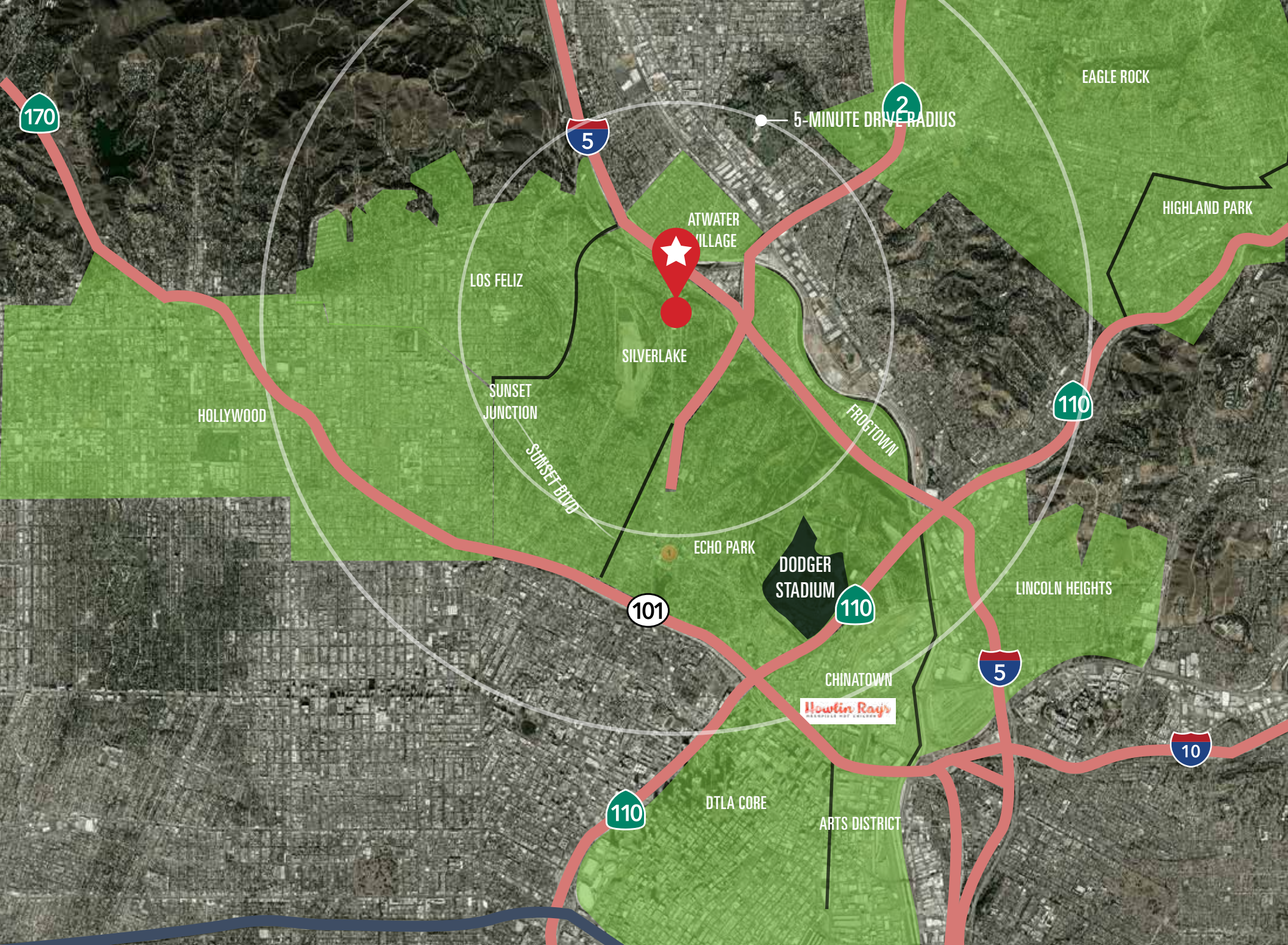
Spaces can be divided or combined from
748 to 3,345 square feet





EXISTING NEIGHBORHOOD CO-TENANCY





170

5

2

110

101

110

5

10

EAGLE ROCK

HIGHLAND PARK

ATWATER VILLAGE

LOS FELIZ

SILVERLAKE

HOLLYWOOD

SUNSET JUNCTION

SUNSET BLVD

FROGTOWN

ECHO PARK

DODGER STADIUM

LINCOLN HEIGHTS

CHINATOWN

Howlin' Ray's
MUSICIANS NOT DRINKERS

DTLA CORE

ARTS DISTRICT

5-MINUTE DRIVE RADIUS

EXTERIOR





CONCEPTUAL INTERIOR

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