



RARE RESTAURANT SPACE AVAILABLE
MAIN & MAIN ON TRENDY FAIRFAX

433 N FAIRFAX AVE, LOS ANGELES, CA 90036

LEASE RATE

\$6.50 PSF/MONTH + NNN

NNN = APPROX \$0.15 PSF/MONTH

SPACE SIZE

APPROX. 2,650 SF

AVAILABLE

4TH QUARTER 2019

KEY MONEY

NEGOTIABLE

PLEASE DO NOT DISTURB EXISTING TENANT

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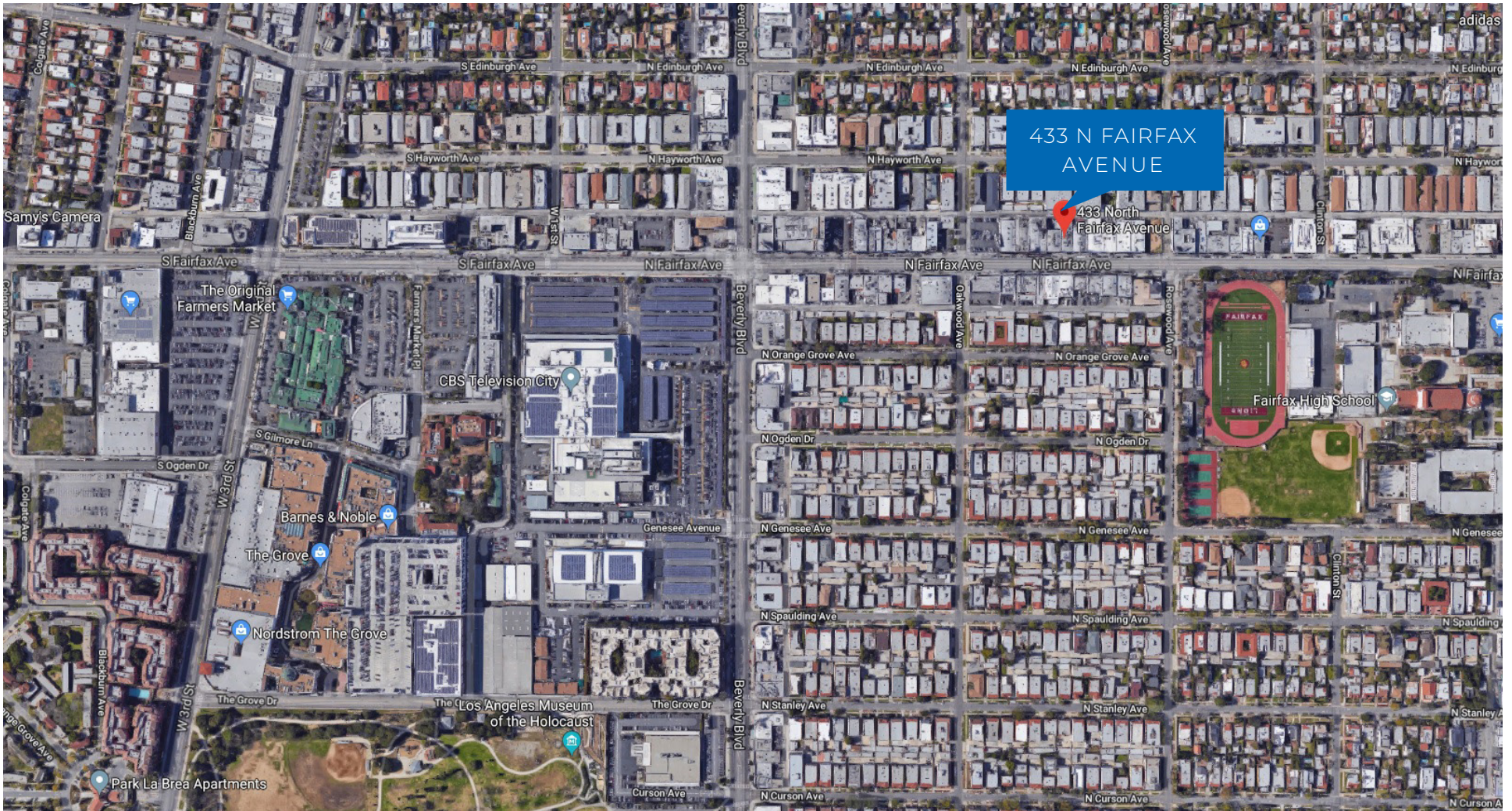
- . LOCATED AT THE 50 YARD LINE ON ONE OF THE TRENDIEST STREETS FOR RESTAURANTS IN LOS ANGELES
- . FULLY BUILT OUT RESTAURANT SPACE LOCATED DIRECTLY NEXT DOOR TO ANIMAL AND ACROSS FROM JON AND VINNY'S
- . UNIQUE ARCHITECTURE
- . FIRST TIME ON THE MARKET IN OVER 50 YEARS
- . EXTREMELY HIGH CEILINGS
- . LANDLORD IS CURRENTLY IN THE PROCESS OF OBTAINING CUP FOR BEER AND WINE



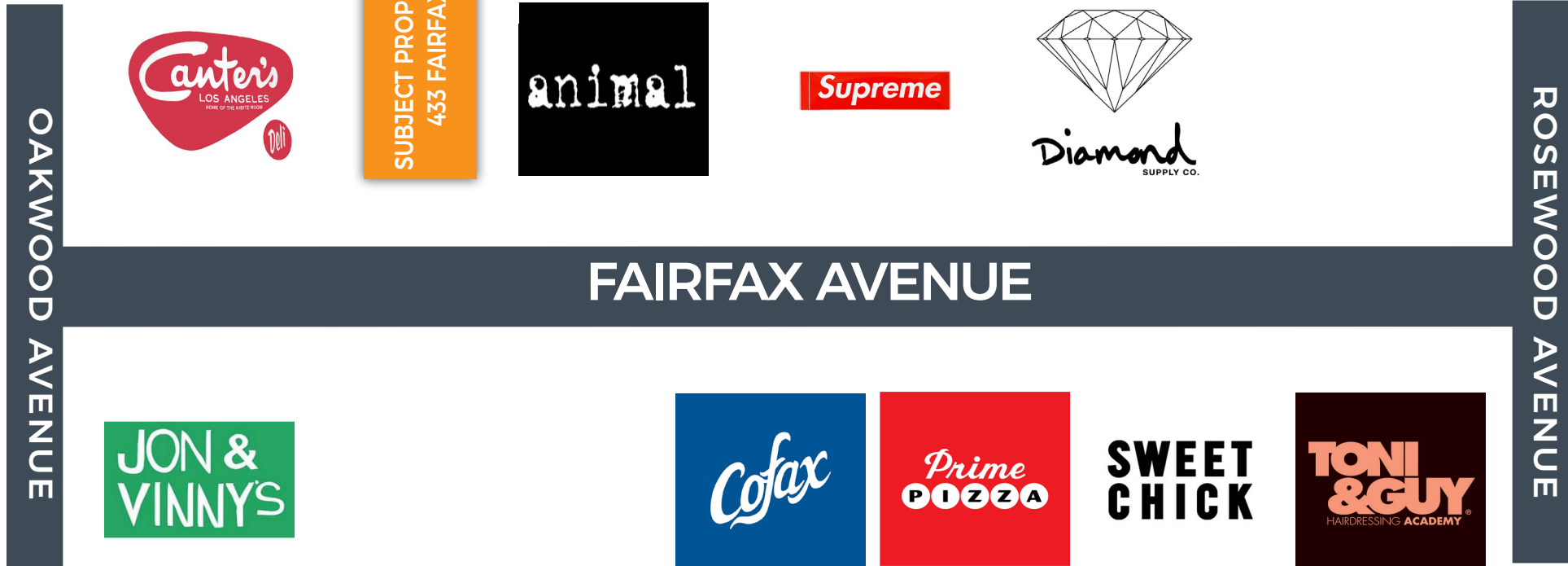


THE NEIGHBORS

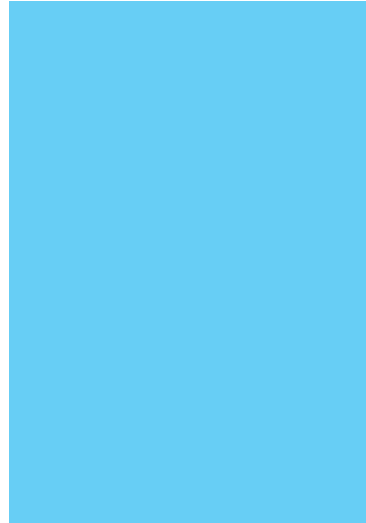
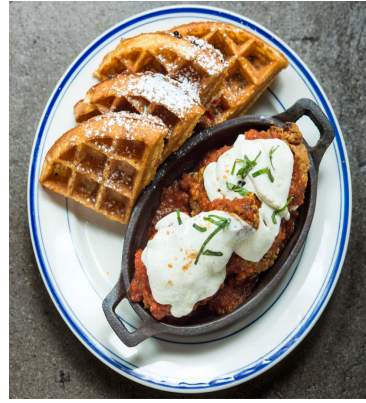




AREA MAP



AREA MAP



DEMOGRAPHICS

TOTAL POPULATION 2018

1 MILE: 47,838

3 MILE: 368,537

5 MILE: 961,386

MEDIAN HOUSEHOLD INCOME

1 MILE: \$76,433

3 MILE: \$68,136

5 MILE: \$55,491

MEDIAN AGE

1 MILE: 39.80

3 MILE: 39.70

5 MILE: 38.60

WALK SCORE

95

TRANSIT SCORE

57



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