

# THE SAWTELLE



1947 Sawtelle Boulevard, Los Angeles, CA 90025



**1947 SAWTELLE BLVD**  
**LOS ANGELES, CA 90025**  
±7,345 SF (DIVISIBLE TO ±1,050 SF)

**ALL SPACES COME WITH PATIO SPACE**

**AVAILABLE IMMEDIATELY**

**INQUIRE FOR PRICING**

One of the best streets for  
small footprint restaurants in  
all of Los Angeles

Sawtelle Japantown is one of  
the most popular dining  
destinations in West LA - all  
day customer traffic

Surrounded by many office  
buildings, numerous Apartment  
and Condo Building, both new  
and old, and multi-million dollar  
homes

Best Parking on the Street- +5/1  
Parking Ratio

All spaces specked out for res-  
taurant with shaft access and a  
grease interceptor to tie into

CUP for Alcohol in Process

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## SAWTELLE JAPANTOWN *THEN AND NOW*

Once known as Little Osaka and officially designated as “Sawtelle Japantown” in 2015, the Sawtelle neighborhood has evolved from dozens of quaint flower shops and nurseries to a major shopping and eating destination, all while maintaining its charm and rich Japanese-American history. Home to four of the late legendary food critic Jonathan Gold’s “101 Best Restaurants in LA”, Sawtelle Boulevard is one of the most culturally significant streets on the Westside. Driven by tourists, office employees, and local residents, Sawtelle is arguably one of the most walk-able streets in Los Angeles. The eight blocks stretch between Olympic and Santa Monica Boulevards offers a bevy of eats, treats, and boutiques.



It’s central location and ease of access through the 10 and 405 Freeways draws in crowds from Century City, Brentwood, Culver City, and Westwood/UCLA campus. We are pleased to present the newest and biggest opportunity to join this thriving foodie community. Welcome to The Sawtelle Fare. This brand new mixed-use development at the corner of Sawtelle and La Grange Avenue is comprised of 88 residential units and multiple restaurant spaces spread over 7,000 square feet on the ground floor. The combination of mega-high ceilings, outdoor patio space, all-glass storefronts, dedicated subterranean parking, and shaft ways in place for full cooking ventilation makes this an unparalleled opportunity to service the local and surrounding communities.

# SAWTELLE JAPANTOWN DEMOGRAPHICS



## 2018 TOTAL POPULATION

1 MILE: 44,082  
3 MILE: 319,561  
5 MILE: 627,813



## 2018 AVG HOUSEHOLD INCOME

1 MILE: \$81,134  
3 MILE: \$84,062  
5 MILE: \$87,309



## MEDIAN HOME VALUE

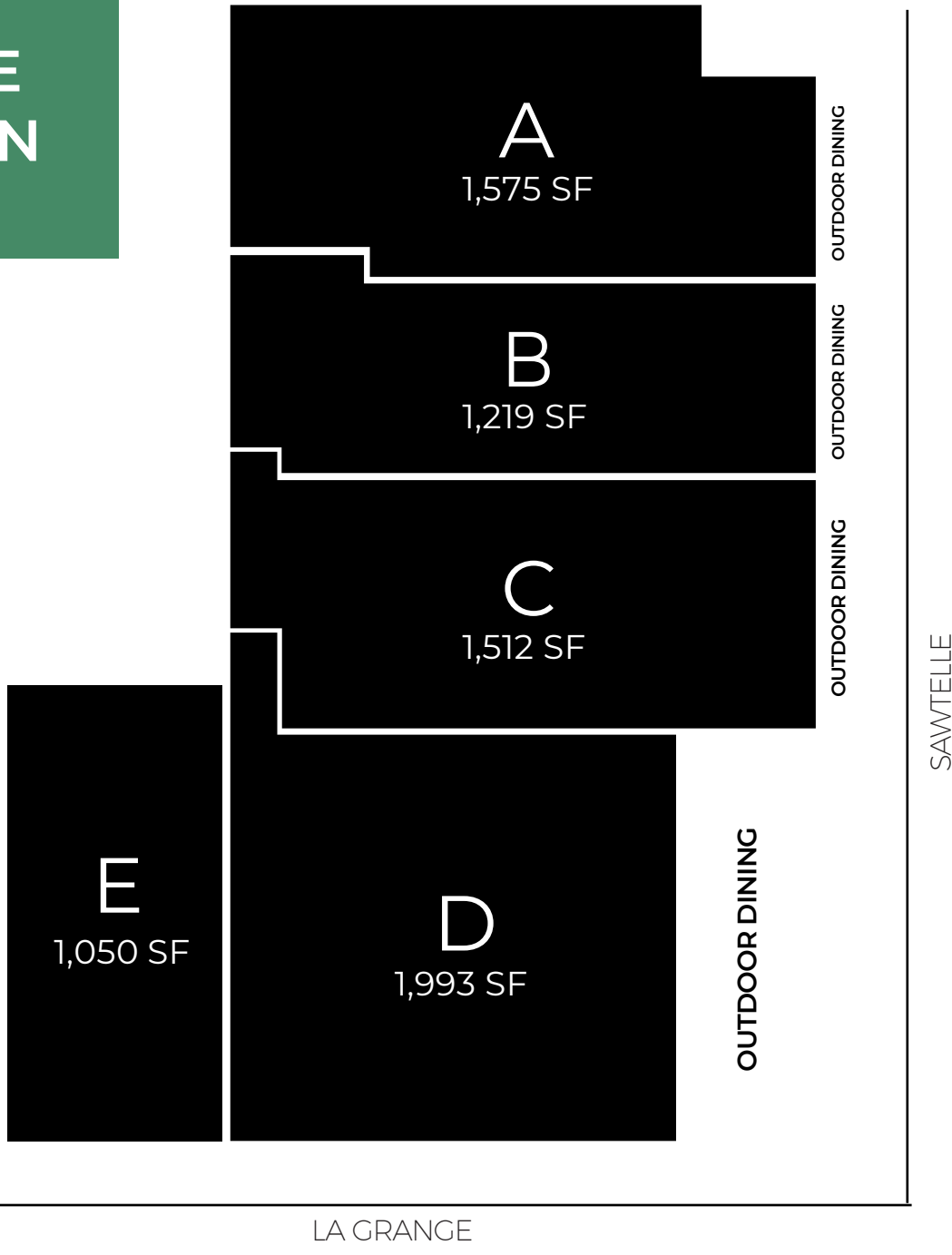
1 MILE: \$810,680  
3 MILE: \$1,008,534  
5 MILE: \$984,033



## AVERAGE AGE

1 MILE: 38.40  
3 MILE: 38.90  
5 MILE: 40.00

# SITE PLAN



## Retail Spaces:

### Space A

1,575 SF + outdoor dining

### Space B

1,219 SF + outdoor dining

### Space C

1,512 SF + outdoor dining

### Space D

1,993 SF + outdoor dining

### Space E

1,050 SF + outdoor dining

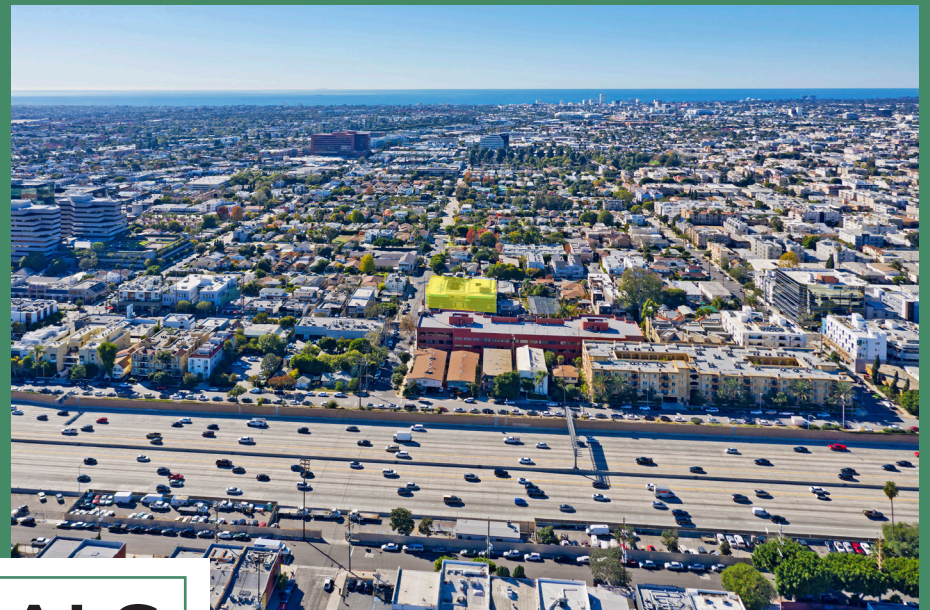
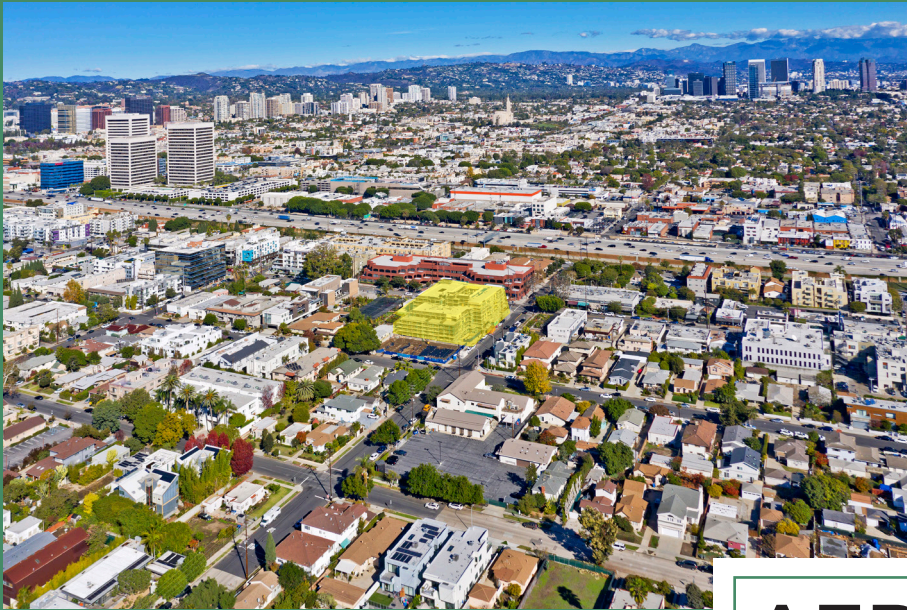
*\*Opportunities to combine spaces for a larger footprint*

*\*\*Space D has a large set back patio space*

*\*\*\*All spaces have outdoor seating, adding between 15% to 45% additional usable square footage*



AERIAL



**AERIALS**





MORE  
PHOTOS







THE NEIGHBORS



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