

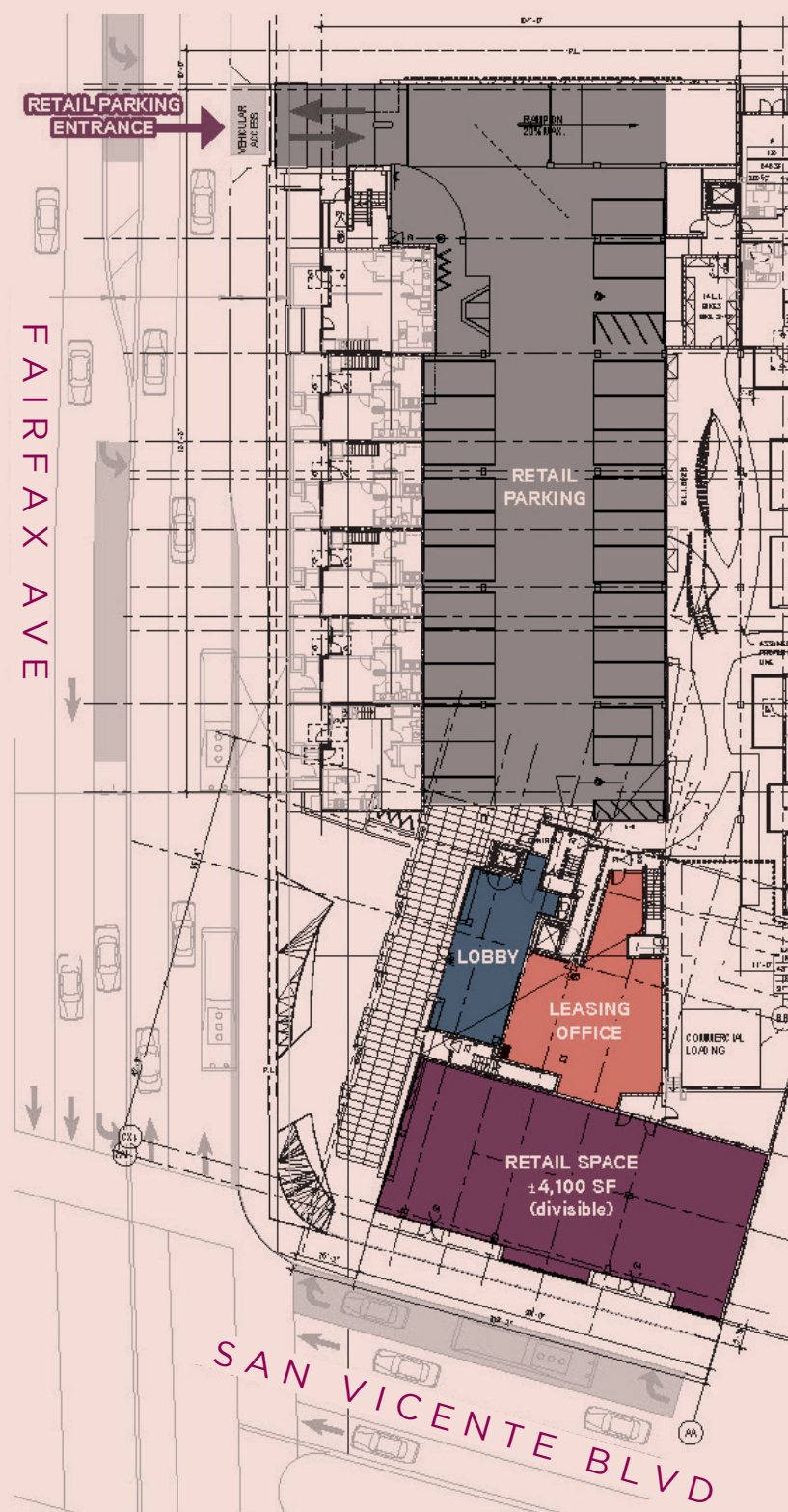
# LUXURY RESTAURANT & RETAIL SPACE FOR LEASE

# WINZ

ON FAIRFAX

## *Prominent mixed-use building*

*144 luxury residential apartments on the  
corner of Fairfax Avenue & San Vicente  
Boulevard with 100 feet of frontage*



# WINZ

ON FAIRFAX

<b>ADDRESS</b>	950 South Fairfax Avenue, Los Angeles, CA 90036
<b>AVAILABLE</b>	4,100 sf (divisible)
<b>FRONTAGE</b>	100 feet frontage on San Vicente Blvd
<b>USE</b>	Ideal for retail, restaurant and fitness
<b>RATE</b>	Rate: \$42.00 to \$51.00 psf, net
<b>TERM</b>	Five or Ten years
<b>PARKING</b>	22 exclusive surface spaces that can be expanded to 30 spaces
<b>TIA</b>	Significant Allowance Available

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## SPACE DETAILS



### GAS

Two gas services; One 3'/2500 cfh and One 2.5'/2500 cfh



### PLUMBING

One 2" stub into the premises



### HVAC

Two 5 ton HVAC units with rooftop condensing units and fan/coil units in the premises



### ELECTRIC

Two electrical services. One 400 amp services and one 200 amp services



### VENTING SHAFT/SCRUBBER

One 2 hr. grease shaft centrally located in the space.  
Tenant to install grease duct at time of TI



## AREA DEMOGRAPHICS



**DAYTIME EMPLOYEES** 52,655



**AVERAGE AGE** 35 years



**AVERAGE HOUSEHOLD INCOME** \$119,019



**COLLEGE EDUCATED** 63%



**MEDIAN HOME PRICE** \$1,187,000

## WINZ DEMOGRAPHICS



**AVERAGE AGE** 34 years



**AVERAGE HOUSEHOLD INCOME** \$419,384

## NEIGHBORING EMPLOYERS

SAG-AFTRA

New York Life

CBS

LA Ort College

WeWork

Screen Actors Guild

SBE Entertainment Group

Edelman

Scripps Network

Conde Nast

Food Network

Entercom

E! Entertainment

Fab Fit Fun

Buchwald

Mob Scene

20th Century Fox

The Jewish Federation

LA Business Journal

Cedars-Sinai

The Third Floor, Inc.

Olympia Medical Center

Academy Museum of Motion Pictures



La Brea Tar Pits Museum



Petersen Automotive Museum



LACMA





# HIGHLY DESIRABLE WEST LOS ANGELES RETAIL LOCATION



FARMERS MARKET

WHOLE FOODS MARKET

Academy Museum of Motion Pictures

Raul's Restaurants

LA BREA TAR PITS MUSEUM

LACMA

DRAGO

PETERSEN AUTOMOTIVE MUSEUM

COFFEE BEAN TEA LEAF

WINZ ON FAIRFAX

ROSALIND'S FISH & CHICKEN

Starbucks

Rahel Ethiopian Vegan Cuisine

MEALS by GENET

MERKATO ETHIOPIAN RESTAURANT MARKET

Wood's Ethiopian Cuisine

Hansen's Cakes

PARADOCS COFFEE & TEA

COFFEE CULTURE

gotta have SMOKE

Latibela Ethiopian

WILSHIRE BOULEVARD

SAN VICENTE BOULEVARD

OLYMPIC BOULEVARD

FAIRFAX AVENUE





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