



3400
SUNSET
BOULEVARD
SILVER LAKE, CALIFORNIA



3400

WEST SUNSET
BOULEVARD

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UNDER CONSTRUCTION BUILDING RENDERING



PROPERTY HIGHLIGHTS

ADDRESS:	3400 West Sunset Boulevard, Los Angeles, CA
SIZE:	1,493 sq. ft. plus a 1,430 sq. ft. patio
RENT:	Upon Request
TERM:	Ten (10) years
DELIVERY DATE:	1st Quarter of 2019
PARKING:	Abundant onsite parking available as well as valet service on Sunset Boulevard

- + Mid-century architecturally influenced mixed-use development with 31 luxury condominiums above indoor/outdoor restaurant space
- + Highly visible Silver Lake location adjacent to established retail brands and the famous “Micheltorena Steps”
- + CUP allowing for Type-47 liquor license
- + Landlord will deliver the space with all of the restaurant infrastructure, including utilities, grease interceptor and venting shaft.

AREA OVERVIEW

 **53,389**
TOTAL POPULATION
(1-mile radius)

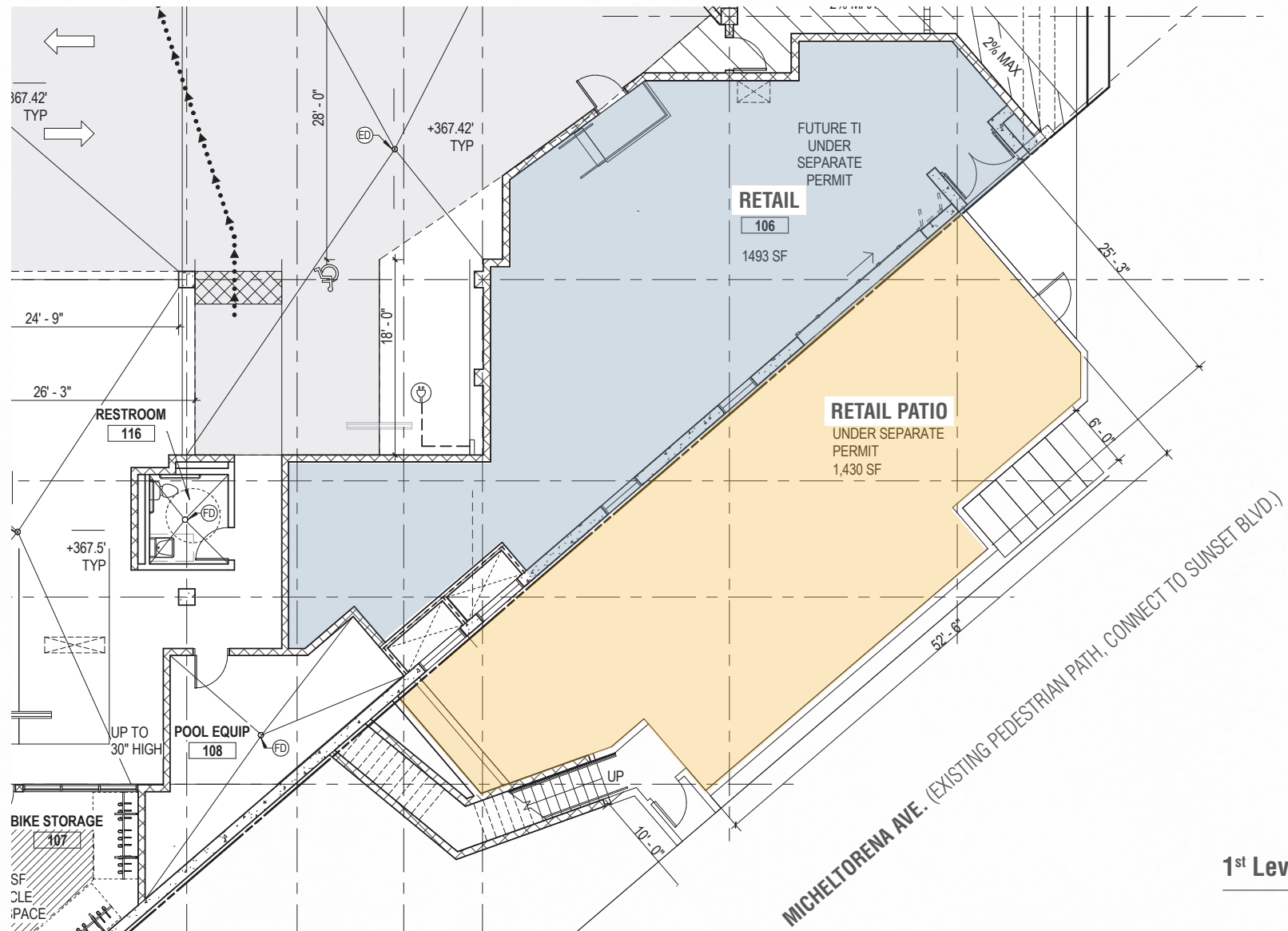
 **\$74,949**
AVG. HOUSEHOLD INCOME
(1-mile radius)

 **44,130**
TRAFFIC COUNTS
(Sunset Blvd. and Micheltorena St.)

*Source: US Census, Alteryx, Inc. & TrafficMetrix. Kalibrate Technologies.

FLOOR PLAN

1,493 sq. ft plus a 1,430 sq. ft. outdoor patio

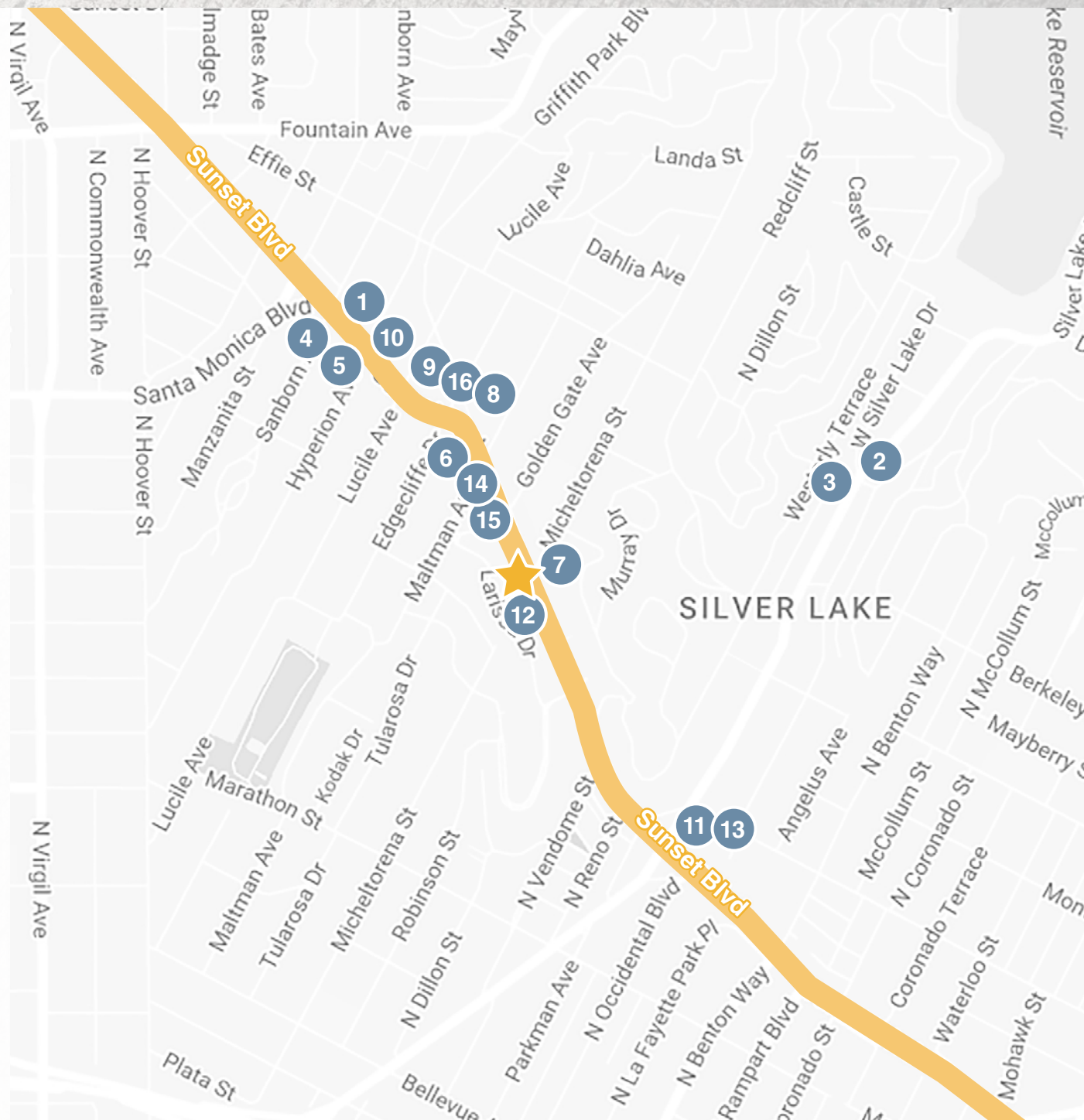


1st Level – Retail Plan

AMENITIES MAP

★ Subject Property

1. Black Cat/Mixed Company
2. Alimento
3. L& E Oyster Bar
4. Café Stella
5. Intellegentsia
6. Cliff's Edge
7. Alfred Coffee
8. Pine & Crane
9. Sawyer
10. Forage
11. Daw Yee Myanmar Corner
12. Night + Market Song
13. Same Same
14. Trois Familia
15. Fat Dragon
16. Kettle Black



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