

THE SILVER LAKE COLLECTION



GENERATIONAL INVESTMENT OPPORTUNITY LOCATED ON SUNSET BOULEVARD IN THE HEART OF SILVER LAKE, LOS ANGELES



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire The Silver Lake Collection, 10,876 square feet of recently upgraded, premiere retail space in Silver Lake (Los Angeles), CA (the “Property”). Located at 1601 Griffith Park Boulevard & 3701-3713 Sunset Boulevard, Los Angeles, CA 90026, the Property is situated on a corner lot providing frontage on the world-famous Sunset Boulevard and allowing for patrons to enjoy a walker’s paradise through the vibrant community. This opportunity grants investors the ability to gain a footprint in LA’s neighborhood of trendsetters, within a retail corridor on par with the likes of Melrose Avenue and Abbot Kinney.

The Property is currently 100% leased to a mix of exciting food & beverage tenants that contribute to dynamic atmosphere of Sunset Boulevard. Tenancy at the Property consists of Counter Culture Coffee, a trendy coffee tenant with a focus on sustainability, El Condor, a lively destination serving traditional Mexican cuisine, and Yi Cha, a modern Korean gastropub (coming soon). Yi Cha is taking over a three-space master leased restaurant space featuring a shared kitchen.

OFFERING SUMMARY

PRICE:	Best Offer
ADDRESS:	1601 Griffith Park Boulevard & 3701-3713 W Sunset Boulevard, Los Angeles, CA 90026
GLA:	10,876 SF*
SITE SIZE:	15,706 (0.36 AC)
ZONING:	LAC2
YEAR BUILT/ RENOVATED:	1934/2016 & 2023
USE:	Restaurant
OCCUPANCY:	100%
YEAR1 NOI:	\$912,607

*Includes 1,090 SF of Second Floor Mezzanine Space and 673 SF of Patio Space



INVESTMENT HIGHLIGHTS



INFILL LOS ANGELES PROPERTY LOCATED ON THE WORLD-FAMOUS SUNSET BOULEVARD

Sunset Boulevard is quintessential Los Angeles, not only does the street provide exceptional retail fundamentals, but the name recognition alone warrants a unique opportunity. Located adjacent from the Historic Landmark of the intersection of Sunset (38,349 VPD) and Santa Monica Blvd (28,932 VPD), or more commonly known as the Sunset Junction, the property is situated amongst nearly 50,000 and 520,000 people within a one and three mile radius respectively.

100+ feet of Frontage on Sunset Blvd
150 feet of Frontage on Edgecliff & Griffith Park Blvd

Over **519,000** people within a 3-mile radius

1,106,273 million people within a 5-mile radius



LOCATED IN PRIME URBAN WALKABLE NEIGHBORHOOD

Unique to the LA experience, Silver Lake has fostered a walkable environment with numerous retail amenities being conveniently accessible to its residents without the use of a vehicle. The Property is exceptionally rated a 97 out of 100 for the immediate area's accessibility and plethora of over 55 different retail amenities within one mile of the property. The property benefits from an affluent population as evident by the area receiving \$5.3 Billion and \$11.9 Billion in consumer spending within a 3-mile and 5-mile radius respectively.

Over **55** different retail amenities within 1-mile of the subject property

\$5.3B in consumer spending within a 3-mile radius of the subject property

\$11.9B in consumer spending within a 5-mile radius of the subject property



100% OCCUPIED WITH NOI GROWTH POTENTIAL

With the backfill of the previous Intent-to-Dine space, the property will remain 100% occupied to an exciting array of food & beverage tenants. The new user Yi Cha which will specialize as a modern Korean gastropub will likely drive new customers to the Property and enhance the demographic reach. The lease assignment will come with a personal 7-year guarantee from the new user. Potential NOI growth can be realized through signage via the Billboard located directly above the Property.



EXCELLENT ACCESSIBILITY

The property is nestled in between The 5, The 2, The 101, and The 110 providing convenient access to all of greater Los Angeles. The property is situated with the San Fernando Valley to the North, Downtown Los Angeles to the South, Hollywood to the West and Pasadena to the East. The population within just 5-miles of the property exceeds 1.1 million people, truly proving to be in-fill Los Angeles.



INCREASE IN NEW MULTIFAMILY DEVELOPMENT

Historically, Northeast submarket of Los Angeles saw very little apartment development for decades. However, today this area of Los Angeles is one of the most active locations for new developments in the city. The current construction pipeline has 14,500 units under construction within a five-mile radius of the Property, 450 units delivered within the Northeast Los Angeles submarket since 2020. Several neighborhoods in the submarket have evolved to become amongst the most desirable in Los Angeles, particularly for creatives. Areas such as Silver Lake, Echo Park, and Los Feliz are home to LA's trendsetters while also offering convenient access to job centers such as Downtown, Hollywood, and Pasadena.



DOWNTOWN
LOS ANGELES

SUNSET BLVD (38,349 VPD)

THE
SILVER
LAKE
COLLECTION

1601 GRIFFITH PARK
BOULEVARD

3701-3713 W SUNSET
BOULEVARD

PROPERTY SUMMARY

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3701-3713 W Sunset
Boulevard, Los Angeles, CA 90026

PRICE:

Best Offer

GLA:

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APN:

5429-021-027
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YEAR BUILT/ RENOVATED:

1934/2016 & 2023

OCCUPANCY:

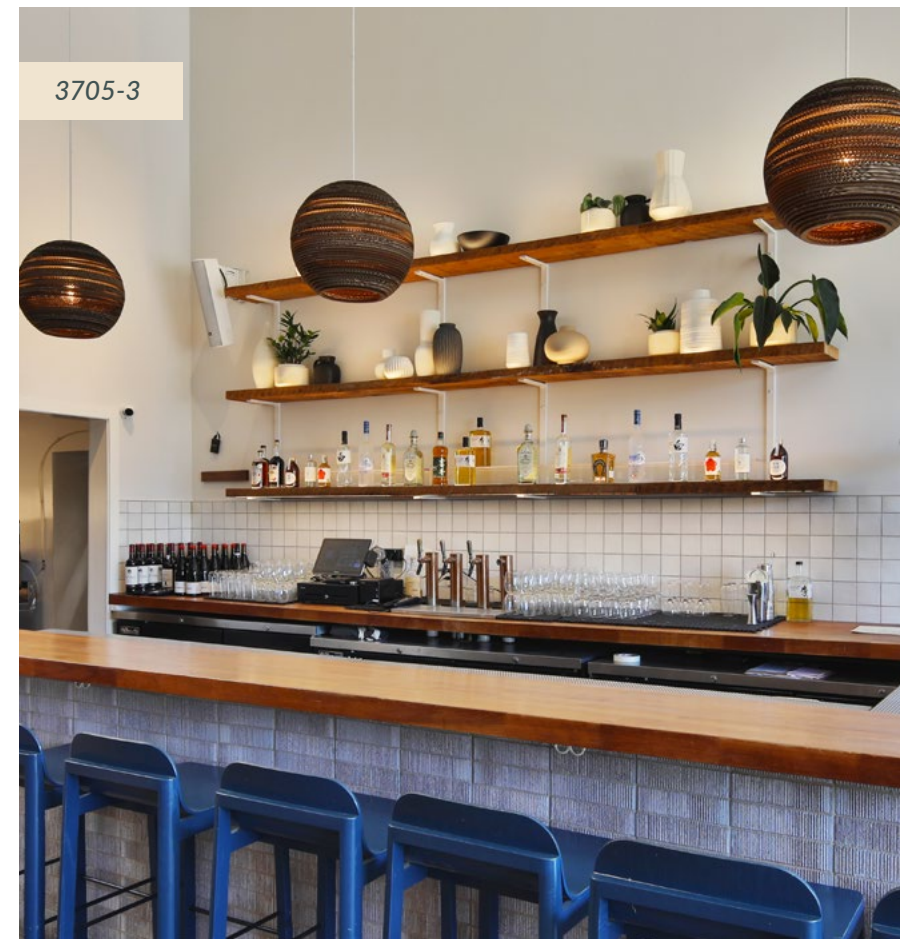
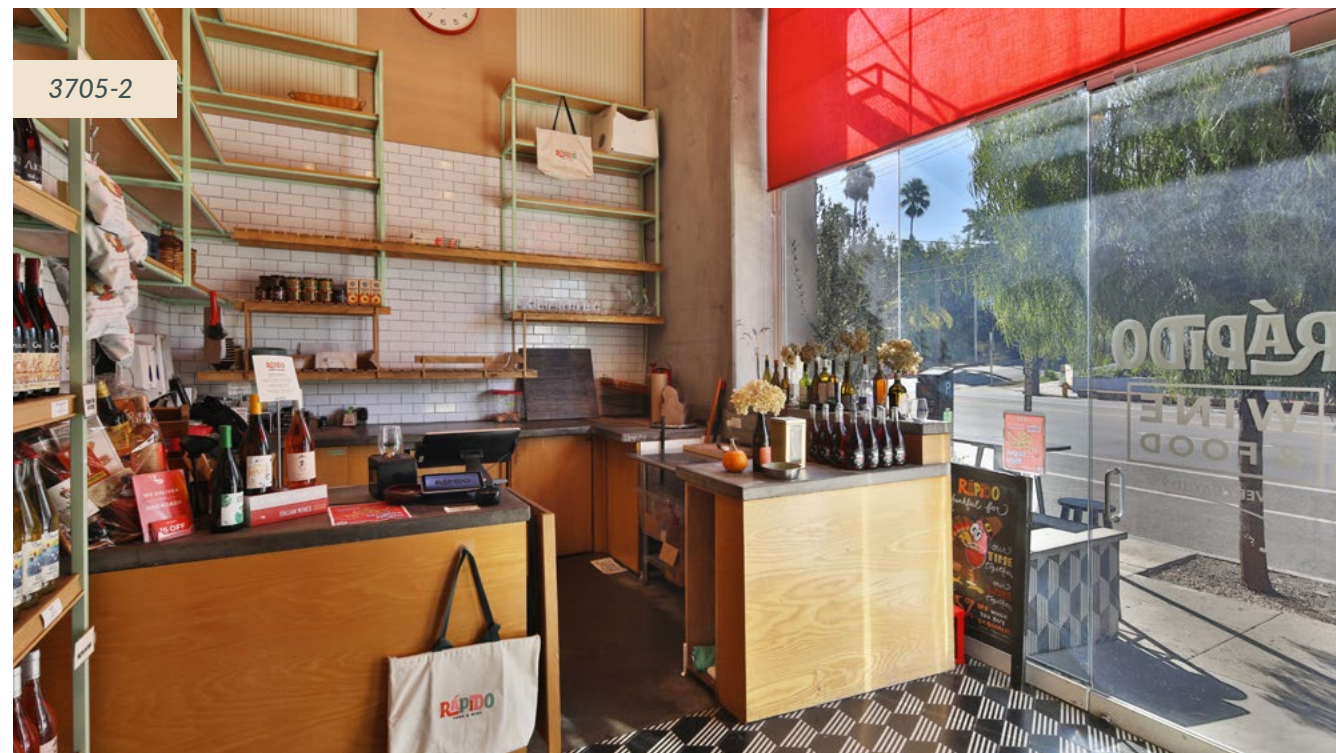
100%

PARKING:

1.66/1,000 SF
(12 parking spaces with additional
street parking)

ZONING:

LAC2



SILVER LAKE OVERVIEW

Silver Lake has grown as one of the most eccentric, trendsetting, and above all, authentic neighborhoods of Los Angeles. Silver Lake is lined with cafes, upscale boutiques, and is situated along the world-famous Sunset Boulevard where one can go door to door, exploring the best Los Angeles has to offer. Over the past decade, Silver Lake and its adjacent neighborhoods of Los Feliz, East Hollywood, and Echo Park have become the epicenter of young trendsetting professionals as these areas provide a cost-effective alternative to the more expensive coastal areas of the city such as Santa Monica and the Westside. Thus, multifamily development in the area accelerated, followed by the movement of more employers to the area such as Netflix, Viacom, CNN, and Paramount Studios. Now, Silver Lake has fortified its reputation as one of the best neighborhoods in the city, one in which young professionals have access to premiere work and living environments, complimented by world-class restaurants and entertainment.

HOLLYWOOD: HOME OF THE ENTERTAINMENT INDUSTRY

Silver Lake neighbors the nearby entertainment industry powerhouse, Hollywood. With the Netflix Corporate Office and Paramount Pictures studios both located less than three miles away, Silver Lake is ideally situated to gain from the tourism and employment within Hollywood.



RETAIL AMENITIES (NORTHWEST)



RETAIL AMENITIES (SOUTHEAST)



DOWNTOWN
LOS ANGELES

stark KAMP
studio
Clare V.
SUPERGOODIE
DURANT SESSIONS

SILVER LAKE TOWERS
52 UNITS

HEYDAY
Kreation
A.P.C.
GOLDEN AGE HOLLYWOOD
RETROSUPERFUTURE

CREAMO
BASKIN BR ROBBINS
MILLIE'S CAFE

YUMMY.COM

99¢ ONLY STORES

BAGEL

SUNSET TRIANGLE PLAZA

SUNSET BLVD (38,349 VPD)

THE SILVER LAKE COLLECTION

THE WIN-DOW
PINE & CRANE

SILVER LAKE

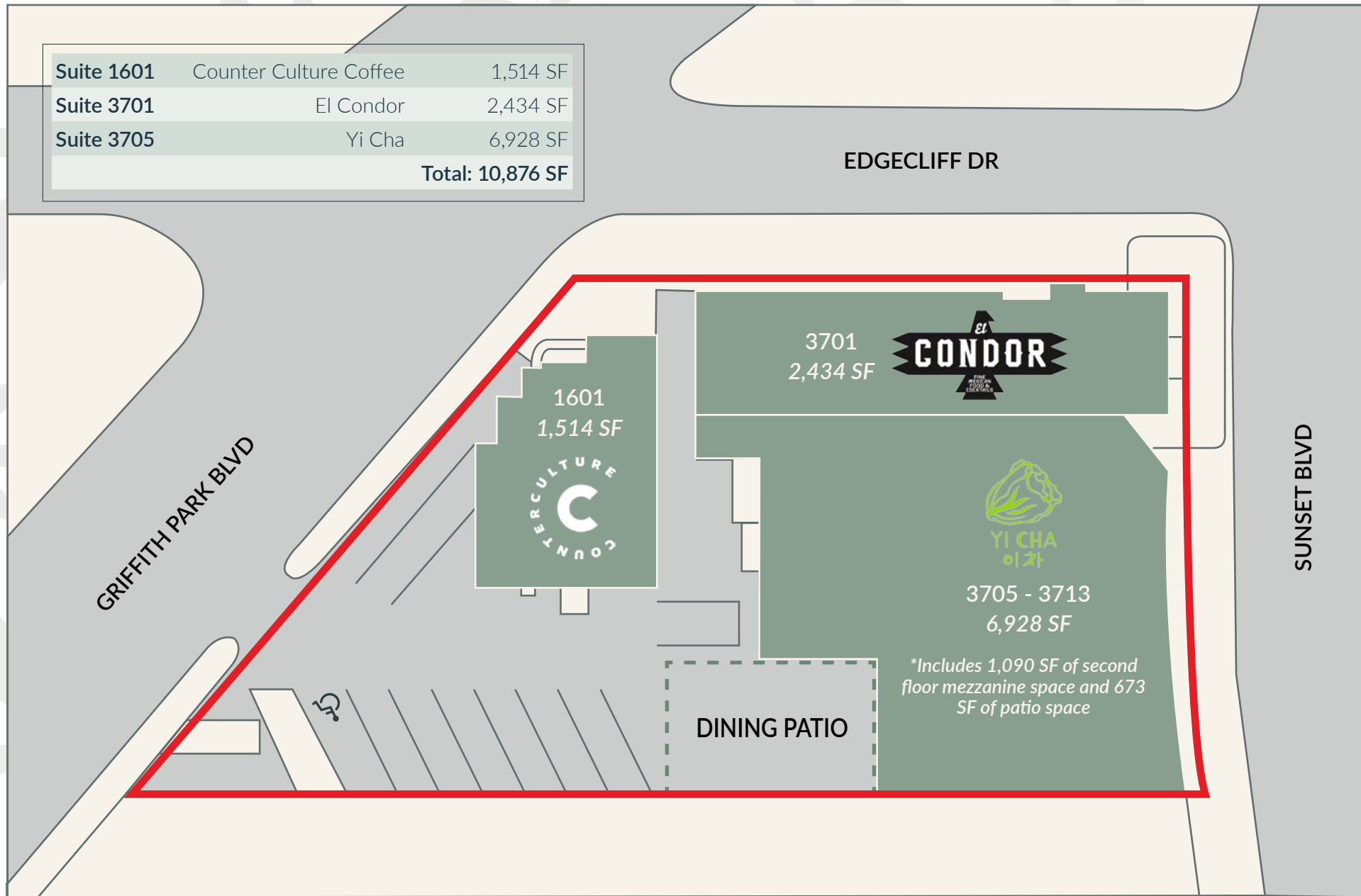
GRIFFITH PARK BLVD

SILVER LAKE RESERVOIR MASTER PLAN

After five years of planning, the Silver Lake Reservoir Master Plan has been approved by the Los Angeles city council. The plan is providing an outline for how the city is going to transform the reservoir into a 116-acre public park and help attract visitors from greater Los Angeles.



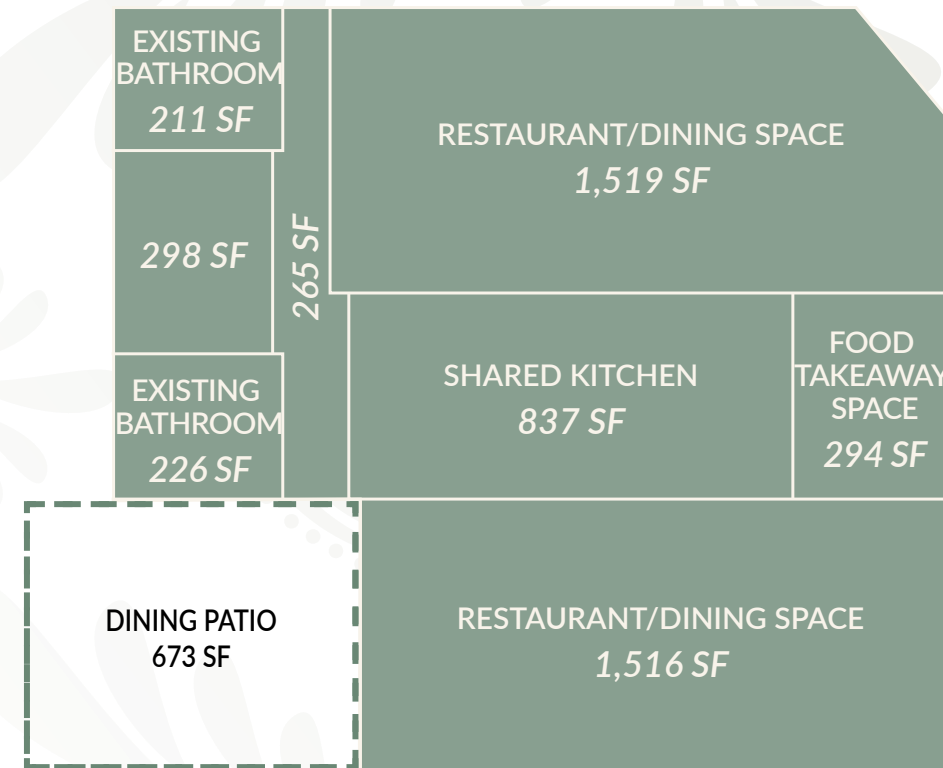
SITE PLAN



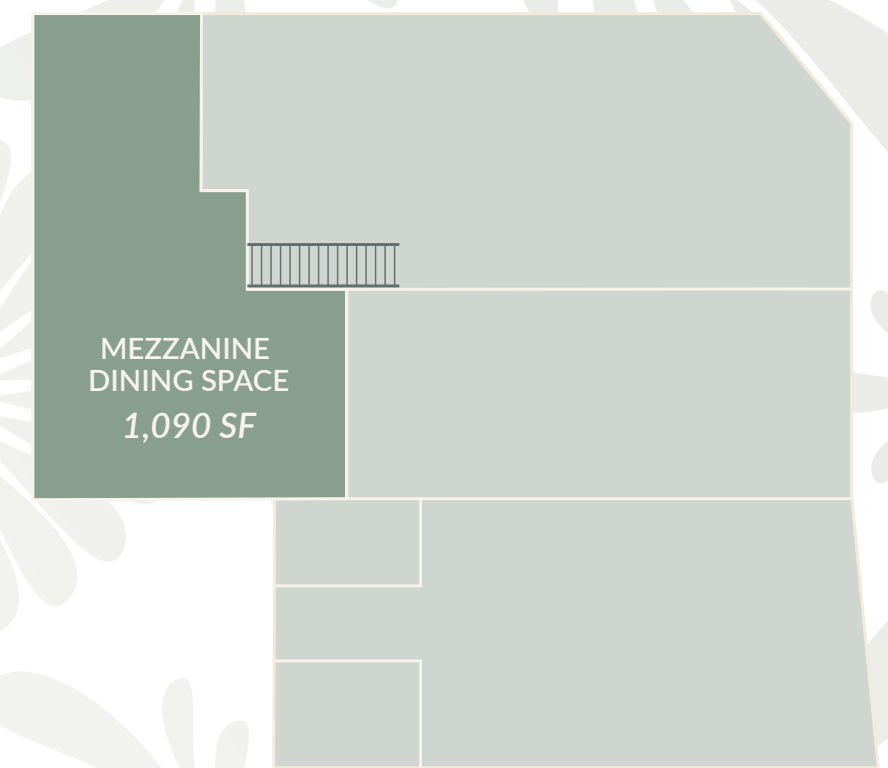
YI CHA FLOORPLAN

Yi Cha was previously Master Leased to a single food and beverage tenant operating with 3 separate spaces. The suites utilized a shared kitchen in the middle of the space.

FIRST FLOOR



SECOND FLOOR



THE SILVER LAKE COLLECTION

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