

SUNSET JUNCTION

SILVER LAKE

3924 SUNSET BOULEVARD
LOS ANGELES, 90029



COMPASS

SUNSET JUNCTION

DISCOVER THE ICONIC 3924 SUNSET BOULEVARD IN SUNSET JUNCTION, FEATURING A SPRAWLING 14,139 SQ FT STRUCTURE ON A 24,833 SQ FT LOT. THIS PROPERTY OFFERS A 3,000 SQ FT APARTMENT AND EIGHT RETAIL SPACES, INCLUDING A BAR, 120-SEAT RESTAURANT, WINE SHOP, COFFEE SHOP, AND FLOWER SHOP, ALL PROVIDING OVER 10,000 SQ FT OF DYNAMIC OPPORTUNITIES. ENHANCED BY AN ADDITIONAL 5,000 SQ FT PARKING AREA WITH LOFTY OFFICES AND GARAGES, IT'S A PRIME GATEWAY TO THE BOOMING EAST SIDE, BLENDING INVESTMENT POTENTIAL WITH THE VIBRANT ALLURE OF LOS ANGELES LIVING. SEIZE THIS RARE OPPORTUNITY TODAY!



3924 SUNSET BOULEVARD, SILVER LAKE

PROJECT SUMMARY

14,139 SF

LEASABLE AREA

24,833 SF

LOT SIZE

1941

YEAR BUILT

2

OF STORIES

15

PARKING SPACES

\$25,500,000

ASKING PRICE



RENT ROLL

TENANT	TERM	RENT	PROFORMA	SF	OPTION TERMS
Gilly Flowers	4/1/22 - 4/1/27	\$10,708	\$10,708	1,111	One (1)
Intelligentsia	6/1/17 - 6/1/27	\$19,255	\$19,255	1,609	One (1)
Retail	Vacant	N/A	\$12,000	1,193	
Cafe/Bar Stella	Partially Occupied	N/A	\$50,000	3,266	Bar has averaged over \$2.5M in gross revenue per year, and can be assumed by new owner
Pharmacies Du vin	Vacant	N/A	\$10,000	1,172	
Retail/Pop Up	Vacant	N/A	\$8,000	750	
Apartment	Vacant	N/A	\$12,500	2,863	
Apartment B	Vacant	N/A	\$3,000	537	
Storage/Office	Vacant	N/A	\$6,000	1,484	
Parking		N/A	\$5,000	15 spcs	

	TOTAL	\$36,433
	ANNUAL GROSS INCOME	\$1,637,196
	Expenses - 35% (est)	\$573,018
	Net Income	\$1,064,177
	CAP Rate (est)	4.17%

*SF is the calculated using Rentable Area with a load factor of 1.2661

NEIGHBORS

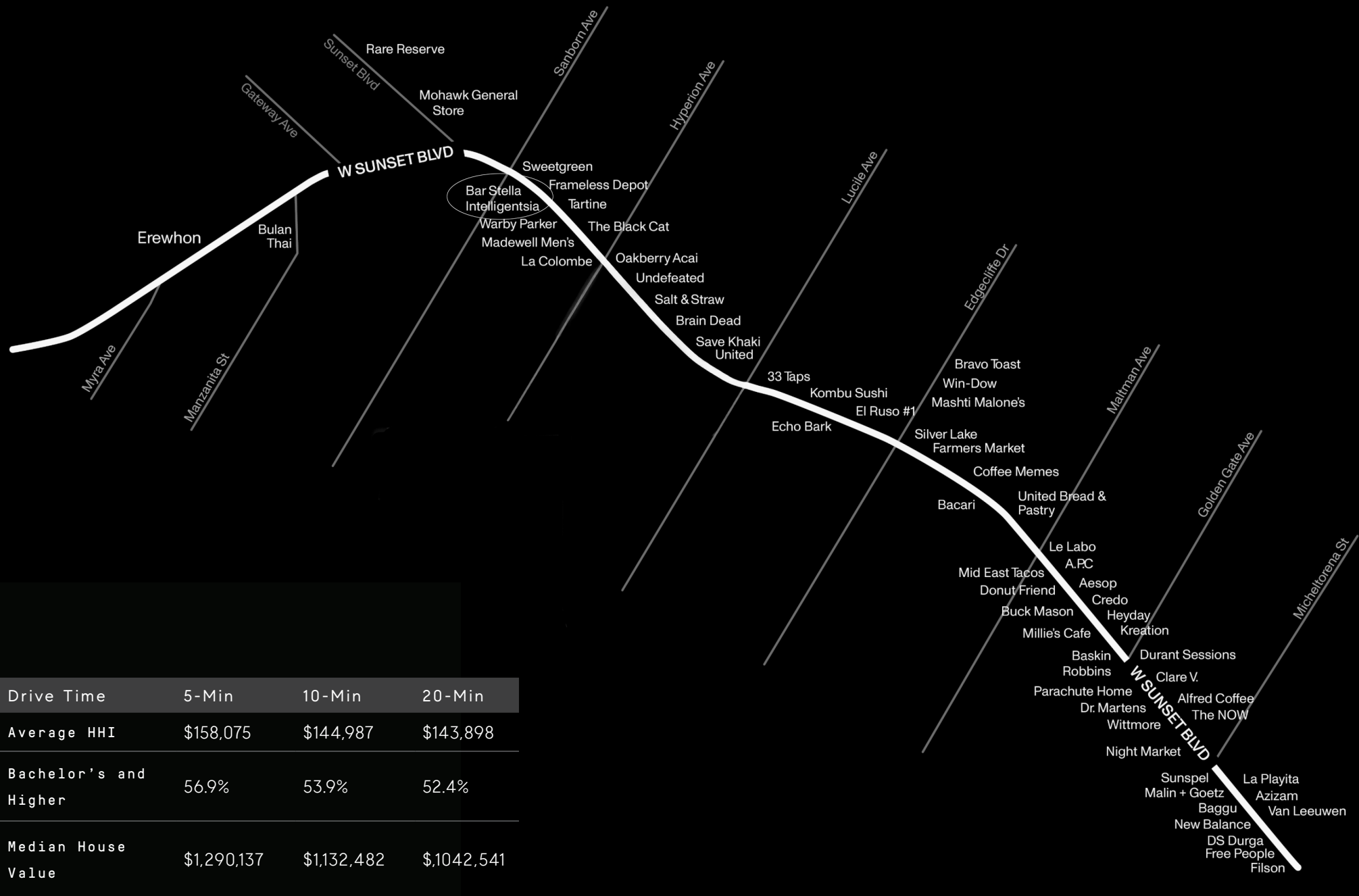
FASHION & HOME

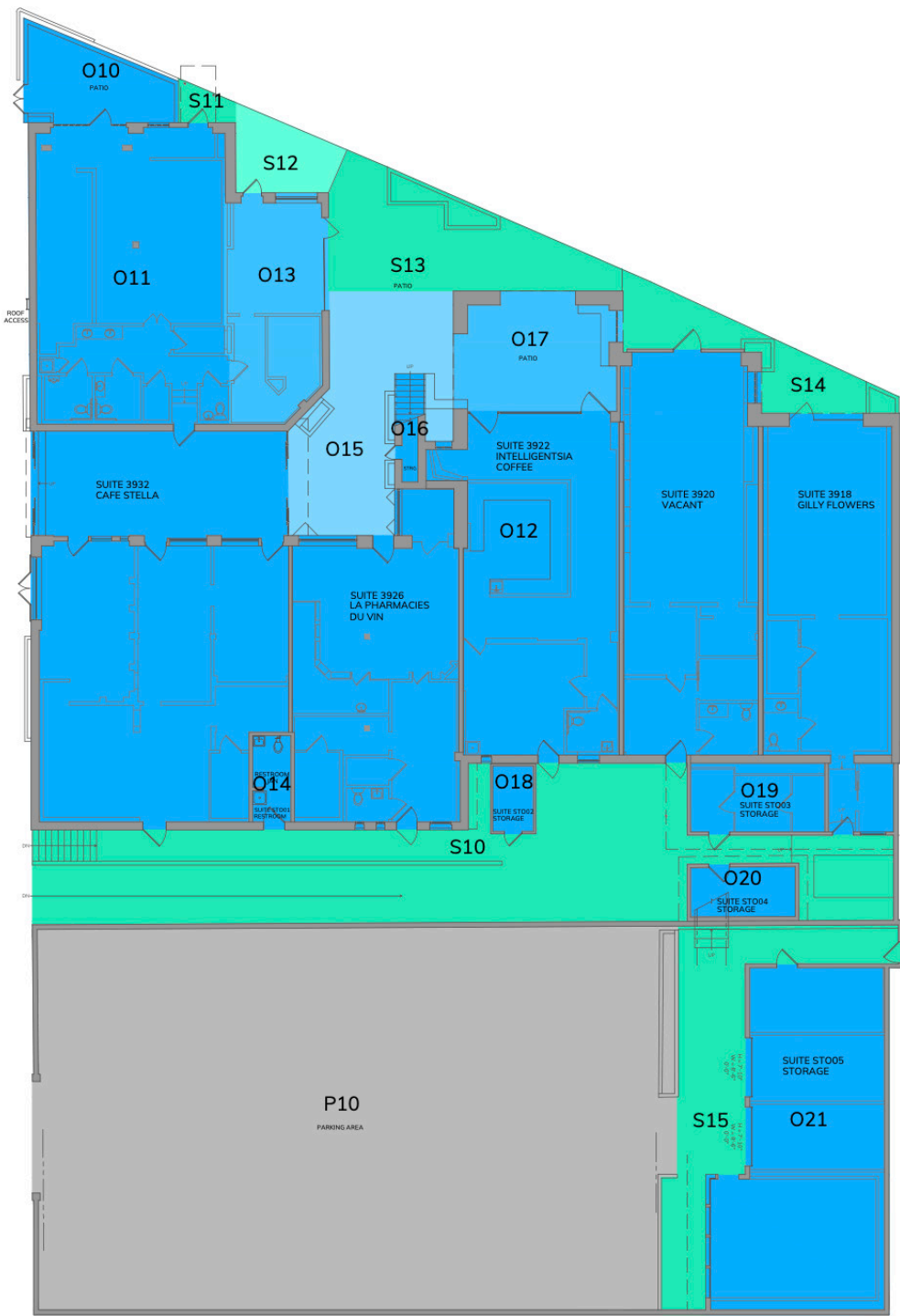
Aesop
Madewell
Warby Parker
Mohawk General Store
Clare V.
DS & Durga
A.P.C.
Baggu
Buck Mason
Undeafated
Beain Dead
Free People
New Balance
Parachute Home
Dr. Martens
Save Khaki United
Le Labo
Byredo
Wasteland
Garrett Leight
Credo
Wittmore
Filson
Malin + Goetz

FOOD

Erehwon
Bulan Thai
Sweetgreen
La Colombe
Tartine
The Black Cat
Oakberry Acai
Salt & Straw
33 Taps
Kombu Sushi
Santo Sushi
Bar Seco
Win-Dow
Bacari
United Bread & Pastry
Mid East Tacos
Donut Friend
Millie's Cafe
Night Market
Kreation
Alfred Coffee
La Playita
Azizam
Van Leeuwen



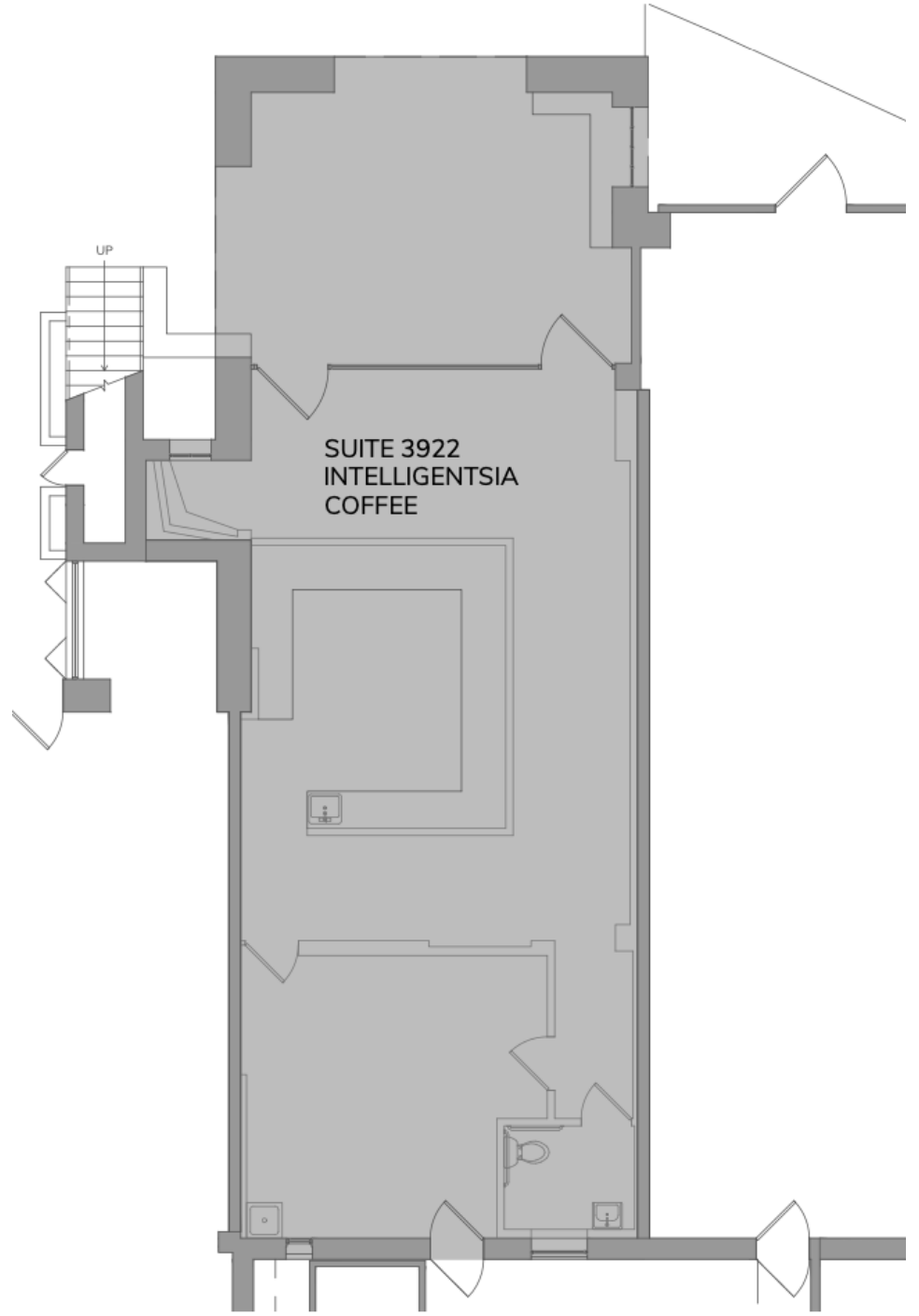




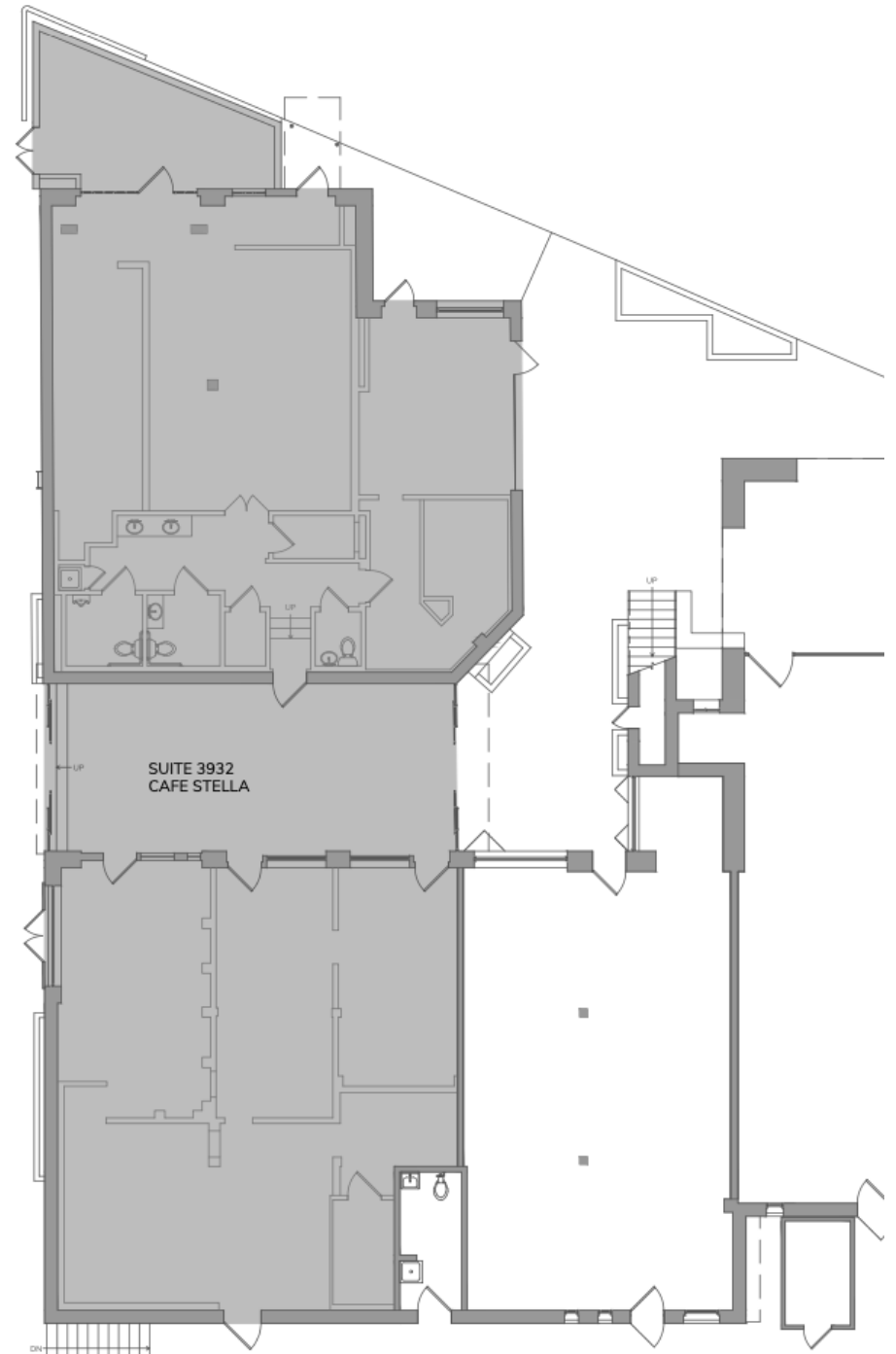
FIRST FLOOR

SECOND FLOOR

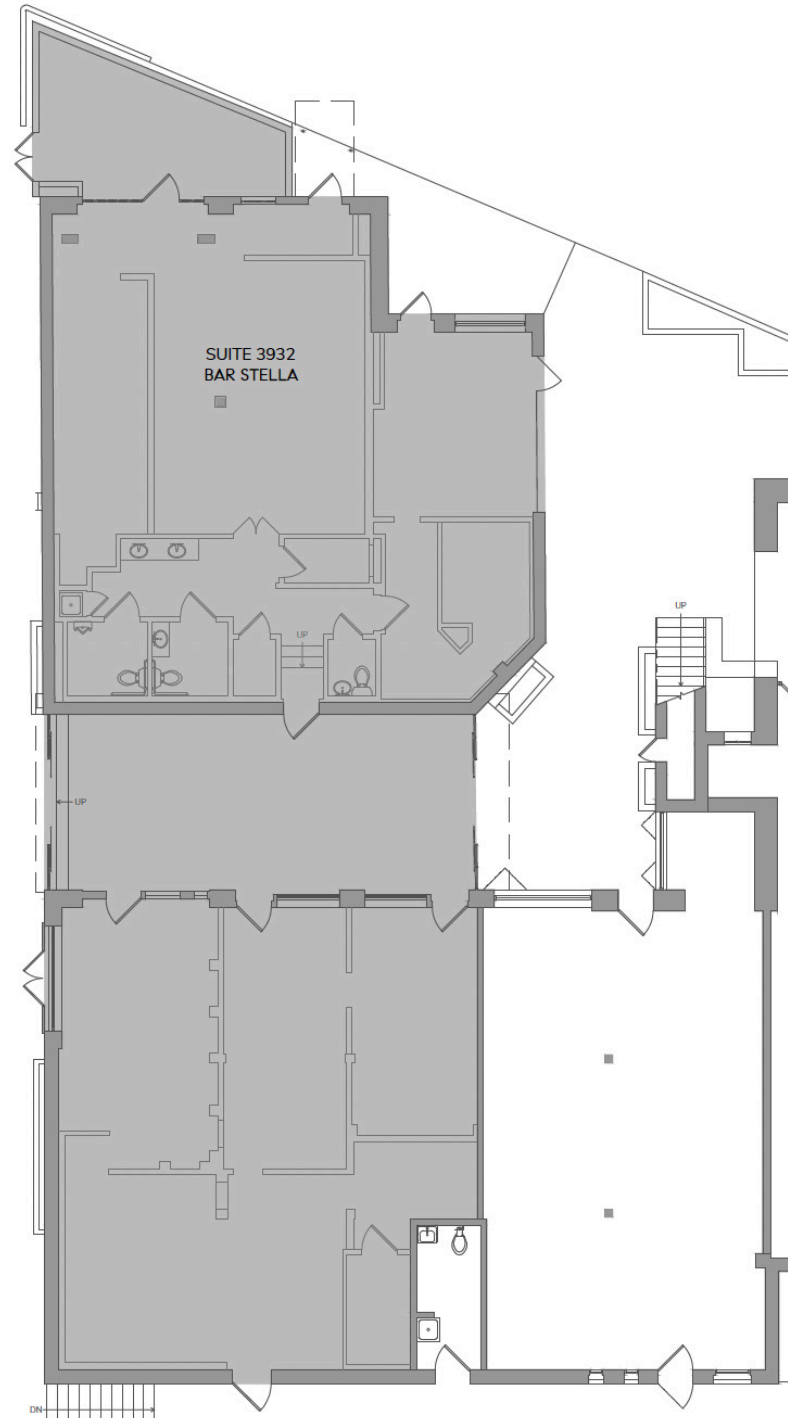




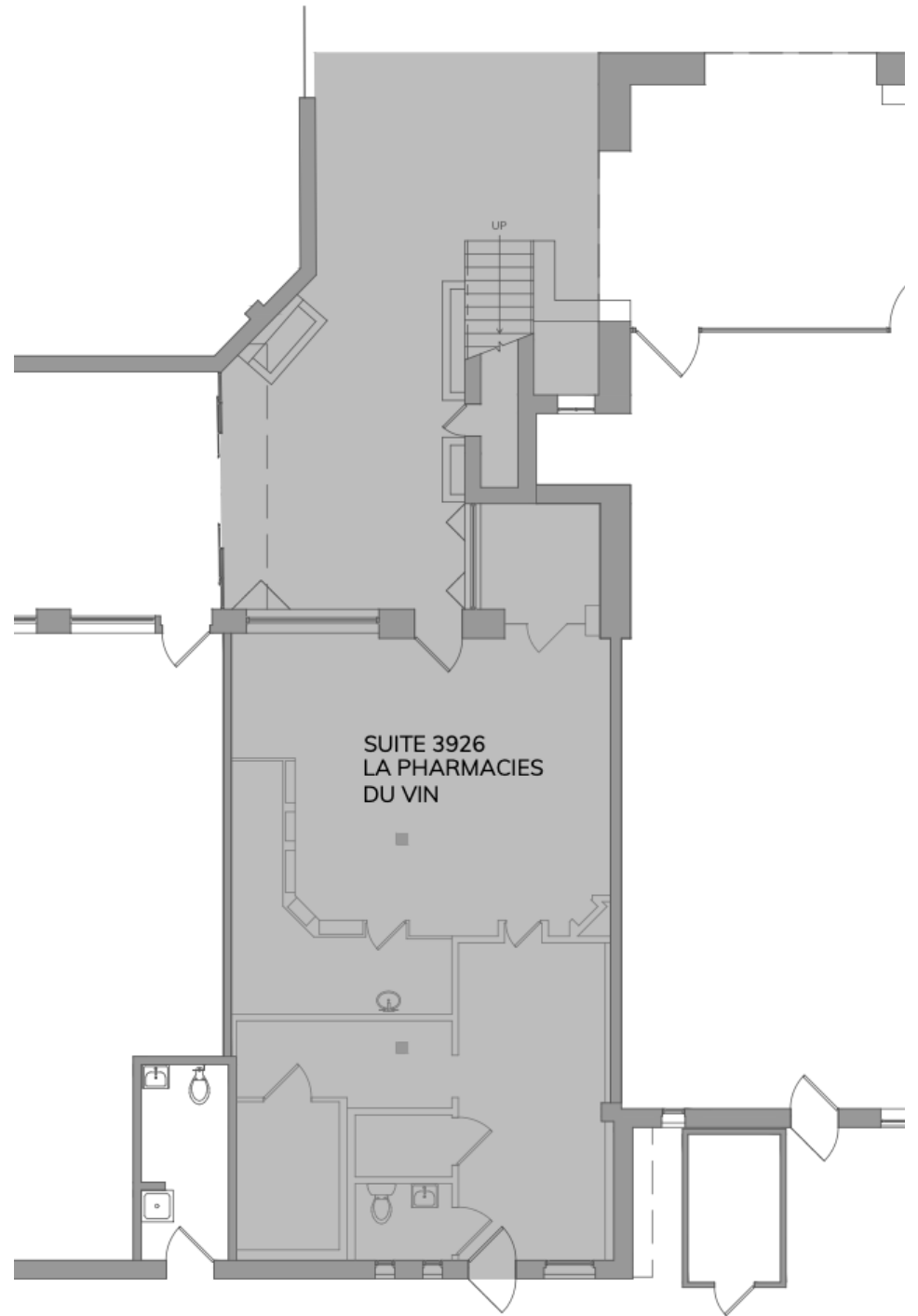
1,609 SF



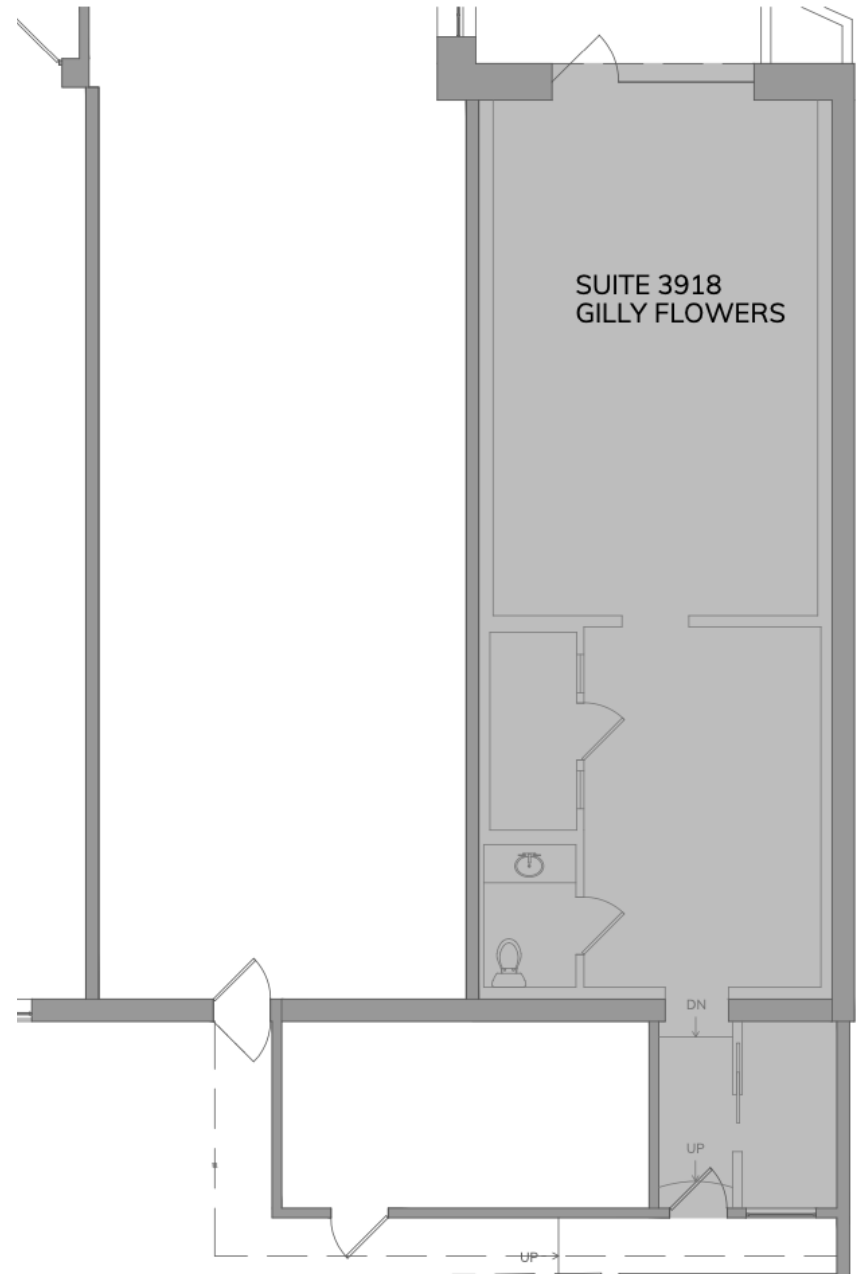
3,266 SF



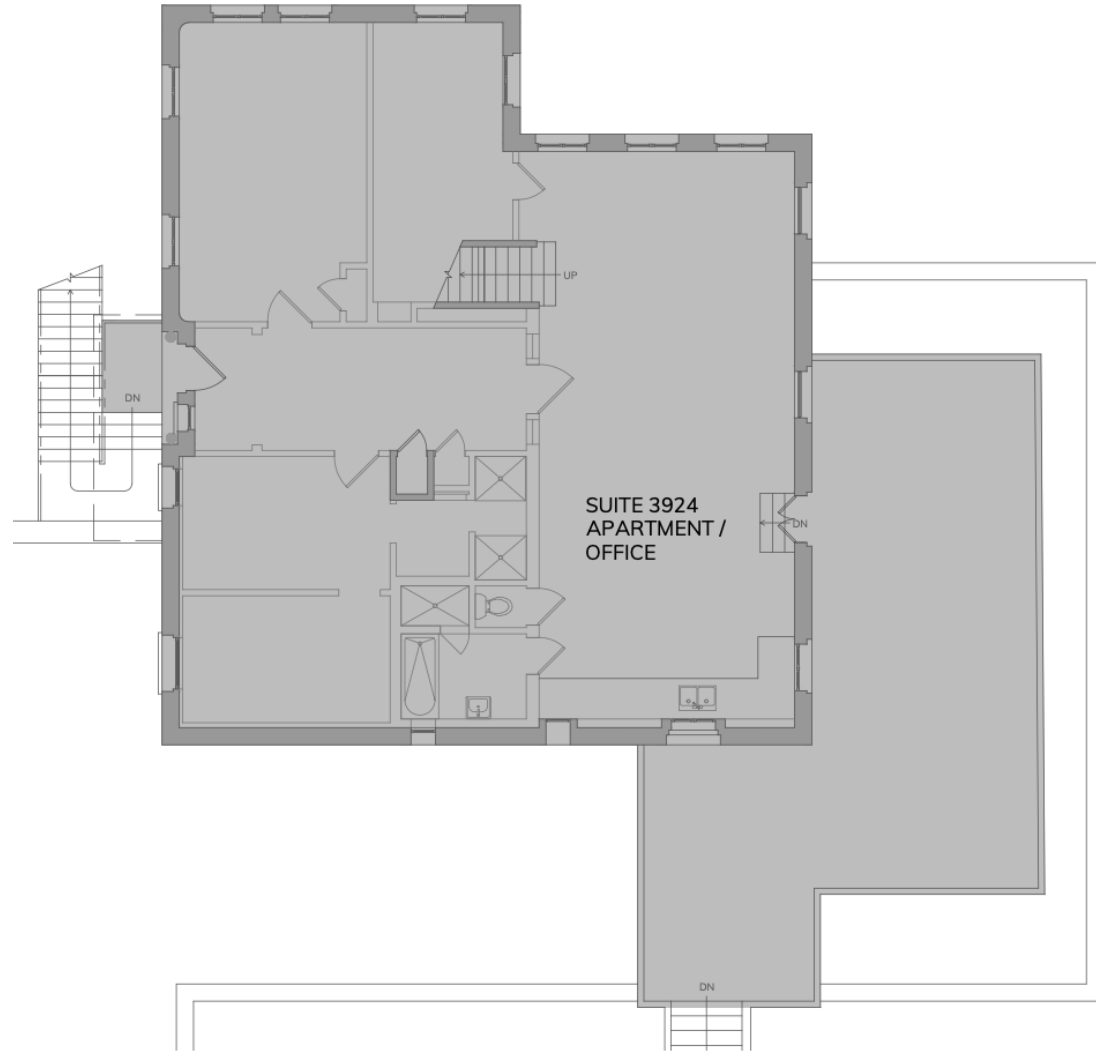
3,266 SF



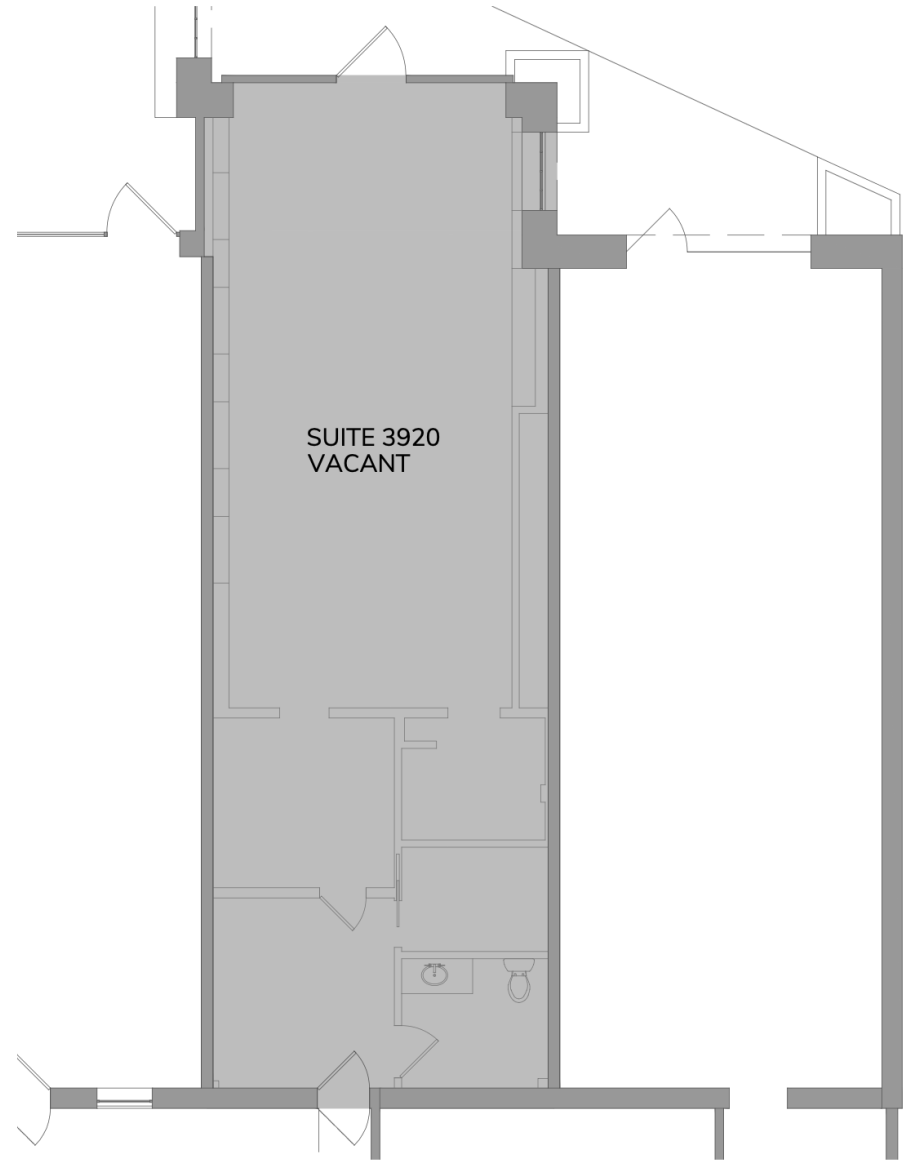
1,172 SF



1,111 SF



2,863 SF



1,193 SF

PARKING



15 SPACES

FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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