

FOR INVESTMENT SALE OPPORTUNITY IN SILVER LAKE



3921 W. Sunset Blvd

Los Angeles, CA 90029

FOR MORE INFORMATION:



GREGORY J. BATISTE

Executive Vice President

310.966.4343

batiste@westmac.com

DRE# 01071488



BRIAN R. HART

Executive Vice President

310.966.4359

hart@westmac.com

DRE# 01429000

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S. Sepulveda Boulevard, Los Angeles, CA90025

310.478.7700 | www.westmac.com

Company DRE# 01096973



Click or scan to view aerial video

WESTMAC

Commercial Brokerage Company



2026 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.

EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to acquire 3921 Sunset Boulevard, a recently constructed property comprised of a two story buildings totaling approximately 7,014 square feet on approximately 4,445 square feet of land. This is an excellent opportunity to own a trophy investment property in the heart of Silverlake's Sunset Junction. The ground floor is occupied by Tartine Bakery and 2nd floor occupied by Tia health clinic.

- **TARTINE**

Tartine is one of the most celebrated bakeries in the world and a defining name in American artisan baking. Founded in San Francisco in 2002 by James Beard Award-winning bakers Chad Robertson and Elisabeth Prueitt, Tartine is internationally renowned for its naturally leavened country bread, morning buns, pastries, and seasonal café menu — a benchmark that has influenced bakeries across the globe. With locations across San Francisco, Los Angeles, and Seoul, and a portfolio of best-selling cookbooks, Tartine draws a steady flow of devoted regulars, food enthusiasts, and destination visitors. Its presence elevates any property as a culinary landmark and a powerful daily traffic driver.

- **TIA**

Tia is a leading modern women's healthcare brand redefining how women access primary and specialty care. Built by women, for women, Tia delivers integrated, whole-person care — combining primary care, gynecology, mental health, dermatology, perimenopause and menopause management, and acupuncture under one roof. With a growing national footprint across Los Angeles, San Francisco, Scottsdale, and New York, Tia has earned a loyal membership base by offering same-week appointments, in-network insurance acceptance, and a coordinated care model that sets a new standard for women's health. Tia's clinics anchor high-traffic, lifestyle-oriented neighborhoods and attract a desirable demographic of health-conscious professionals. In Los Angeles, Tia operates in partnership with Cedars-Sinai, one of nation's top-ranked health systems, sharing clinical leadership and care coordination across its LA clinics.



PROPERTY PROFILE

Address	3921 W. Sunset Boulevard, Los Angeles, CA 90029
APN	5429-013-002
Building Size	Approximately 7,014 square feet
Lot Size	Approximately 4,445 square feet (<i>per tax record</i>)
Built / Renovated	2020
Zoning	LAC2
Stories	Two [2]
Frontage	Approximately forty four feet [44'] along Sunset Boulevard
Tenancy	Multi
Occupancy	100% occupied
Parking	Approximately Six [6] spaces
Walk Score	90 Walker's Paradise
Sale Price	\$6,950,000
2026 NOI	\$353,611.52
Cap Rate	5.1%

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PARCEL MAP



RENT ROLL



Address	3921 W. SUNSET BOULEVARD, SUITE 100	3921 W. SUNSET BOULEVARD, SUITE 201
Tenant Name	<i>Tartine Restaurant Group Inc</i>	<i>Tia, Inc</i>
Space Size	<i>±4,114 Square Feet</i>	<i>±2,900 Square Feet</i>
Lease Commencement	<i>August 10, 2020</i>	<i>April 20, 2021</i>
Lease Expiration	<i>August 31, 2035</i>	<i>October 31, 2028</i>
Monthly Base Rate	<i>\$26,663.30</i>	<i>\$11,426.00</i>
Annual Increases	<i>3%</i>	<i>3%</i>
Lease Type	<i>Net Net Net</i>	<i>Modified Gross</i>
Option to Renew	<i>Two (2) - Five (5) Year Options</i>	<i>One (1) - Five(5) Year Option</i>
Option Rent Increase	<i>FMV</i>	<i>FMV</i>
Guarantee	<i>Yes</i>	<i>N/A</i>
Website	<i>www.tartinebakery.com</i>	<i>www.asktia.com</i>





GROUND FLOOR PHOTOS



SECOND FLOOR INTERIOR PHOTOS



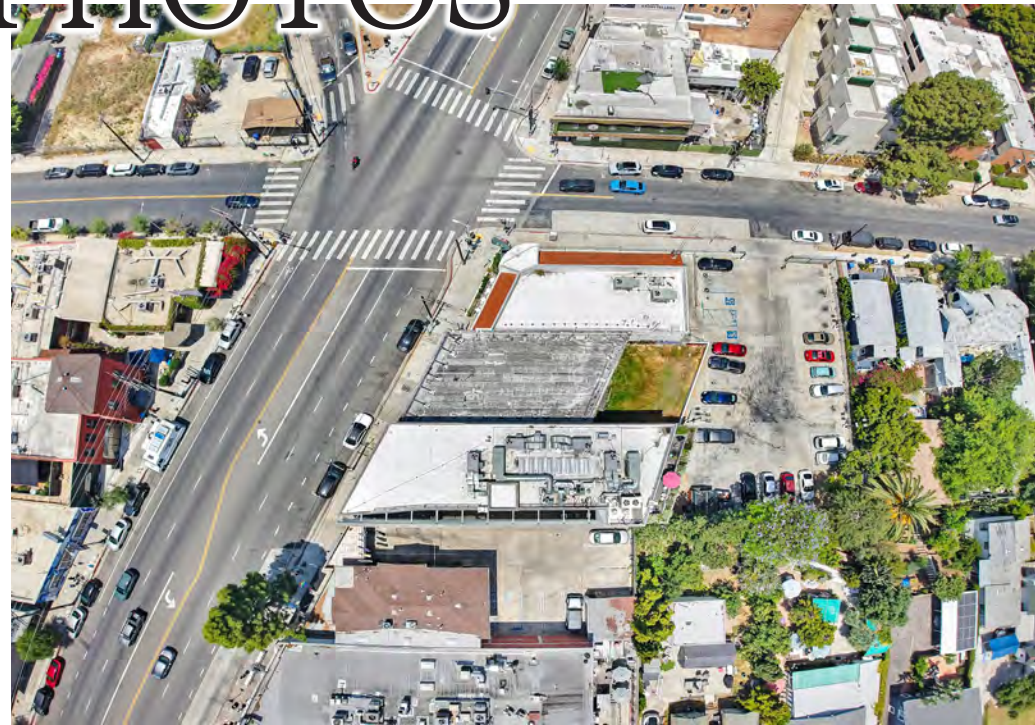


EXTERIOR PHOTOS





AERIAL PHOTOS



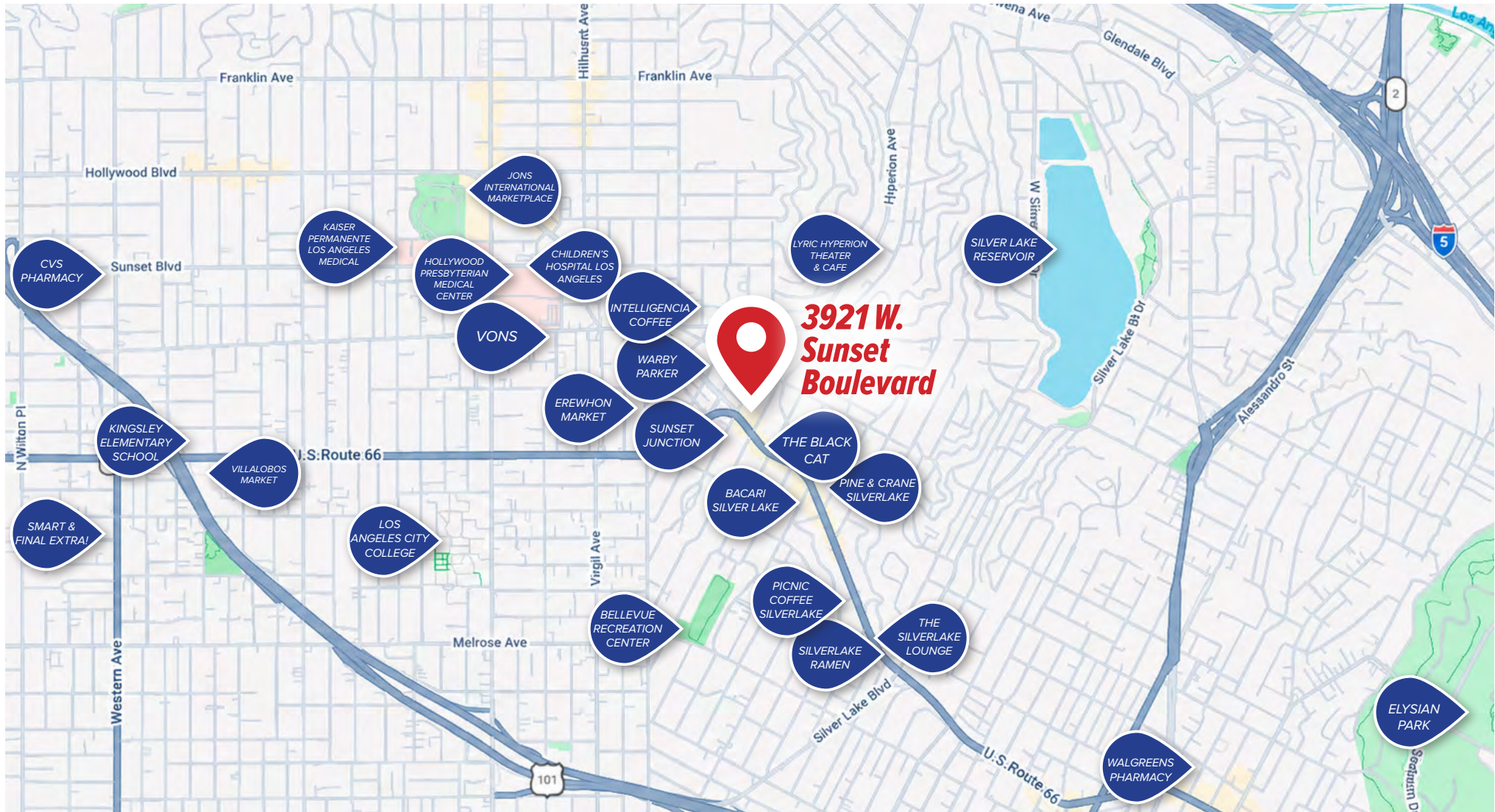
AREA SUMMARY

Located directly in the vibrant heart of Sunset Junction—the highly walkable commercial epicenter where Silver Lake and Los Feliz converge—3921 W Sunset Boulevard sits at a premium, high-traffic intersection defined by immense local spending power and dense millennial demographics.

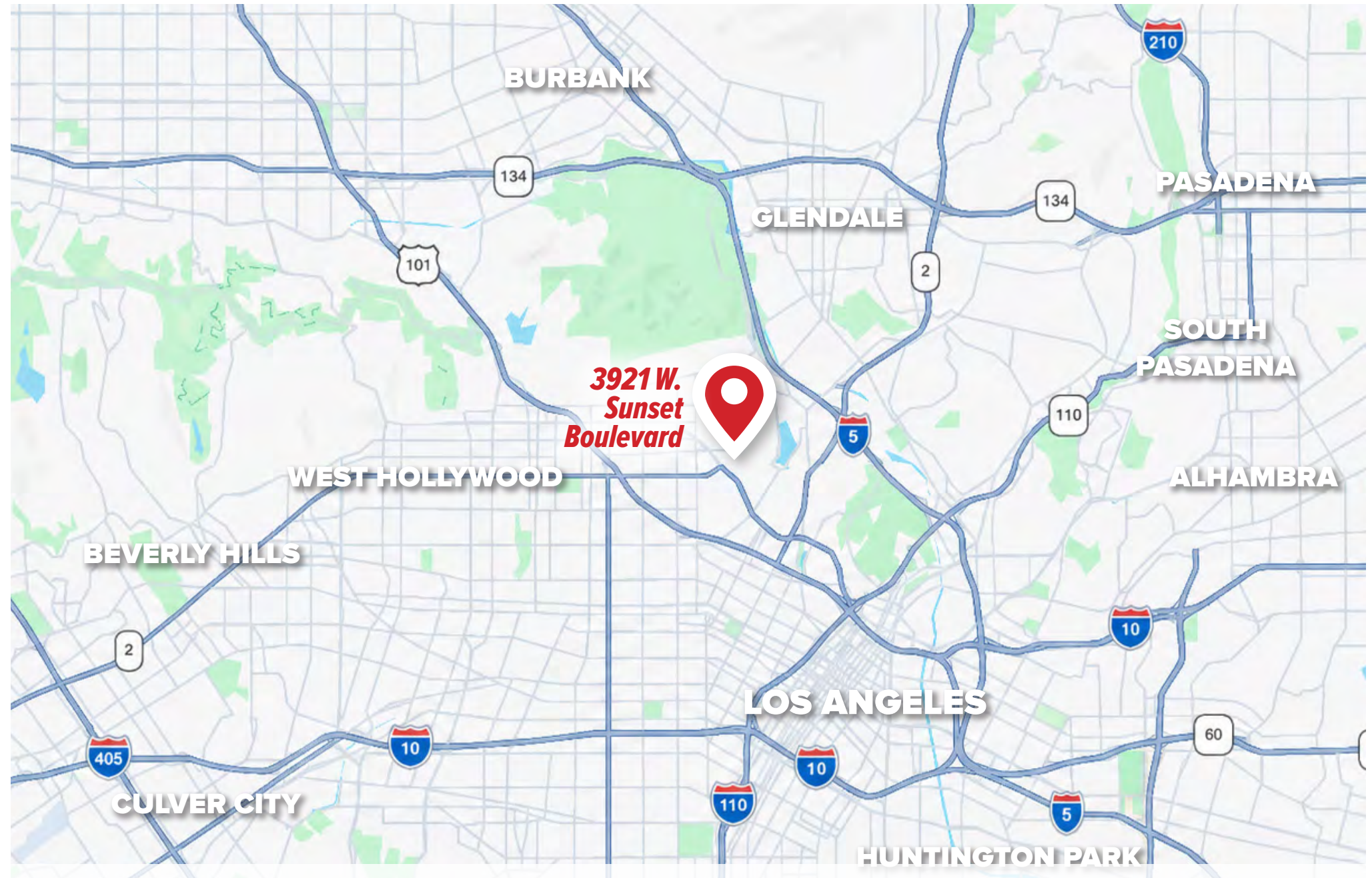
The surrounding Silver Lake neighborhood boasts a population of approximately 29,400 residents with an exceptionally high concentration of young professionals, as roughly 41% of the population falls between the ages of 25 and 44. Known for its affluent, trendsetting consumer base, the area commands an average individual income of \$82,740, with a staggering 40% of households earning over \$150,000 annually.

This highly educated workforce—where 69% of residents hold a bachelor's or graduate degree and 96% are employed in white-collar or creative industries—drives robust demand for the neighborhood's dense collection of boutique retail and premium dining. Consequently, commercial real estate in this immediate corridor is fiercely competitive.

NEIGHBORING AMENITIES



AREA MAP







FOR MORE INFORMATION:



GREGORY J. BATISTE

Executive Vice President

310.966.4343

batiste@westmac.com

DRE# 01071488



BRIAN R. HART

Executive Vice President

310.966.4359

hart@westmac.com

DRE# 01429000

WESTMAC

Commercial Brokerage Company