

4348 W FOUNTAIN
LOS ANGELES, CA 90029
FOR LEASE



OFFERING MEMORANDUM

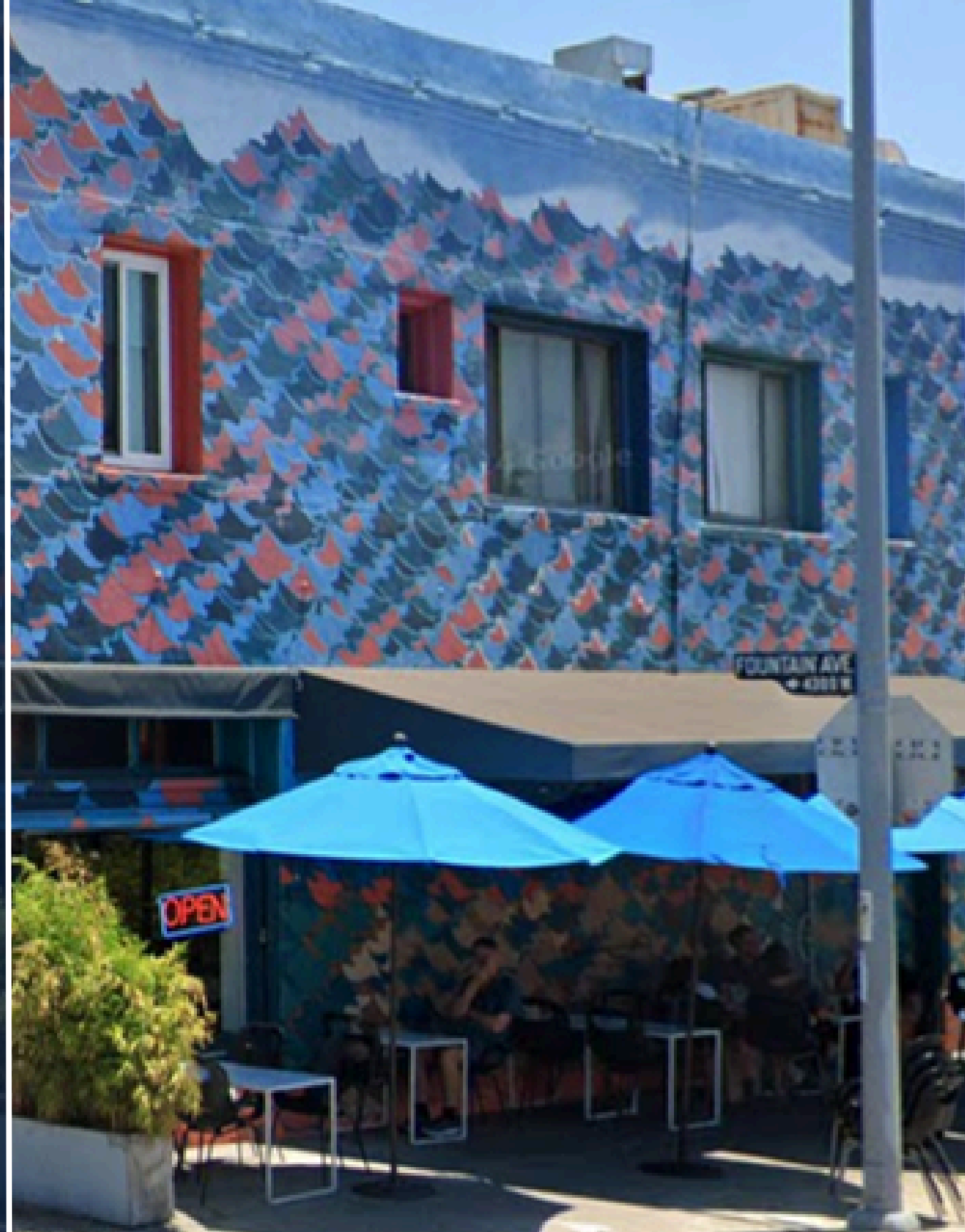


Area Highlights

CityStreet Commercial is pleased to present 4348 Fountain Ave, a rare second-generation restaurant opportunity on a highly visible six-point corner at the gateway between Silver Lake and East Hollywood. The property offers 17 dedicated parking spaces, a full-height side-wall signage and mural opportunity, and plug-and-play restaurant infrastructure in the most sought-after F&B corridor on the East Side. Neighboring operators include Bar Flores, All Time, Botanica, Night + Market Song, Alimento, Kismet, and Sunset Beer.

What You Need to Know

- Size: 1,783 SF
- Patio: 20+ seat patio
- Lot: 10,715 SF
- Parking: 17 dedicated spaces
- Corner Position: Highly visible six-point corner (Fountain / Hoover / Talmadge)
- Condition: Second-generation restaurant, fully built out
- Hood / Kitchen: Existing hood system in place
- Signage / Branding: Full side-elevation wall available for mural or signage
- Lease Rate: Inquire with Broker
- Lease Term: New direct lease with landlord
- Submarket: East Hollywood / Silver Lake
- Year Built: 1916 (character building)
- Tenancy: Dual-tenant building



Property Photos

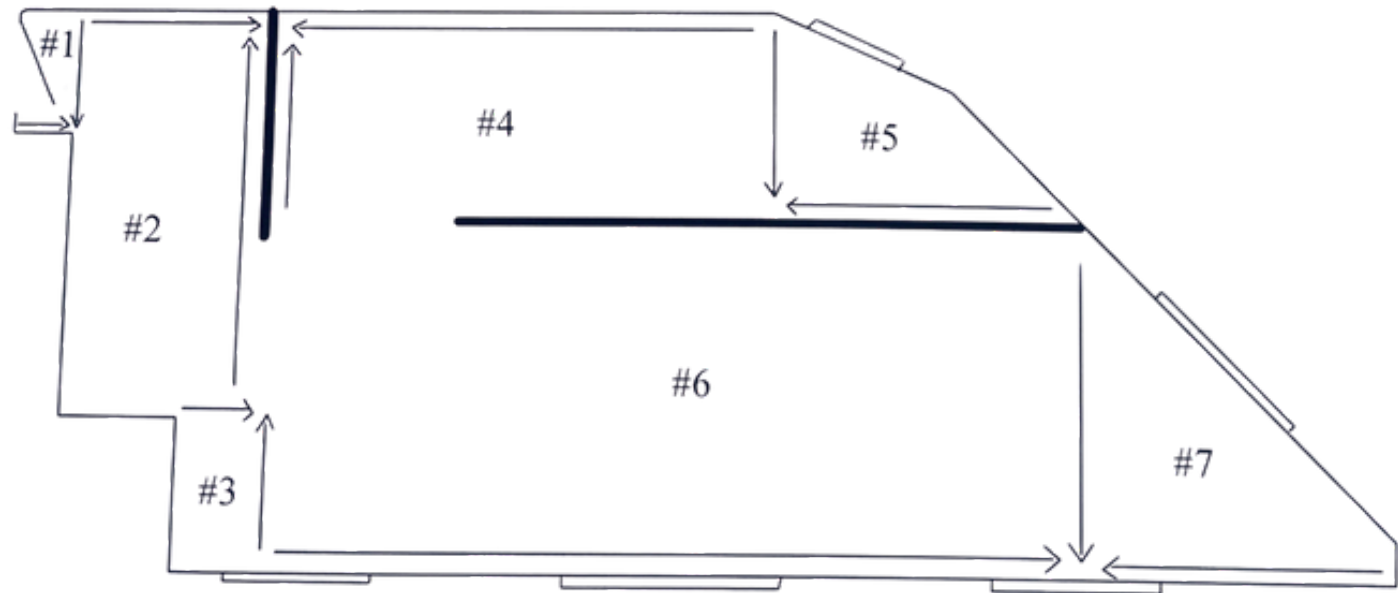


Property Photos

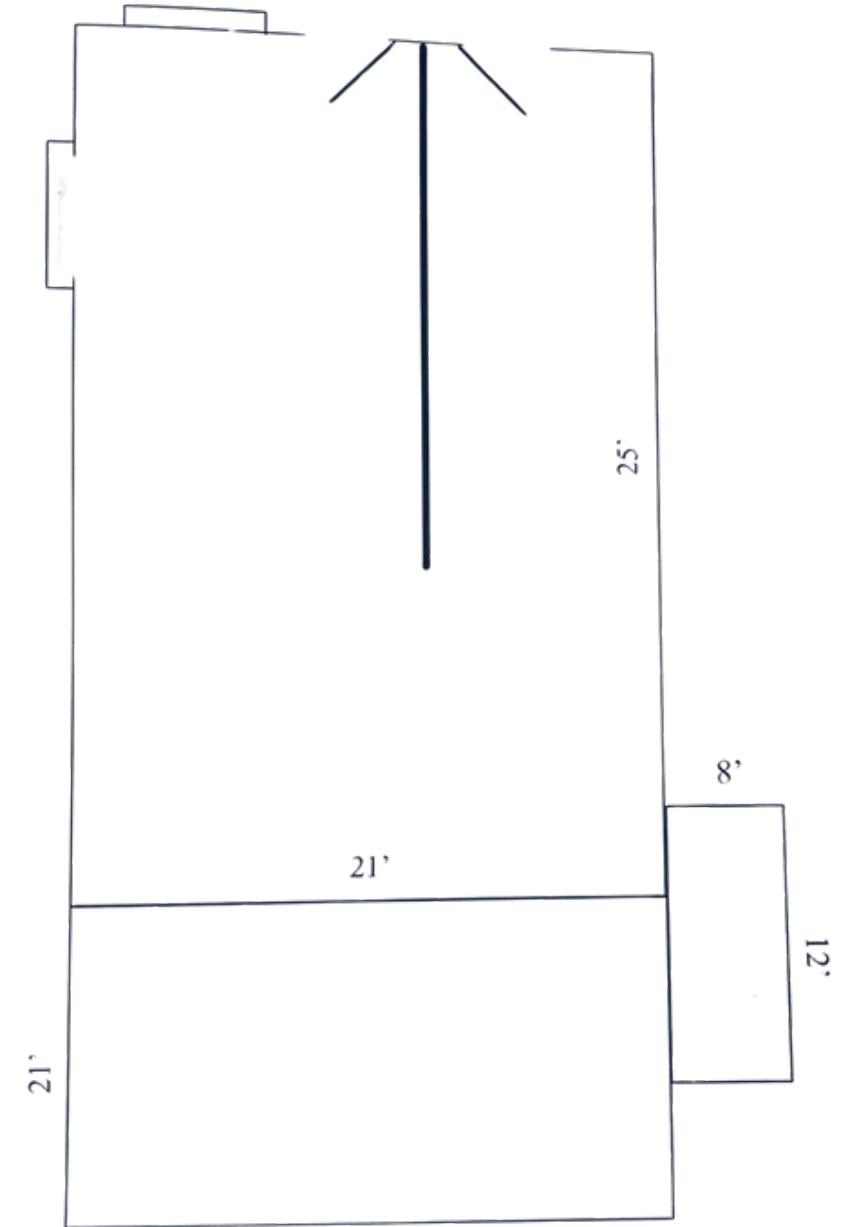


Floor Plans

- #1 = 6'x3' = 18'
- #2 = 12'x7' = 84'
- #3 = 2'x5' = 10'
- #4 = 14'x7' = 98'
- #5 = 5'x6' = 30'
- #6 = 25'x13' = 325'
- #7 = 13'x12' = 156'



1 Fountain Ave (Restaurant)
Los Angeles, CA 90212
total Sq feet= 1062 Sq feet



Silver Lake / East Hollywood Overview

Silver Lake is the cultural engine of East Side Los Angeles — the neighborhood that defined the independent restaurant movement, incubated a generation of chef-driven concepts, and continues to set the tone for where Angelenos eat, drink, and gather. Bordered by Echo Park, Los Feliz, and East Hollywood, Silver Lake is one of the most dense, walkable, and creatively engaged submarkets in the city, with a resident base that rewards operators who bring a point of view.

The 4348 Fountain position sits at the Silver Lake/East Hollywood seam, capturing resident traffic from both neighborhoods and commuter flow along Sunset, Hoover, and Fountain.

Silver Lake is home to a diverse mix of residents, including artists, musicians, and young professionals. The neighborhood is known for its trendy bars and restaurants, hip coffee shops, and eclectic boutiques. Silver Lake is also home to several parks, including the popular Silver Lake Reservoir, which offers stunning views of the city and is a popular spot for jogging, picnicking, and relaxing.

Both neighborhoods have a strong sense of community and are known for their creative and innovative businesses. From artisanal coffee shops to boutique clothing stores, there's something for everyone in Silver Lake and East Hollywood. The neighborhoods also host regular events, including art walks, street fairs, and farmer's markets, which help to bring the community together and support local businesses.





Echo Park / Silver Lake Amenities

4348 FOUNTAIN AVE



Demographics

Demographics (2025)

Metric	1 Mile	2 Miles	5 Miles
Total Population	51,049	203,635	1,047,997
Median Age	40.7	39.9	39.4
Average Household Income	\$117,420	\$103,978	\$99,582
Median Household Income	\$88,206	\$72,357	\$69,022
Bachelor's Degree or Higher	44%	38%	37%
Total Consumer Spending	\$703.4M	\$2.5B	\$12.2B

Consumer Spending by Category (5-Mile, Annual)

Category	Total Spending	Avg Household
Food & Alcohol	\$3.72B	\$8,367
Transportation & Maintenance	\$2.91B	\$6,562
Household Goods	\$1.82B	\$4,102
Entertainment, Hobbies & Pets	\$1.69B	\$3,803
Education & Daycare	\$831M	\$1,871
Apparel	\$675M	\$1,520
Health Care	\$568M	\$1,278

Who is Dining Here / Overview

Silver Lake and East Hollywood are home to the diners who shaped how Los Angeles eats. The dominant resident cohort is young, educated, and rents by choice; designers, editors, writers, producers, musicians, and the broader creative workforce that fills the studios and production houses of Hollywood and the agencies of Burbank. They are joined by a deep, culturally diverse working-household community that has anchored these neighborhoods for generations and gives the corridor its daily rhythm. These are diners who will pay for a good glass of natural wine, who know the difference between a real bagel and a bad one, who will walk six blocks for a restaurant with a point of view and drive past ten of them to get there. They eat out more than they eat in. They return weekly to places they love and never again to places that disappoint them.

TRAFFIC COUNTS

Combined daily vehicle trips at the surrounding arterials exceed 100,000+ vehicles per day, including:

- Sunset Blvd: 32,289 VPD (0.13 mi)
- Sunset Blvd @ Hoover: 31,460 VPD (0.05 mi)
- N Virgil Ave: 21,865 VPD (0.13 mi)
- Fountain Ave: 18,696 VPD (0.08 mi)



Tenants in **The Market**

MAISON KITSUNÉ
PARIS

HEYDAY

PARACHUTE

% ARABICA®

A.P.C.

BYREDO

Neighborhood
Goods

EREWON

sweetgreen

Aēsop®

4348 W FOUNTAIN

LOS ANGELES, CA 90029

FOR LEASE

Contact us:

Leslie Haro

Managing Partner

323.395.1479

leslie@citystreetcre.com

CA License No. 01829061

Michael Santoro

Associate | Hospitality Advisory

+1 646 696 8332

michael@citystreetcre.com

CA License No. 02319843



CITYSTREET
COMMERCIAL

Disclaimer

This document has been prepared by CityStreet Commercial for advertising and general information only. CityStreet Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. CityStreet Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of CityStreet Commercial and/or its licensor(s). ©2026. All rights reserved.