

FOR LEASE

465 N. FAIRFAX AVE | LOS ANGELES, CA
RESTAURANT ON PREMIER SIGNALIZED CORNER



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PROPERTY HIGHLIGHTS

Exceptional restaurant opportunity at the high-visibility hard corner of Fairfax and Rosewood in the heart of LA's Fairfax District. ±1,783 SF open-plan space built out for restaurant use, with a full kitchen, storage, and efficient front-of-house customer service flow. Floor-to-ceiling windows offer ample natural light and excellent visibility. An outdoor patio and dedicated carry-out window add flexibility for dine-in, delivery, and to-go business. Onsite parking, a rare amenity in this bustling locale, rounds out this turnkey culinary launchpad.



Hard corner location at Fairfax and Rosewood, in the heart of LA's Fairfax District



Full-service kitchen, outdoor patio & separate carry-out window



Customer parking on-site — a rare amenity for the area



Adjacent to Canter's Deli, the Original Farmers Market, and high street retail



Soaring traffic counts: Fairfax Ave + Oakwood Ave - 35,970 CPD



Onsite storage area



Lease Rate & Key Money: Available Upon Request

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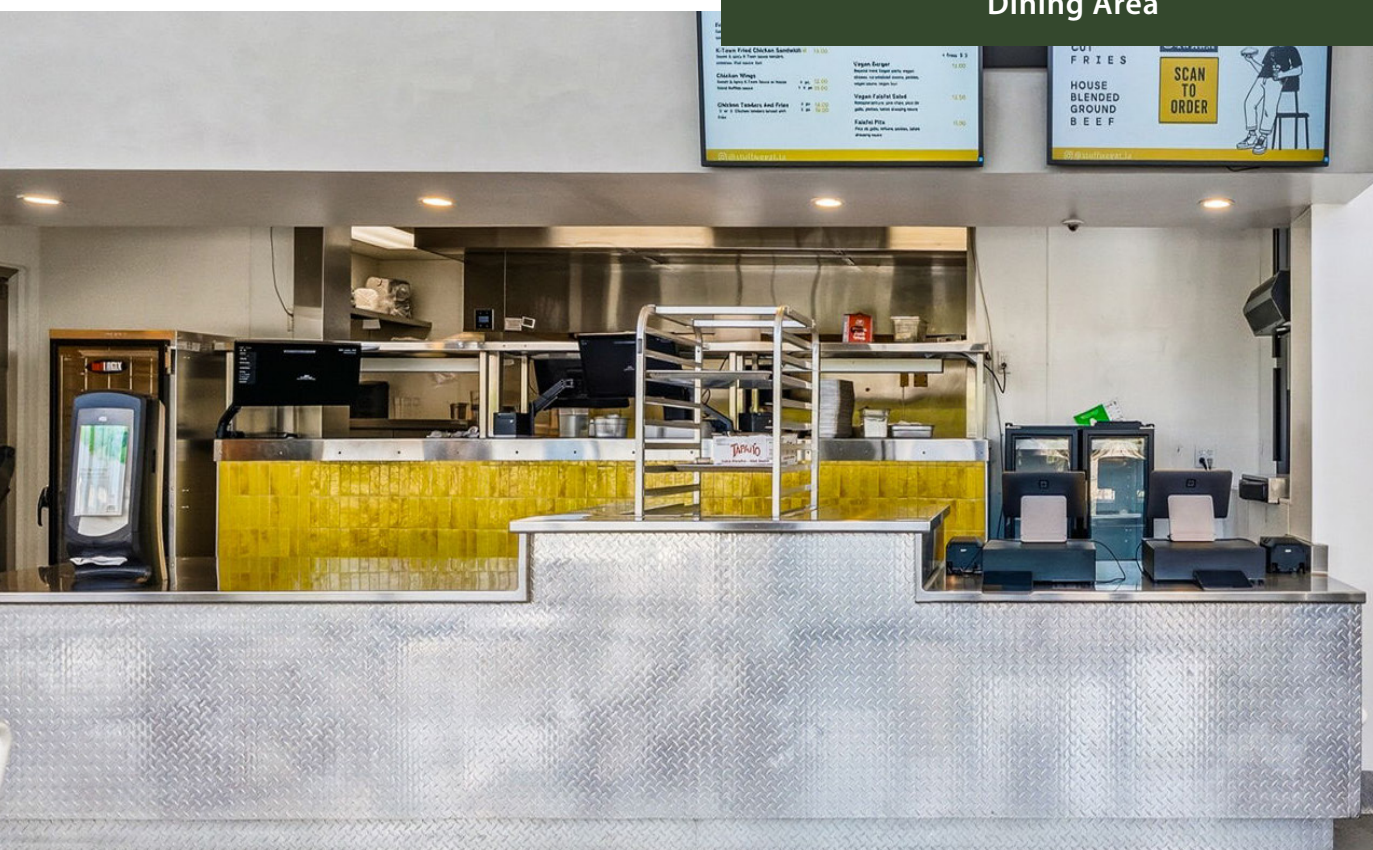


PROPERTY DETAILS

Total Building Size:	±1,783 SF
Lot Size:	±7,405 SF
Parking:	12 stalls in rear lot
Year Built:	2020
Zoning:	LAC2
APN:	5527-031-029
Current Use:	Restaurant



Dining Area





Kitchen & Food Prep Areas





Rear Onsite Parking Lot



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GROUP
REAL ESTATE-BROKERAGE



POPULAR AREA ATTRACTIONS

LA FARMERS MARKET – Hosting a plethora of unique and trendy food stalls, sit-down eateries, and specialty food merchants, the Original LA Farmers Market is a hugely popular tourist destination. Founded in 1934, the popular site attracts an average of 10,000 weekly visitors.



THE GROVE – With an estimated 20 million annual visitors, this 600K SF shopping, entertainment, and dining complex ranks among Los Angeles' elite shopping meccas. Boasting 70+ stores, the sprawling open-air lifestyle center is anchored by the likes of Gucci, Nike, Ralph Lauren, Apple, Nordstrom, AMC Theaters, and more.

CBS TELEVISION CITY – The current CBS TV studio lot is on the cusp of a \$1.2 billion redevelopment project. The new facilities are expanding to 15 stages with state-of-the-art upgrades, additional production offices, retail shops, and a 15-story office tower.



FAIRFAX POP-UP SHOPS – The block of Fairfax Avenue between Beverly Boulevard and Melrose Avenue is the site of frequent Pop-Up Shop happenings. Various hip apparel and shoe brands regularly host pop-up sales at the fashionable boutiques lining this section of famed Fairfax Avenue.



DEMOGRAPHICS

	2-Mile	5-Mile
Population:	174,661	908,997
Households:	95,580	405,049
Median Age:	38.30	39.50
Median HH Income:	\$98,664	\$81,551
Daytime Employees:	43,681	292,366

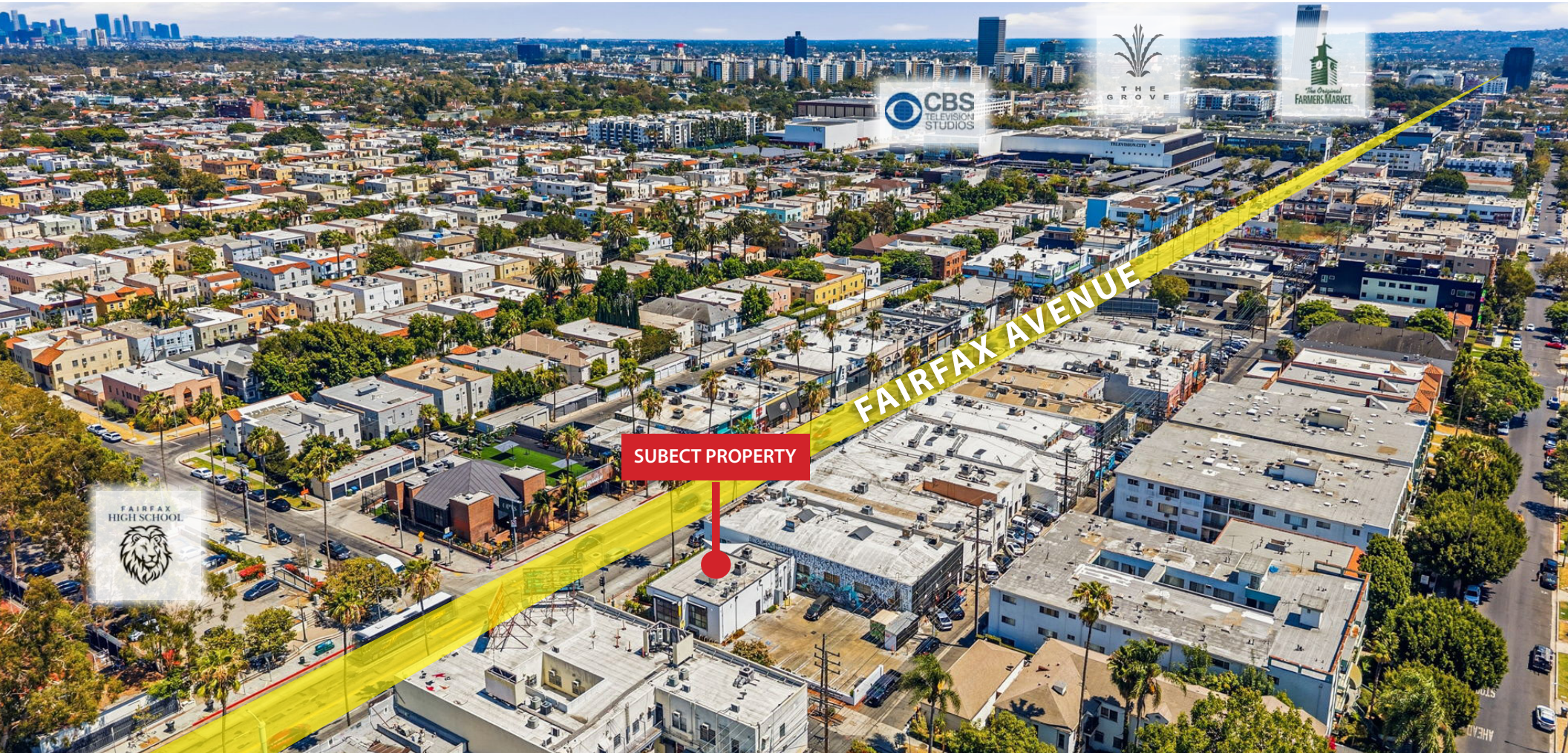
**Courtesy of 2020 Census Data*

TRAFFIC COUNTS

Cross Streets	Cars Per Day
Fairfax/Oakwood S:	35,970
Fairfax/Oakwood N:	37,158
Fairfax/Clinton S:	33,310

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AERIAL OVERVIEW



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