

FOR SALE

SUNSET & FOUNTAIN MIXED-USE

Value-Add / Owner-User Asset
on High Density Corner of Sunset
Boulevard in Silver Lake / Los Feliz

4360 W SUNSET BLVD
LOS ANGELES, CA 90029



3,048 SF OF PRIME STREET FRONT MIXED-USE *FOR SALE*

Nestled in the vibrant neighborhood of Silver Lake, 4360 W Sunset Blvd presents a rare owner-user or value-add investment opportunity. Situated along the high density corner of Sunset Boulevard and Fountain Avenue, this two-story building spans approximately 3,408 SF on a 1,527 SF lot. The property is currently 100% vacant, providing immediate flexibility for an owner-user to occupy the space or for an investor to reposition/lease at premium market rents.

With prominent street frontage in one of Los Angeles' most dynamic retail corridors, the property benefits from strong pedestrian and vehicle traffic. The highly walkable location and access to nearby amenities make it well suited for retail and turn-key apartments above. 4360 W Sunset Blvd offers a compelling opportunity to establish a presence in the thriving Silver Lake community.

PRICE	\$1,900,000
PRICE / SF	\$623
BUILDING SIZE	3,048 SF
LOT SIZE	1,527 SF
OCCUPANCY	Delivered Vacant
UNITS	(2) 2b / 1ba (1) Ground floor retail
STORIES	2 / Apartments over Retail
PARKING	Street
YEAR BUILT	1940
ZONING	C2-1 D / Enterprise Zone
T.O.C.	Tier 3

\$1.9M PRICE
7.86% PRO FORMA
100% VACANT



Prime Mixed-Use Investment

4360 W Sunset Boulevard features a hard corner street front investment with 100% of the total SF delivered vacant. The mixed-use asset provides ground floor units prime for retail or office, with well-maintained two 2bed/1 bath apartment units above.



Ideally Located on Sunset Boulevard

The property's prime location on Sunset Blvd ensures high visibility & traffic volume for its commercial & multifamily units to thrive. The asset sits directly on the main signalized intersection of Sunset and Fountain with over 51,000 cars per day. This location offers incredible visibility & accessibility on the main corridor. The property serves an affluent consumer base with average household incomes over \$140K in a one-mile radius



Silver Lake / Los Feliz Employment & Retail Hub

Located in one of LA's most thriving markets. The immediate area serves as an employment and entertainment hub with major hospitals and studios nearby, as well as the best collection of flagship retail stores, cafe's, boutiques, and restaurants. Major hospitals such as Kaiser Permanente, Children's Hospital, and Hollywood Presbyterian are within walking distance. Erewhon, and the flagships at Sunset Junction including Intelligensia, Colombe Coffee, Madewell, Warby Parker, Sweetgreen are in close proximity as well.



Accessibility & Connectivity to/from LA

This stretch of Sunset connects Hollywood to Downtown LA connecting major hubs in between. In between the 101 and Interstate 5 Freeway, Sunset serves as the major Northwest to Southeast corridor to conveniently travel to the Hollywood studios and tourist attractions, or south towards Dodger Stadium and Downtown Los Angeles. The metro rail line also nearby provides further connectivity to major markets without relying on vehicle travel.



Rendered image



4360 W SUNSET BLVD



Target market with affluent consumer base & workforce

The metrics tenants and consumers utilize are demographics, purchasing power, and nearby employment hubs translating to daily traffic counts. The site is a target market allowing the investor or owner-user to utilize all the amenities the area has to offer. The building is well positioned to capitalize off the strong traffic counts, nearby Hospitals/employees, and affluent demographics of residents and visitors.

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	55,952	457,808	1.04M
2020 CENSUS	54,229	472,413	1.09M
2025 ESTIMATED	53,941	477,908	1.11M
2030 PROJECTED	52,787	476,000	1.09M



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$99,027	\$78,791	\$81,569
2030 MEDIAN PROJECTED	\$98,093	\$78,453	\$81,505
2025 AVERAGE	\$142,377	\$108,642	\$115,987
2030 AVG PROJECTED	\$141,414	\$107,955	\$115,782

High density corner mixed-use asset on Sunset Boulevard



UCLA
HOLLYWOOD PRESBYTERIAN MEDICAL CENTER

Children's Hospital LOS ANGELES

KAISER PERMANENTE

VERMONT/SUNSET STATION

Mendocino Farms

VONS

SUBJECT PROPERTY

DEL TACO

Valvoline

51K
CARS/DAY AT SUNSET & FOUNTAIN INTERSECTION

0.5 MILES
AWAY FROM SUNSET/VERMONT METRO B LINE STATION





sweetgreen

UNDEFEATED



Madewell

EREWHON

FOUNTAIN AVE

SUNSET BLVD



SUBJECT PROPERTY



APARTMENTS



GROUND FLOOR COMMERCIAL



VERMONT/
SUNSET STATION

Children's
Hospital
LOS ANGELES

VONS

TIKI-TI
LIVE MUSIC, BBQ, CO.

SUBJECT
PROPERTY

THE
GARAGE
PIZZA

THOMAS STARR
KING MIDDLE
SCHOOL

HOLLYWOOD PRESBYTERIAN
MEDICAL CENTER

FOUNTAIN AVE

McDonald's

DINOSAUR
COFFEE

sweetgreen

TARTINE

THE
BLACK
CAT

SILVER LAKE
POOL & INN
Boutique Hotel •
Urban Oasis

EREWHON

UNDEFEATED

SALT & STRAW

INDIGO
FITNESS CLUB

TAPS

tom + talon

people ready

COUNTER
CULTURE
COFFEE

KOMBU

inkwell

MF

INTELLIGENTIA

St. Rose
Patisserie

CONDOR

EAGLE
SOLAR

INTEGRATED EDUCATIONAL

WARBY PARKER

LAUREL

Madewell

La COLOMBE
FOOD MARKET

SANTA MONICA BLVD

BYREDO

ACTIVE WELLS

THE
WIN-DOW

Public Market

N MADISON AVE

SECO

SAN TO

SILVER
LAKE FOODS

COFFEE
MEME
NEVER LAM

yala

Tacos Delta

BACR

PINE & CRANE

YUMMY.COM

OVERVIEW

SILVER LAKE

Nestled within the vibrant heart of Los Angeles, Silver Lake is a captivating neighborhood that effortlessly blends creativity with comfort.

Known for its creative energy, hillside views, and vibrant cultural scene, Silver Lake offers a distinctive and inspiring atmosphere. The neighborhood is bordered by Echo Park to the West, Los Feliz to the North, Atwater Village to the East, and Downtown Los Angeles to the South, creating a uniquely connected and dynamic urban setting.

DINNING AND SHOPPING

Silver Lake is a culinary and lifestyle destination, offering an array of trendy cafes, artisanal coffee shops, chef-driven restaurants, and boutique retail. From casual neighborhood spots to destination dining, the area delivers a diverse and high-quality food and shopping experience.

ENTERTAINMENT

Silver Lake has long been a magnet for artists, musicians, filmmakers, and creatives. With its independent music venues, galleries, and production studios, the neighborhood embodies Los Angeles' artistic soul. It is a hub for innovation and expression, drawing talent from across the entertainment and creative industries.

ECLECTIC RESIDENCES

The area features a diverse mix of architectural styles, from Spanish bungalows and mid-century modern homes to contemporary hillside residences. Many homes offer scenic views of the city and surrounding hills, creating a balance between urban living and natural beauty.

CONVENIENT ACCESS

Centrally located, Silver Lake offers easy access to Downtown Los Angeles, Hollywood, and major freeways, making commuting and city connectivity seamless. It is a neighborhood where creativity thrives, community is valued, and urban living blends effortlessly with natural surroundings.

NEARBY ATTRACTIONS

Dodger Stadium, Hollywood and Sunset Boulevard, Silver Lake Reservoir, Echo Park Lake, Griffith Park, Downtown Los Angeles

1.2 MILES

LOS FELIZ

2.0 MILES

ECHO PARK

2.7 MILES

HOLLYWOOD

3.0 MILES

DODGER STADIUM

3.2 MILES

KOREATOWN

4.2 MILES

DTLA

4.2 MILES

GLENDALE

5.2 MILES

WEST HOLLYWOOD

9.4 MILES

STUDIO CITY



NORTHEAST LOS ANGELES EMPLOYMENT HUB

Silver Lake is surrounded by some of Los Angeles' most famed industry leading employment hubs and entertainment districts. The major studios from Netflix to hospital districts provide a constant influx of employees to the area that adds to the dense residential population.

INDUSTRY LEADING ENTERTAINMENT, AND EMPLOYMENT CENTERS



SURROUNDING HIGHLIGHTS

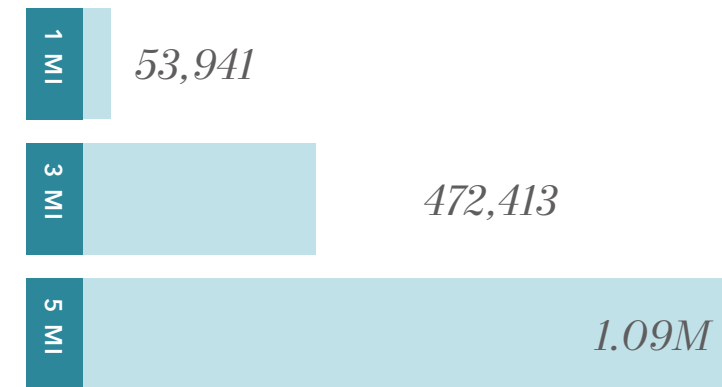
MAJOR NEIGHBORHOODS

- Silver Lake
- Los Feliz
- Hollywood
- Echo Park
- Koreatown
- Downtown LA

- Atwater Village
- Studio City
- Interstate 5 Freeway
- 101 Freeway
- Metro Rail B Line
- Hollywood Walk of Fame
- Dodger Stadium
- Echo Park Lake
- Silver Lake Reservoir
- US 101 Freeway & SR 170 Freeway

DEMOGRAPHICS

TOTAL POPULATION



AVERAGE HOUSEHOLD INCOME



POPULATION

	1 Mile	3 Miles	5 Miles
2020 POPULATION	54,229	472,413	1.09M
2025 POPULATION	53,941	477,908	1.11M
2030 POPULATION PROJECTION	52,787	476,000	1.09M

INCOME

	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$142,377	\$108,642	\$115,987
MEDIAN HOUSEHOLD INCOME	\$99,027	\$78,791	\$81,569

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 HOUSEHOLDS	24,509	193,574	448,460
2025 HOUSEHOLDS	24,731	206,317	473,036
2030 HOUSEHOLD PROJECTIONS	24,827	211,705	479,722
AVG HOUSEHOLD SIZE	2.1	2.3	2.3

HOUSING

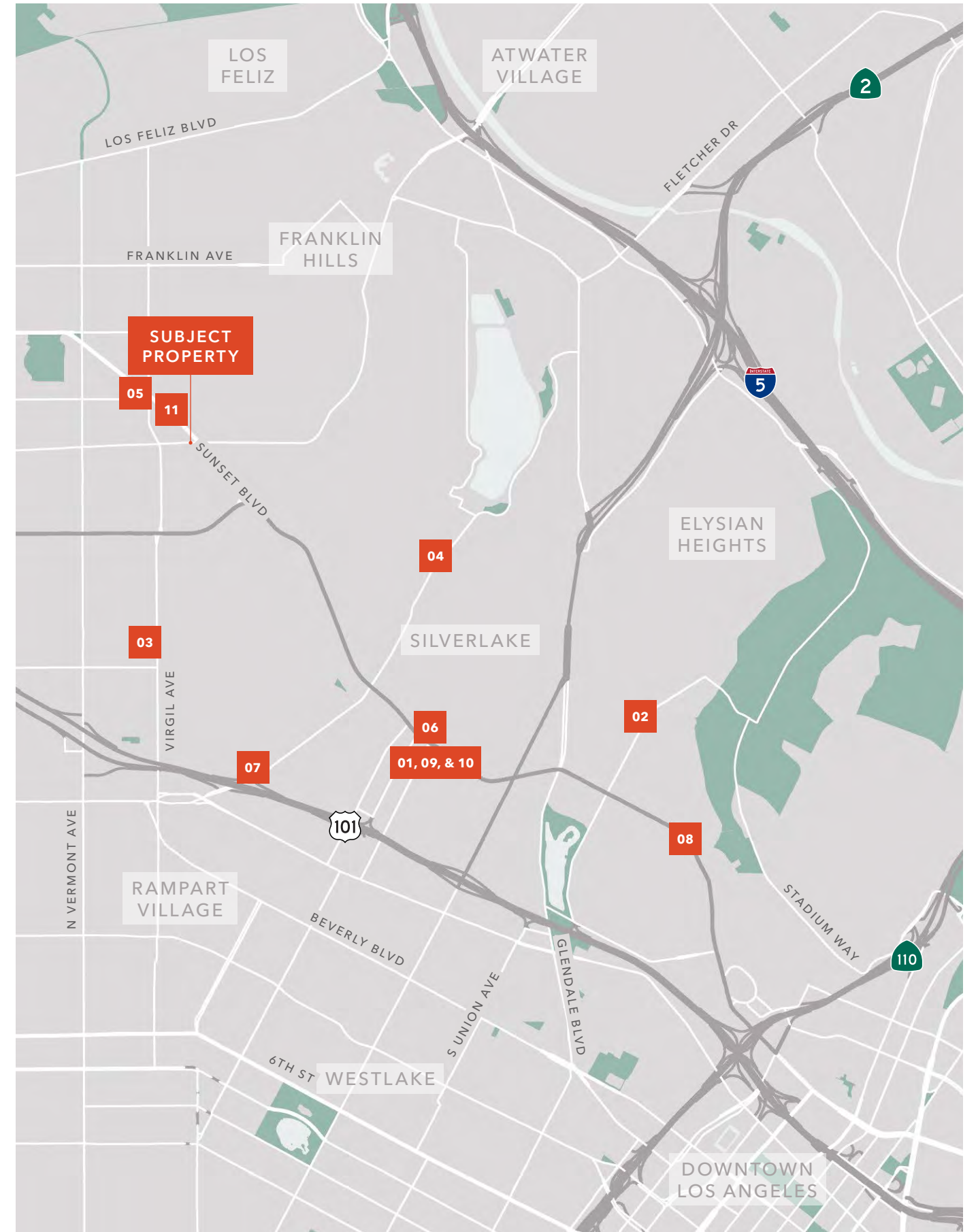
	1 Mile	3 Miles	5 Miles
MEDIAN HOME VALUE	\$1.42 M	\$1.28 M	\$1.19 M

CONSUMER SPENDING

	1 Mile	3 Miles	5 Miles
TOTAL CONSUMER RETAIL EXPENDITURE	\$1.23 B	\$9.39 B	\$22.02 B

SALE COMPARABLES

	Property Name	Sale Date	Sale Price	Cap Rate	Building SF	Price Per SF	Land Area SF
01	3912-3916 W Sunset Blvd Los Angeles, CA	6/5/2026	\$4,100,000	5.93%	3,598	\$1,139.52	5,775
02	1515 Echo Park Ave Los Angeles, CA	5/20/2026	\$1,550,000	-	2,177	\$711.99	6,098
03	771-777 N Virgil Ave Los Angeles, CA	5/6/2026	\$4,500,000	-	3,720	\$1,209.68	3,920
04	1706 Silver Lake Blvd Los Angeles, CA	4/8/2026	\$1,750,000	-	1,053	\$1,661.92	5,377
05	4500 Hollywood Blvd Los Angeles, CA	4/1/2026	\$9,163,636	-	2,981	\$3,074.01	4,606
06	2501 W Sunset Blvd Los Angeles, CA	3/31/2026	\$5,200,000	5.59%	8,732	\$595.51	13,068
07	451 Silver Lake Blvd Los Angeles, CA	3/31/2026	\$2,660,000	9.00%	3,698	\$719.31	16,517
08	1931 W Sunset Blvd Los Angeles, CA	1/2/2026	\$2,580,000	-	4,085	\$631.58	6,791
09	2861 W Sunset Blvd Los Angeles, CA	10/23/2025	\$2,878,000	-	2,000	\$1,439.00	7,405
10	3701-3713 W Sunset Blvd Los Angeles, CA	2/10/2025	\$12,400,000	7.36%	9,785	\$1,267.25	15,660
11	4435-4441 Sunset Blvd Los Angeles, CA	2/4/2025	\$14,065,500	-	14,009	\$1,004.03	17,910
	Average		\$5,531,558	6.97%	5,076	\$1,223.07	9,375



FINANCIAL OVERVIEW

PRO FORMA RENT ROLL

	Units	SF	Rent	Rent/SF	Rent Type	Pro Rata
Turnkey	2b/1ba	718	\$3,000		Gross	23.56%
Turnkey	2b/1ba	880	\$3,000		Gross	28.87%
	Retail	1,450	\$8,700	\$6.00	NNN	47.57%
		3,048	\$14,700			

PRO FORMA P&L

GROSS RENT	\$176,400	
EXP REIMB	\$24,595	47.57%
GROSS INCOME	\$200,995	
TAXES	\$24,700	
INSURANCE	\$5,000	
CAM	\$12,000	
UTILITIES	\$10,000	
TOTAL EXP	\$51,700	
NOI	\$149,295	

VALUE
\$1,900,000
 PRICE

\$623
 PRICE/SF

7.86%
 CAP RATE



4360 W SUNSET BLVD LOS ANGELES, CA



Rendered image

For more information contact

PATRICK YLAGAN
310.906.3279
patrick.ylagan@kidder.com
LIC N° 02024663

KEN MCLEOD
310.906.3274
ken.mcleod@kidder.com
LIC N° 01181838

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

