

251 N. LARCHMONT BLVD, HANCOCK PARK, CA 90004



Extremely Rare Retail & Office Space(s) on Larchmont Blvd

Los Angeles' Most Walkable Street



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SPACE SIZE

RETAIL: ±4,000 RSF*

OFFICE: ±3,985 RSF**

RETAIL/RESTAURANT: ±535 RSF***

LEASE RATE

RETAIL: \$11.00 PSF/MO + NNN

OFFICE: \$6.00 PSF/MO, MG

RETAIL/RESTAURANT: \$11.00 PSF/MO + NNN

(NNN=±\$1.25 PSF/MO)

AVAILABLE

INQUIRE WITH BROKER

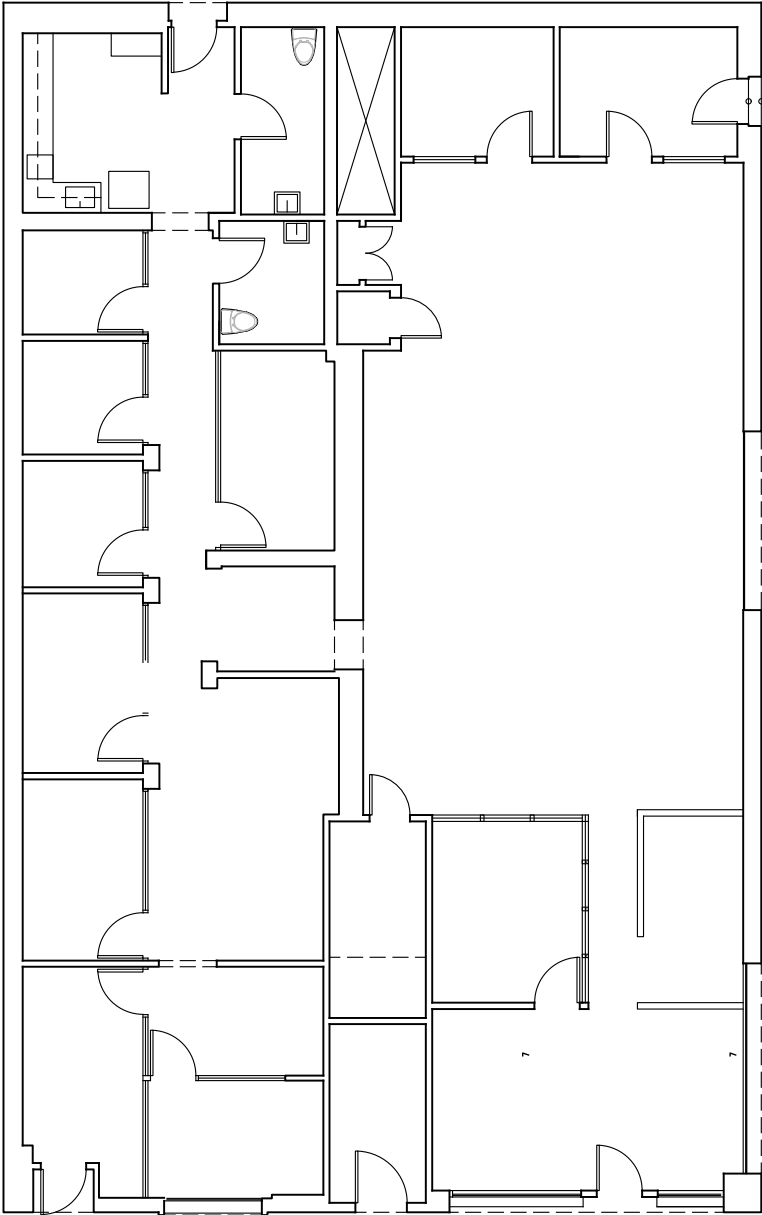
***SPACE CAN BE DIVIDED INTO ±2,200 SQFT CORNER SPACE AND ±1,700 SQFT IN-LINE SPACE**

****CERTAIN 2ND FLOOR RETAIL USES TO BE CONSIDERED**

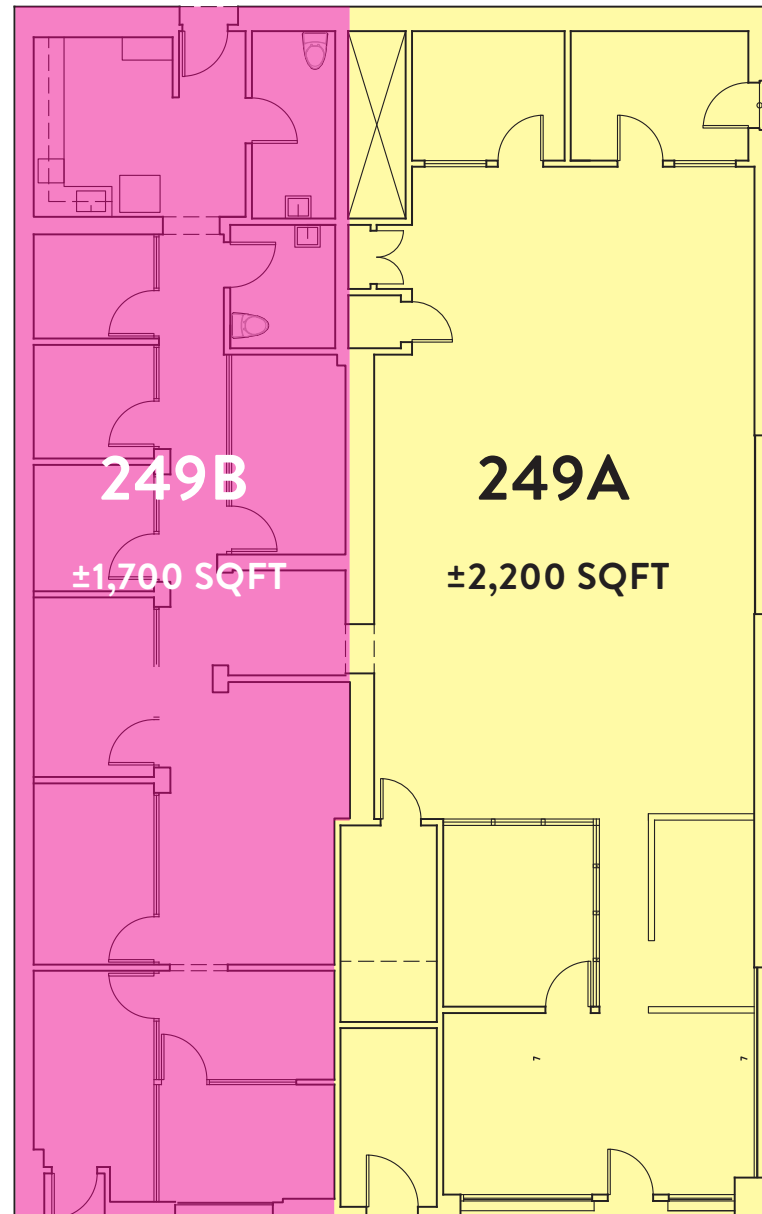
*****±535 SF FOOD USE/RETAIL ON BEVERLY BLVD**

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- Extremely rare Larchmont Village retail/office space availability
 - Corner building in one of LA's most vibrant retail districts
 - Under new ownership - available for the first time in 30 years
 - Retail space has extremely high, approximately 14 foot ceilings
 - Rare ±535 SQFT space on Beverly Blvd
 - Building to undergo cosmetic renovation
 - Office space with an unparalleled history in Hollywood

Ground Floor Plan (Retail)

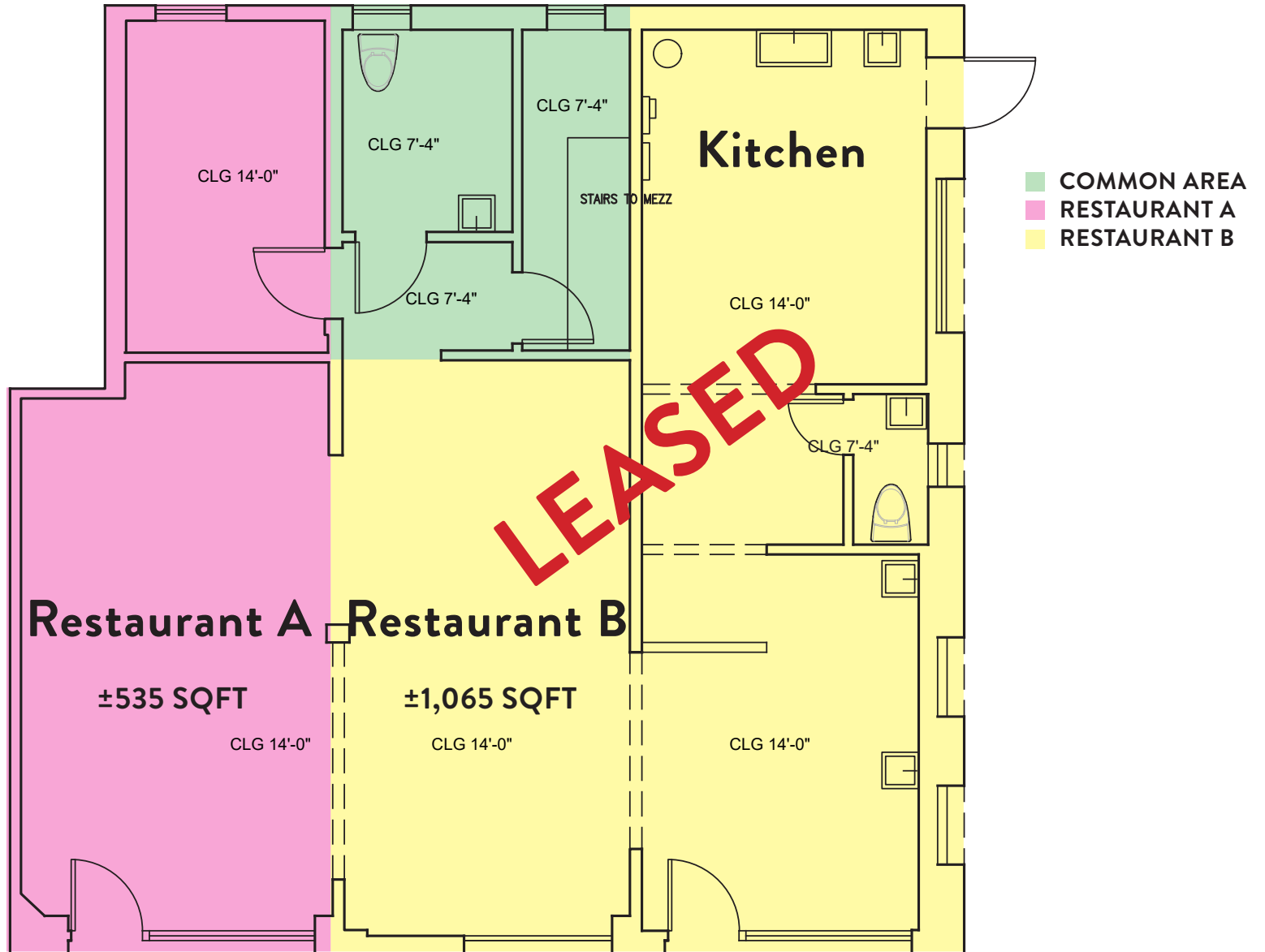


Ground Floor Plan (Demised)



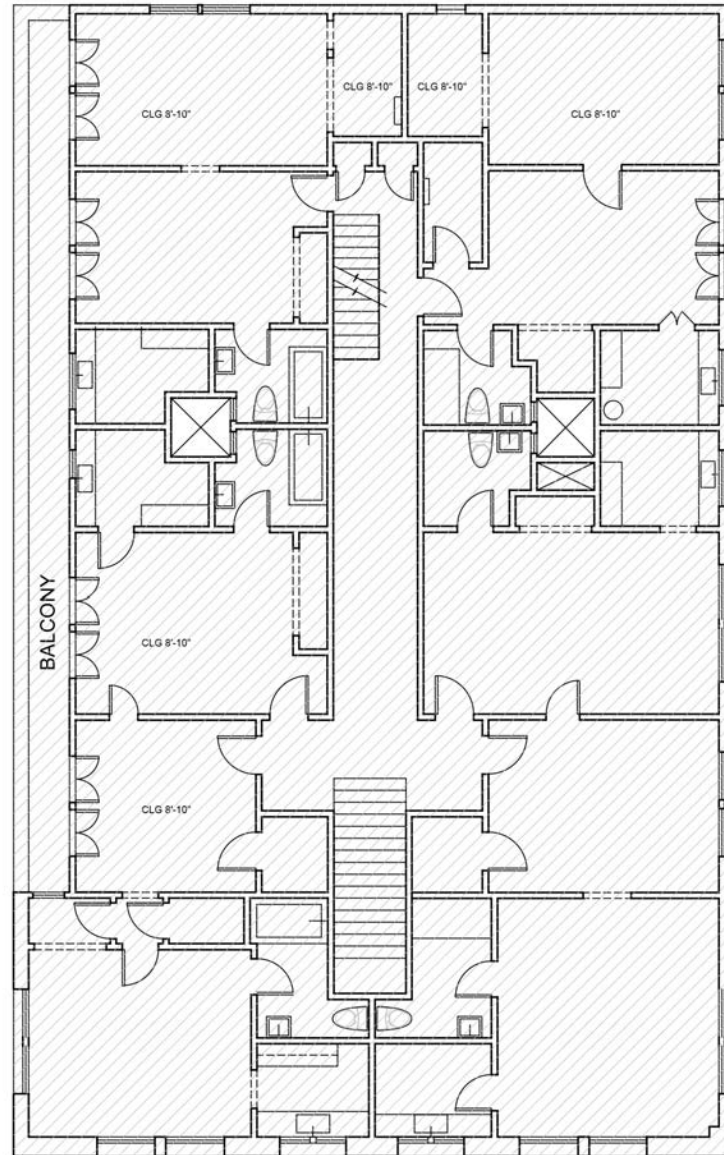
***Spaces can be delivered together or separately**

Ground Floor Plan (Restaurant)



*Spaces can be delivered together or separately

2nd Floor Plan (Office)



The Boulevard



The Neighbors



Street Map

Larchmont Medical Tower



BEVERLY BOULEVARD

SUBJECT PROPERTY
WELLS FARGO



Larchmont Wine & Cheese

FAHERTY



Burger Lounge
Parking Lot



SWEET LADY JANE



Pressed Juicery



Tailwaggers



Bacio Di Latte
Corridor

Clark Street Bread



The Mail Shoppe



Chevalier's Books

Village Pizza

DU/ER



Sushi



SPLENDID ICE CREAMS

The Library



F R E D A S A L V A D O R



Le Pain Quotidien

FRAMEBRIDGE

BUCK MASON



Kiku Sushi



(MALIN+GOETZ)

Erin McKenna's Bakery

Shopaholic

Louise's



Go Get 'Em Tiger

Center for Yoga

Redevelopment Project Coming Soon



The Shade Store

Fedex/Kinkos

Larchmont Beauty



Flika

Diptyque



Sam's Bagels

BEYOND YOGA



credo

Boba the Great



FLANNEL



S SHORTHAND

SKIN LAUNDRY

Velvet

Aesop. *Catbird* nāti
EST. 2004



OAKBERRY

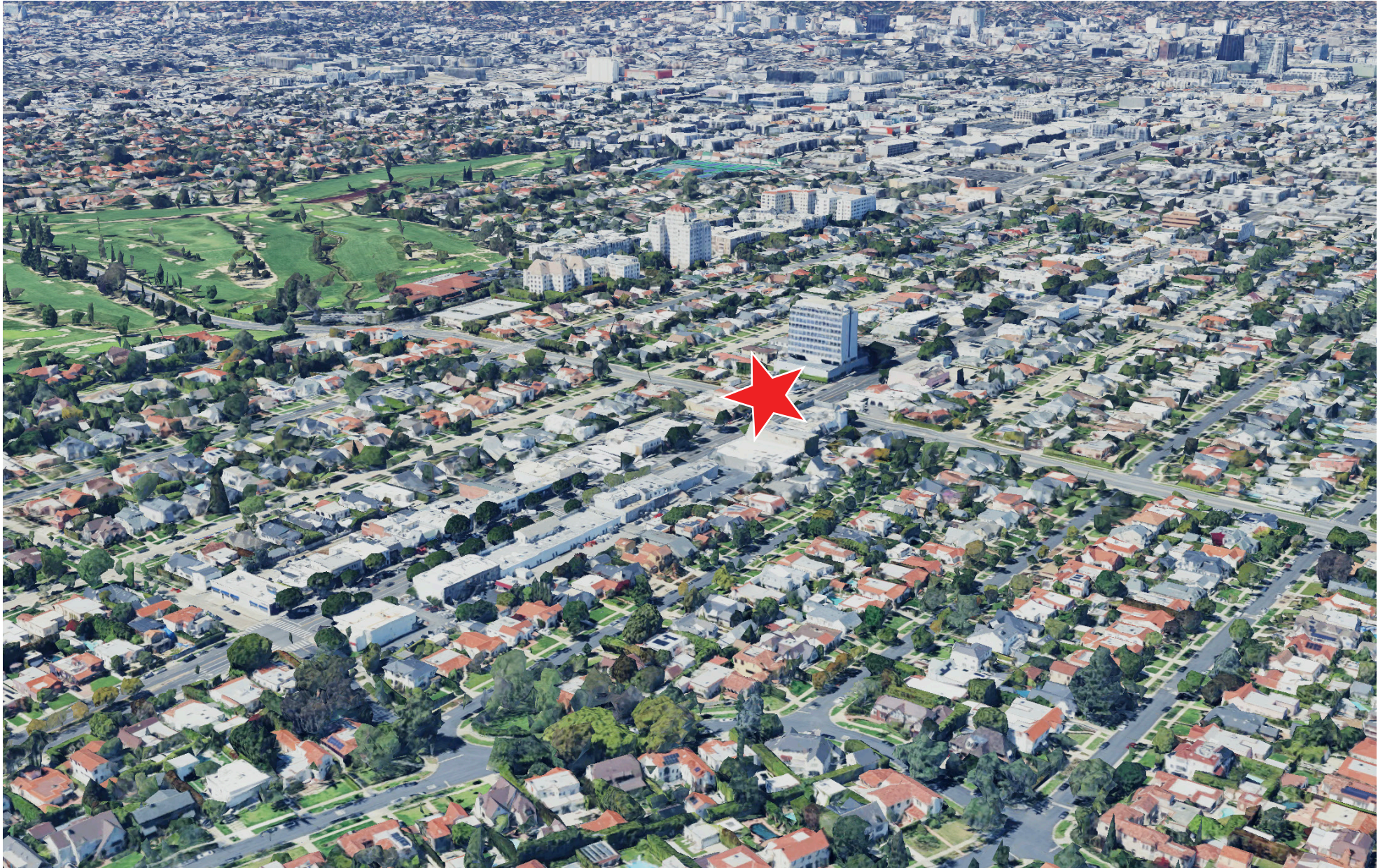
thirteen lune

Keller Williams



1st STREET

Aerial



Demographics



TOTAL POPULATION:

1 MILE: 39,254

3 MILE: 276,548

5 MILE: 1,140,793

MEDIAN HOUSEHOLD INCOME:

1 MILE: \$69,701

3 MILE: \$55,976

5 MILE: \$60,456

MEDIAN AGE:

1 MILE: 41

3 MILE: 39

5 MILE: 39

WALK SCORE:

70



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