

EXECUTIVE SUMMARY

Irreplaceable Redevelopment Site

Voluminous 36' Ceiling Heights

0.5-Acre Parcel on Sunset Blvd

# THE CANVAS

## Sunset Junction

*SILVER LAKE*

LOS ANGELES, CALIFORNIA

4114

W. SUNSET BLVD.

4210

W. SUNSET BLVD.

SEPTEMBER 2025

**NEWMARK**

# THE CANVAS

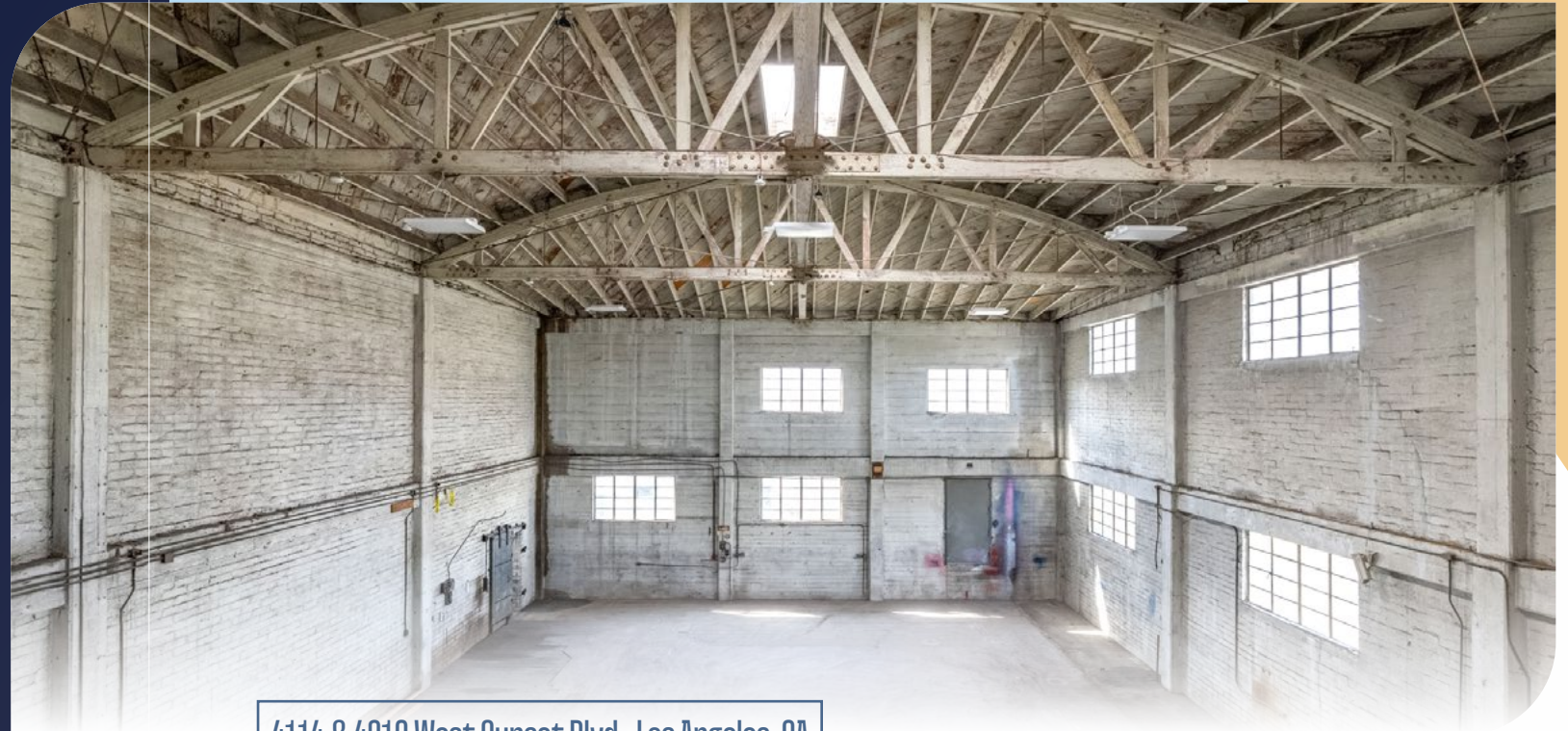
## A Sunset Junction

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in The Canvas at Sunset Junction, an iconic **38,233 RSF commercial building situated on an oversized 0.54-acre site at 4114 & 4210 West Sunset Boulevard** in the heart of Los Angeles' vibrant Silver Lake submarket.

The Property includes a **0.32-acre site improved with a 38,233 RSF building, paired with an adjacent 0.22-acre surface parking lot.** Together, the **0.55-acre site** offers irreplaceable scale and dramatic architectural volume that cannot be replicated under current zoning, delivering unmatched flexibility for future use.

Originally constructed in 1928 and 1947 for Gosh Backdrops & Drapery, the building was purpose-built for Hollywood's set design industry. Its soaring bow truss construction, **35.5-foot ceiling heights, expansive skylights, and authentic industrial character** embody a bygone era of Los Angeles creativity and remain a rare architectural canvas for today's users and investors.

**Adjacent to Erawhon Market** and surrounded by hundreds of new multifamily units delivered in recent years, the property benefits from strong neighborhood momentum and enduring demand drivers. In addition, the grade change and site configuration create a tucked-away, **campus-like environment with prime Sunset Boulevard frontage.** Whether preserved, repositioned, or expanded, The Canvas at Sunset Junction offers the foundation for a one-of-a-kind creative campus in one of Los Angeles' most dynamic neighborhoods.



4114 & 4210 West Sunset Blvd., Los Angeles, CA



**38,233 RSF**  
Rentable Area



**31'-35.5'**  
Ceiling Height



**1928 & 1947**  
Year Built



**0.54 Acres**  
Site Area



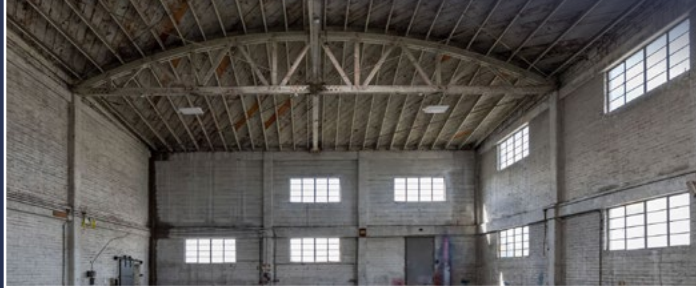
**Two**  
Stories (Plus Mezzanine  
& Lower Level)



**5429-002-005, 006, 008,  
033, 012, 013, 014, 015**  
APNs

SILVER LAKE

# IRREPLACEABLE CANVAS



**4114  
W. SUNSET**  
0.32-ACRES | 38,233 RSF  
2-STORIES  
(Plus Mezz & Lower Level)

**4210  
W. SUNSET**  
0.23-ACRES

**61-FOOT**  
IRREPLACEABLE HEIGHT

## IRREPLACEABLE SCALE

- 0.5-Acre Development Site with 61-Foot Irreplaceable Existing Building Height

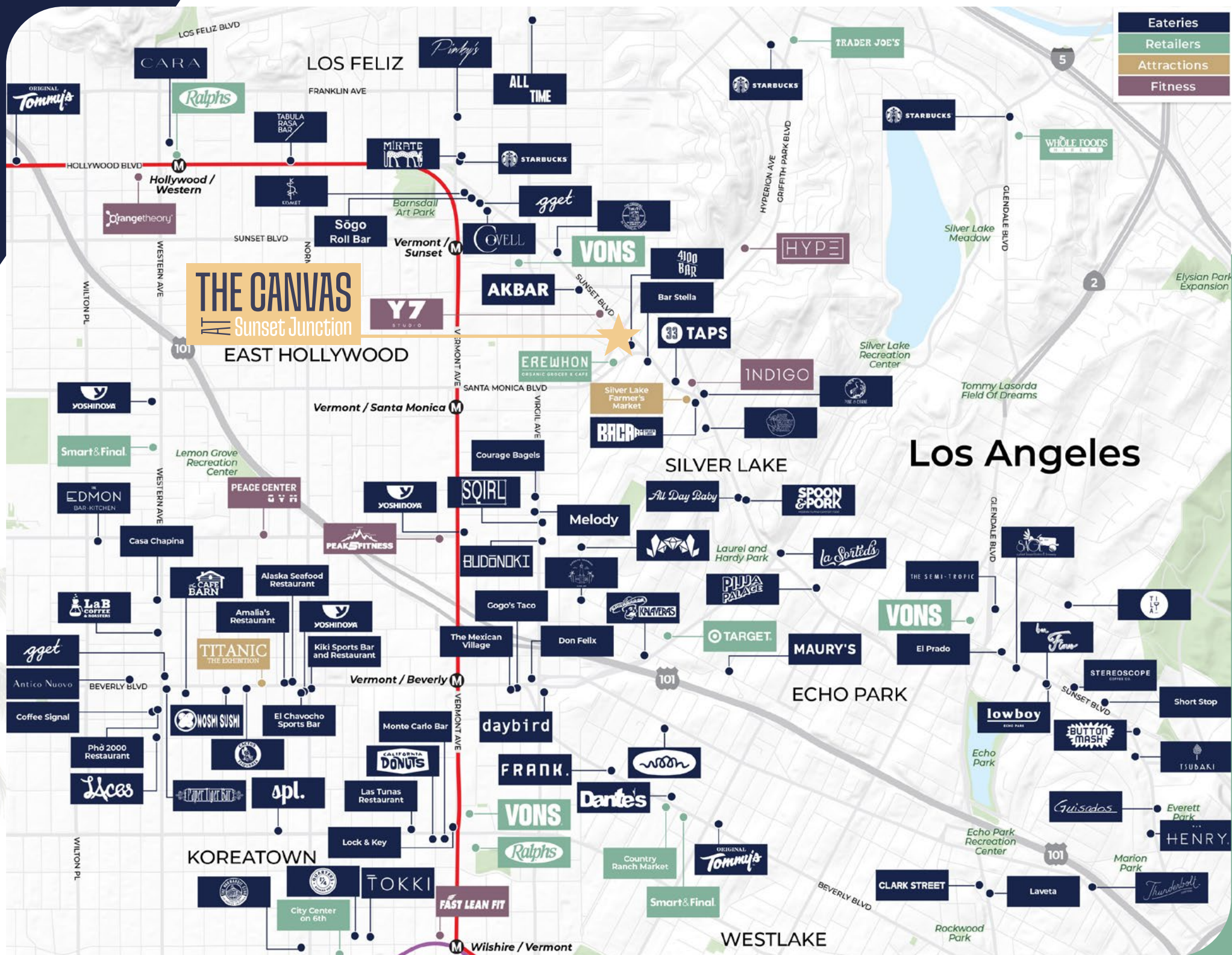
## IRREPLACEABLE IMPROVEMENTS

- 61-Foot Existing Structure
- Soaring 36-Foot Ceiling Heights
- Bow-Truss Ceilings
- Exposed Wood & Brick Authenticity

## IRREPLACEABLE LOCATION

- Sunset Junction - Where Sunset Blvd. Meets Santa Monica Blvd.

# AMENITY MAP



# SILVER LAKE - THE CULT-COOL CAPITAL OF L.A.

VIBRANT RETAIL, DINING AND NIGHTLIFE DESTINATION

## Hip Retail & Lifestyle



## Legendary Music Venues



## Eclectic Dining Scene



## Outstanding Demographic Profile

37,193 Population    \$156,358 Avg HH Income    39.5 Median Age    \$1.4M Average Home Value

## Transit-Oriented Location



# THE CANVAS

## Sunset Junction

### INVESTMENT CONTACTS

**Kevin Shannon**  
*Co-Head, U.S. Capital Markets*  
t 310-491-2005  
kevin.shannon@nmrk.com  
CA RE Lic. #00836549

**Laura Stumm**  
*Vice Chairman*  
t 310-491-2020  
laura.stumm@nmrk.com  
CA RE Lic. #01914207

**Ken White**  
*Vice Chairman*  
t 310-491-2006  
ken.white@nmrk.com  
CA RE Lic. #01788506

**Michael Moll**  
*Vice Chairman*  
t 310-491-2016  
michael.moll@nmrk.com  
CA RE Lic. #01868818

**Rob Hannan**  
*Vice Chairman*  
t 310-491-2014  
rob.hannan@nmrk.com  
CA RE Lic. #01505847

**Ryan Plummer**  
*Executive Managing Director*  
t 310-407-6526  
ryan.plummer@nmrk.com  
CA RE Lic. #01765854

4114  
W. SUNSET BLVD.

### LOCAL MARKET CONTACTS

**Scott Rigsby**  
*Founding Partner, Industry Partners*  
t 310-395-5151  
sr@industrypartners.com  
CA RE Lic. #01252835

**Carle Pierose**  
*Partner, Industry Partners*  
t 310-395-5151  
cp@industrypartners.com  
CA RE Lic. #01464318

**Aram Pogosian**  
*Associate, Industry Partners*  
t 818-631-2442  
ap@industrypartners.com  
CA RE Lic. #01816276

4210  
W. SUNSET BLVD.

### FINANCING CONTACTS

**Jonathan Firestone**  
*Co-President, Global Debt & Structured Finance*  
t 310-709-4910  
jonathan.firestone@nmrk.com  
CA RE Lic. #01461911

**Blake Thompson**  
*Vice Chairman*  
t 626-665-5005  
blake.thompson@nmrk.com  
CA RE Lic. #01844205

Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SEPTEMBER 2025

NEWMARK