

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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- 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
- Building to undergo cosmetic renovation
- Office space with an unparalleled history in Hollywood

## SPACE SIZE

**RETAIL: ±4,000 RSF\***

**OFFICE: ±3,985 RSF\*\***

## LEASE RATE

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

**OFFICE: \$6.00 PSF/MO, MG**

**(NNN=±\$1.25 PSF/MO)**

## AVAILABLE

**INQUIRE WITH BROKER**

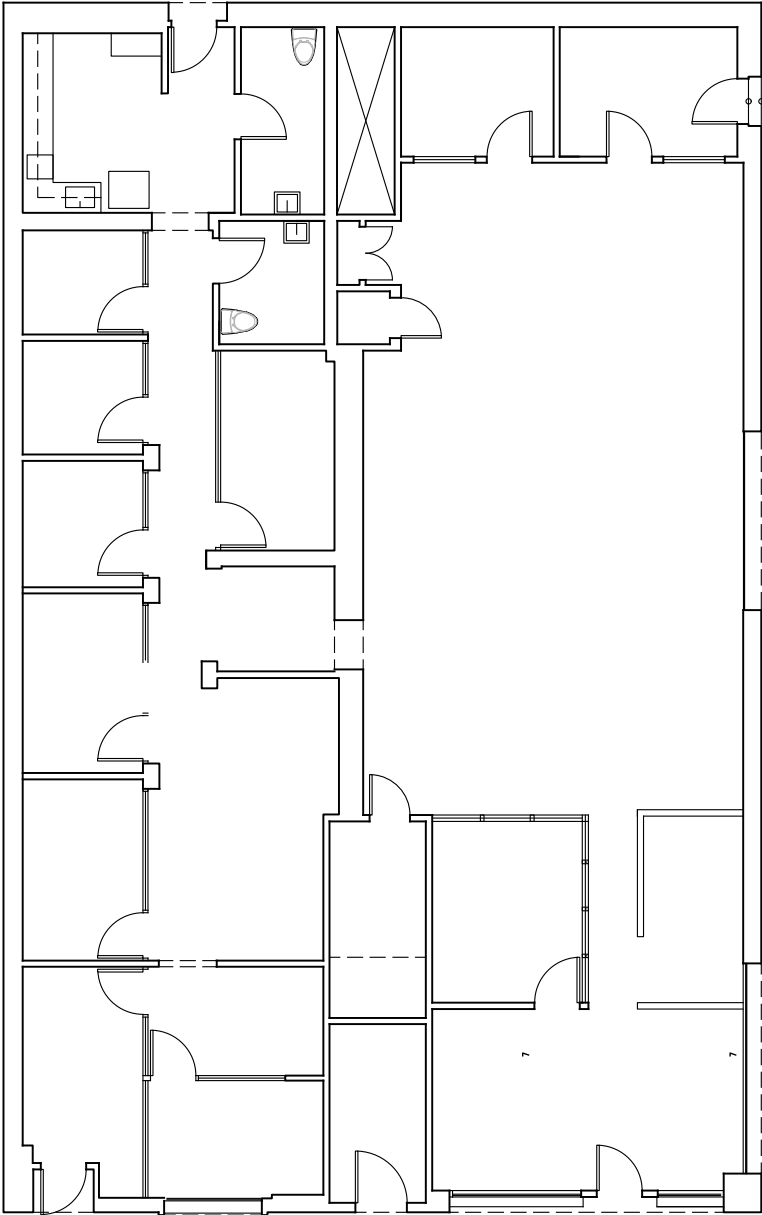
**\*SPACE CAN BE DIVIDED INTO ±2,200 SQFT CORNER SPACE AND ±1,700 SQFT IN-LINE SPACE**

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

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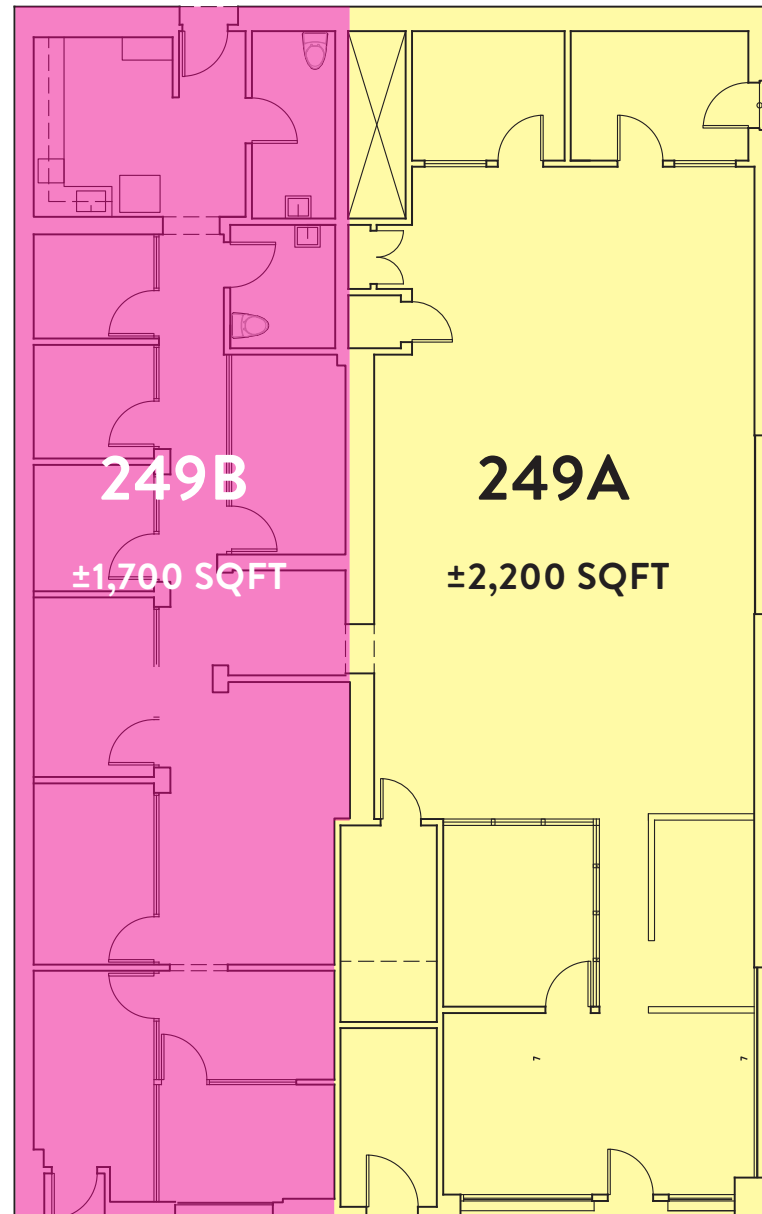
# Ground Floor Plan (Retail)

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# Ground Floor Plan (Demised)

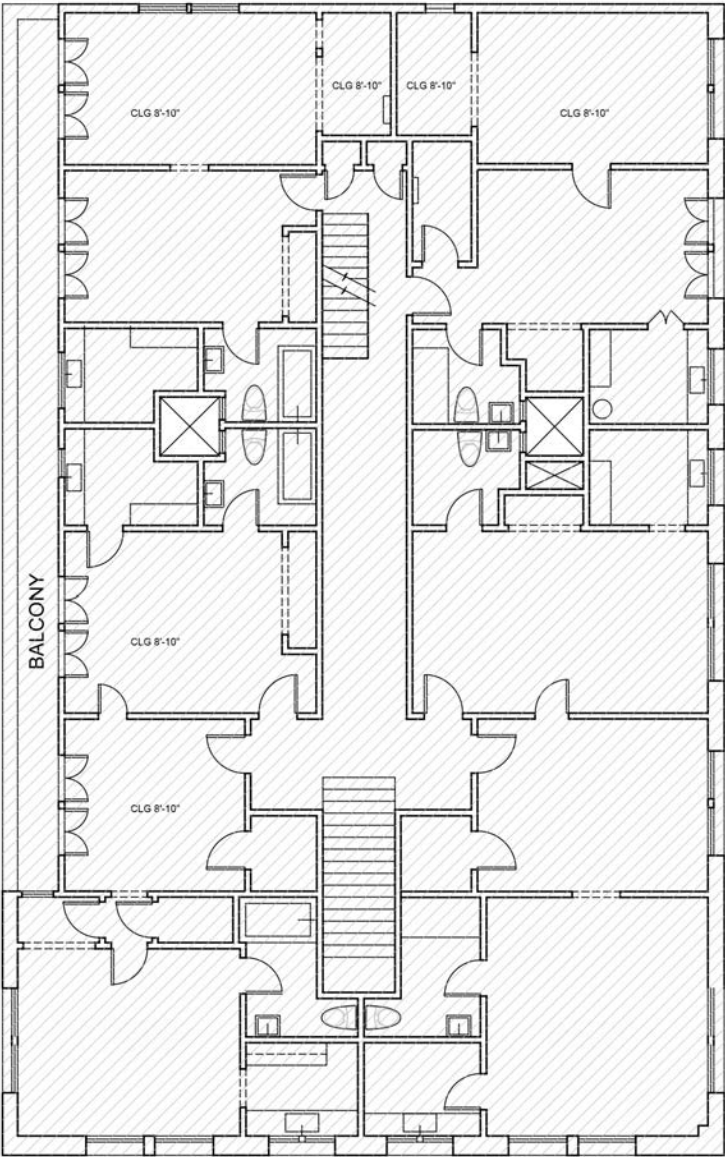
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**\*Spaces can be delivered together or separately**

# 2nd Floor Plan (Office)

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# The Boulevard



# The Neighbors

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# 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.



**OAKBERRY**

thirteen lune

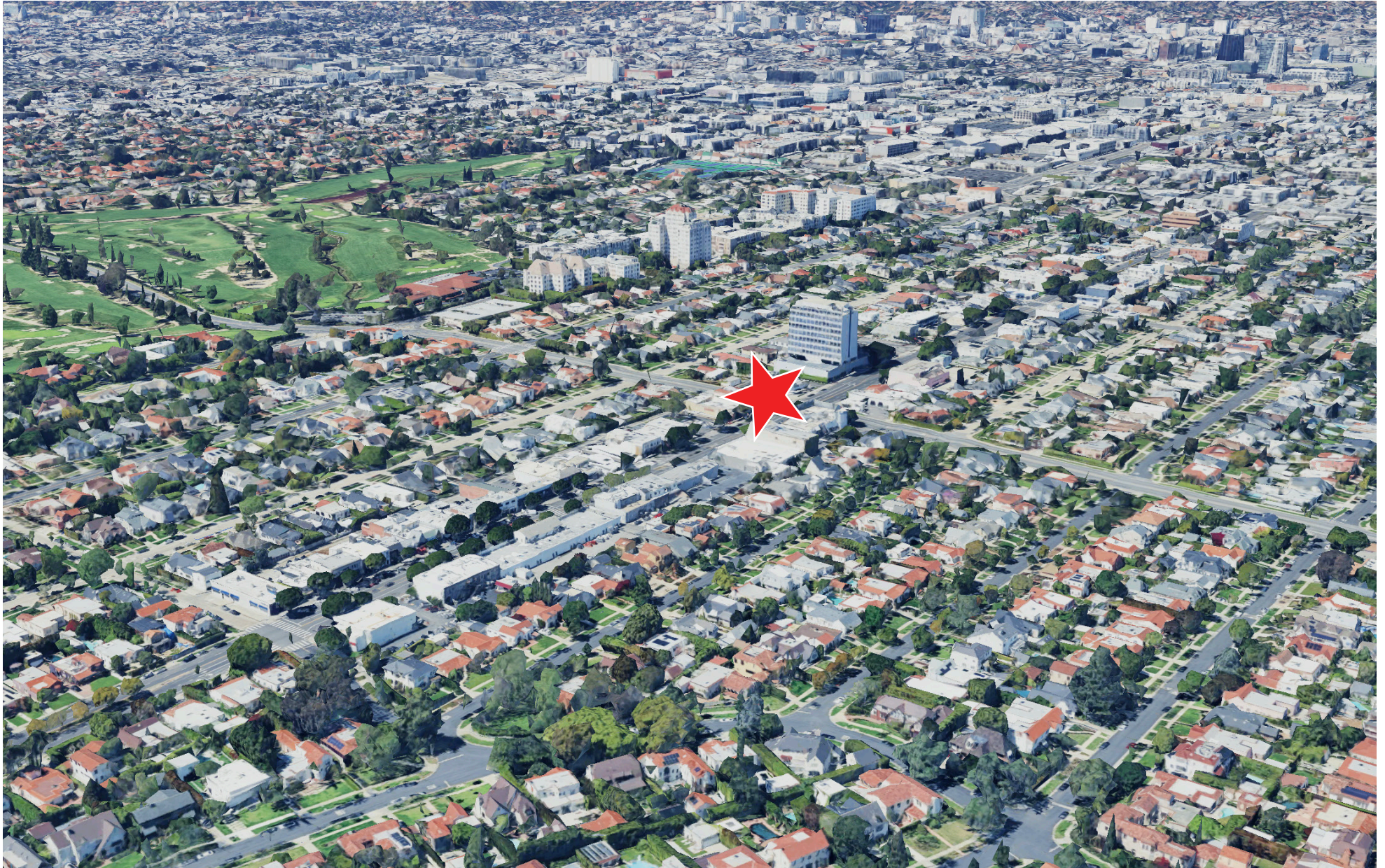
Keller Williams



1st STREET

# Aerial

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# Demographics

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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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