

829-831

North Highland Avenue
Los Angeles, CA 90038



FOR SALE OR LEASE | OWNER USER OR INVESTMENT

RARE DESIGNER SHOWROOM | ART GALLERY | RETAIL | CREATIVE USE | BAKERY
IN THE HEART OF HOLLYWOOD MEDIA DISTRICT

NALCapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Open Area - View to Rear Entrance

OPPORTUNITY HIGHLIGHTS

- Ideal 4,617 SF ground floor former gallery also perfect for designer showroom or creative retail & office uses.
- 5,283 SF second floor currently used as a bakery commissary. Can also be used for creative office or retail.
- First floor $\pm 17' 7''$ ceiling heights with custom gallery lighting and polished concrete floors. Storage areas in rear of space and 2 private restrooms. Rear alley access for deliveries.
- Second floor is $\pm 15'$ ceiling heights with a fully built out commercial kitchen for a bakery. Electric lift between the floors.
- Located in cultural hub with over 20 art and design galleries in a few block radius. Proof this location is desirable epicenter for art and design businesses.
- Centrally located in the Hollywood Media District, a nationally recognized Business Improvement District. Also adjacent to the thriving Sycamore District, home to major music & media companies, cutting-edge fashion, retailers and restaurants.
- Excellent brand visibility with over 41,000 vehicles passing daily.
- Versatile zoning (CM IVL-SN) Commercial Manufacturing Zone and any use permitted in the C2 Zone allows a wide range of uses. Also a Transit Priority Area within $\frac{1}{2}$ mi. of major transit stop.

LEASE DETAILS

BUILDING:	±9,900 SF
GROUND FLOOR:	±4,617 SF
LEASE RATE:	\$3.50 PSF/MO + NNN (\$0.25)
HVAC:	2 X 5 ton units
AVAILABLE:	Immediate and may be leased separately from second floor.
SECOND FLOOR:	±5,283 SF
LEASE RATE:	\$2.00 PSF/MO + NNN (\$0.25)
HVAC:	2 X 5 ton units
AVAILABLE:	January / 2027 and may be leased separately from the first floor.
PARKING:	• First floor offers 3 surface parking spaces in the rear. • Second floor offers 3 surface parking spaces in the rear. • Unrestricted parking on Highland Ave. • 2 hour parking on side streets. • Monthly parking at neighborhood surface lots.
TERM:	3-5 Years + Options



Exhibition Area #5 & View to Rear Entrance

INVESTMENT DETAILS

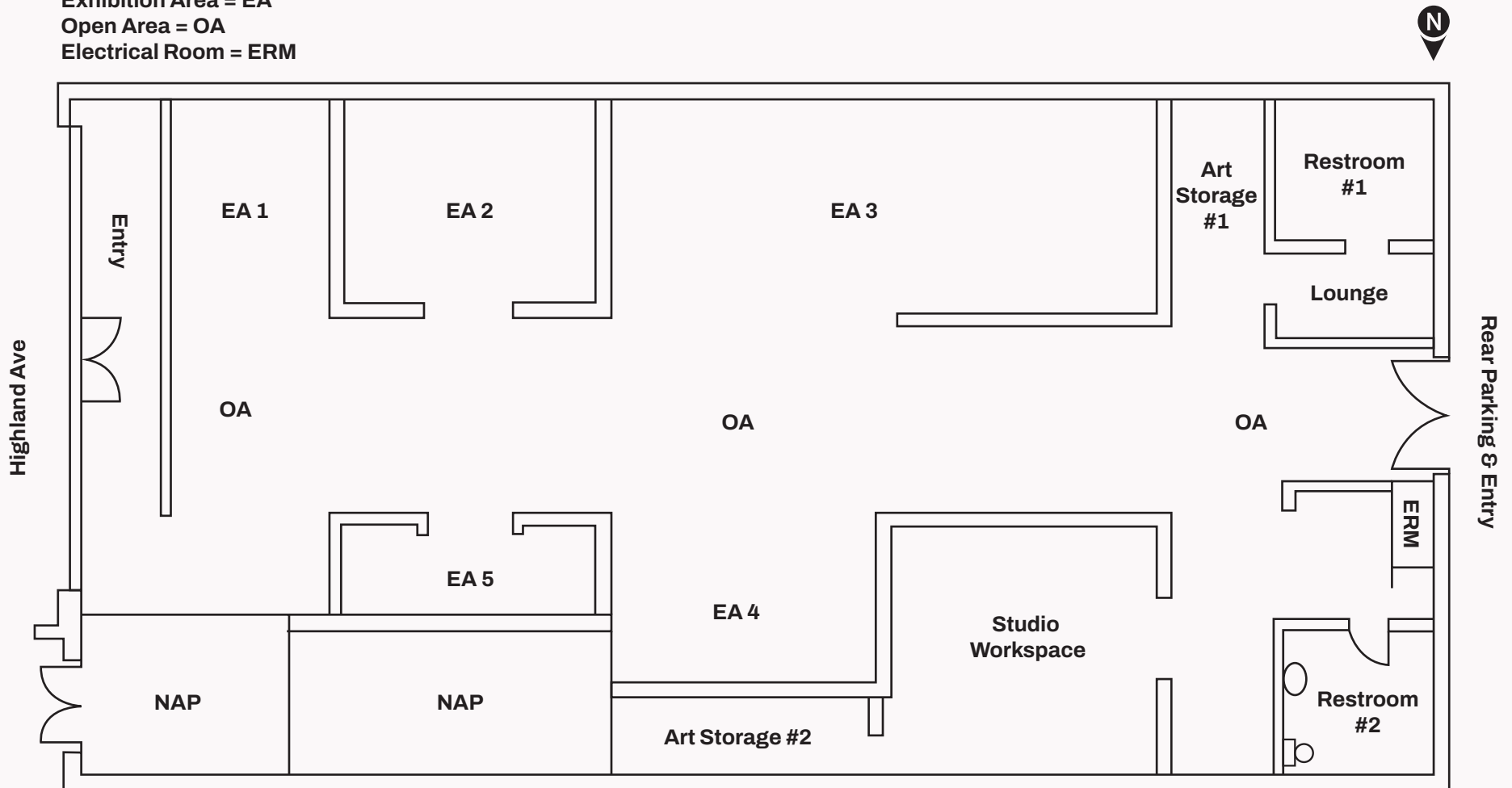
ADDRESS:	829-831 N. Highland Avenue Los Angeles, CA 90038
OFFERING PRICE:	\$5,950,000 (\$601.00/SF)
BUILDING AREA:	±4,617 SF Ground floor ±5,283 SF 2 ND Floor ±9,900 Total square footage
OCCUPANCY:	Vacant ground floor. Second floor occupied but can be delivered vacant at the COE
PRO-FORMA LEASE RATE:	\$26,725.00 Per Month (entire building)
LEASE TYPE:	NNN (0.25/SF / Month)
YEAR BUILT:	1949
TOTAL LAND AREA:	5,813 SF
APN:	5524-003-0018
TYPE OF OWNERSHIP:	Fee Simple
ZONING BUILDING:	CM-1VL-SN
PARKING SPACES:	Six (6) dedicated parking spaces in the rear of the building



Open Area View to Front

FLOOR PLAN

Exhibition Area = EA
Open Area = OA
Electrical Room = ERM



Plans are not to scale. Dimensions and features are approximate.
Tenant is responsible for independently verifying all property details, including square footage, layout and specifications.

PHOTO GALLERY

A space where the scale, the light and the neighborhood will fit the next creative business perfectly



Exhibition Area #3



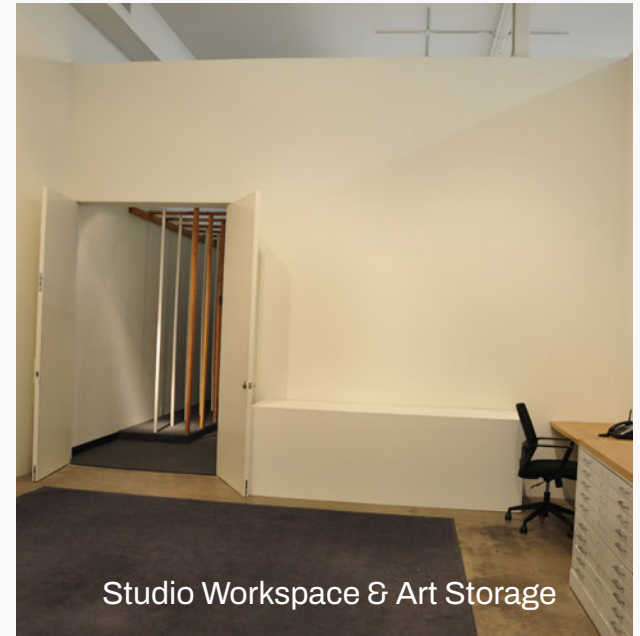
Exhibition Area #2 & #3



Exhibition Area #4



Open Area View to Front

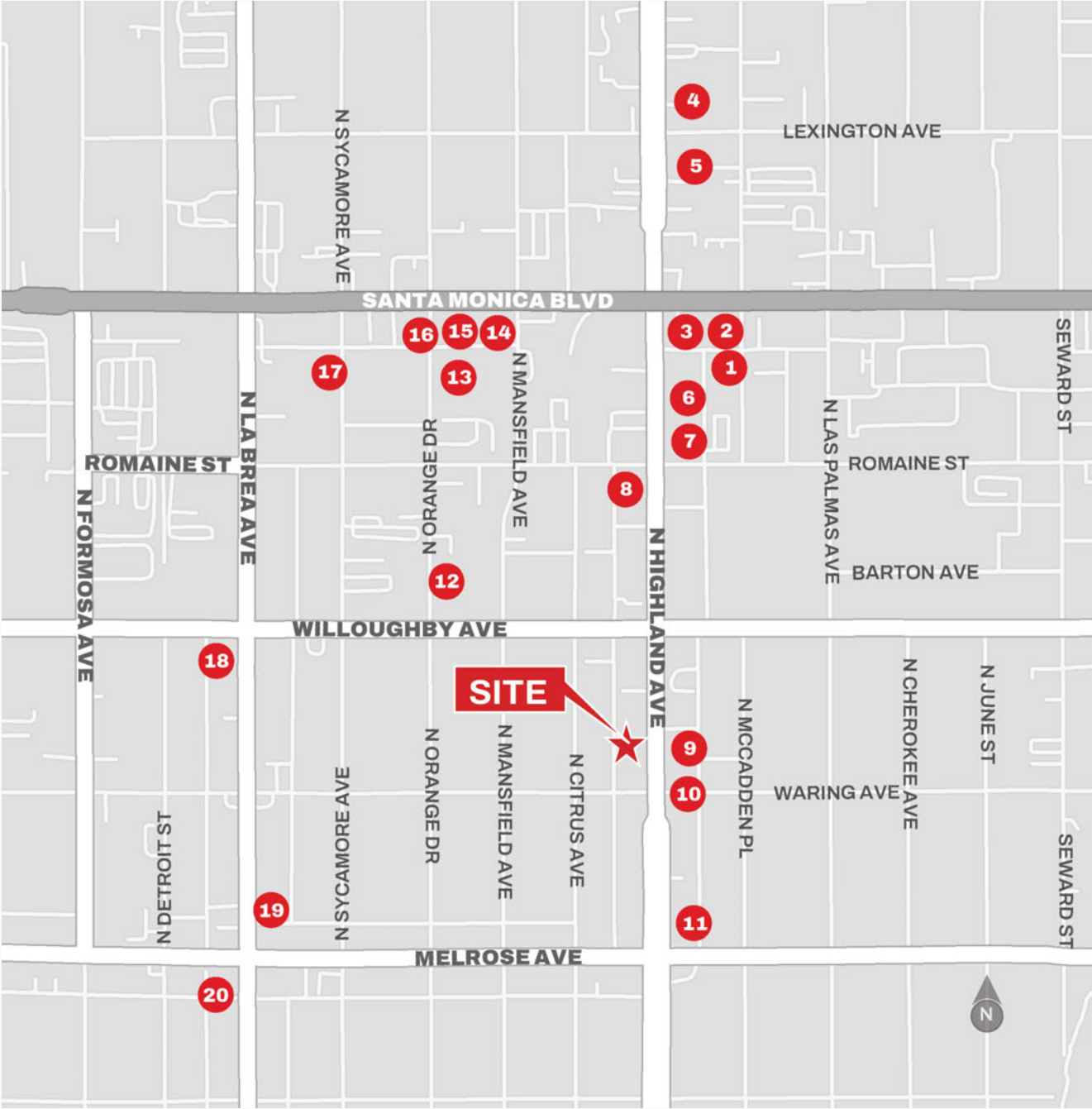


Studio Workspace & Art Storage

NEIGHBORHOOD ART & DESIGN STUDIOS MAP

Interior Design Firms & Galleries

- 1 Apparatus (lighting and design studio)
- 2 Ralph Pucci
- 3 Regen Projects
- 4 Michael Kohn Gallery
- 5 Formed For
- 6 BDDW
- 7 JF Chen (main Gallery)
- 8 Holly Hunt
- 9 Blackman Cruz
- 10 JF Chen C Project
- 11 Nonaka-Hill
- 12 Jeffrey Deitch
- 13 David LaChapelle Studios (fine art photography)
- 14 Galerie Ground
- 15 Sebastian Gladstone Gallery
- 16 Jeffery Deitch
- 17 Lisson Gallery
- 18 Form L.A.
- 19 Matthew Brown
- 20 Matthew Brown



NEIGHBORHOOD RETAILERS | RESTAURANTS | MEDIA

Restaurants & Cafes

- 1 Rao
- 2 Stereoscope coffee
- 3 SUMAC Mediterranean
- 4 Salt's Cure
- 5 Everytable
- 6 Trejo's Coffee & Donuts
- 7 Starbucks Drive through
- 8 The Cat & Fiddle
- 9 Osteria Mozza
- 10 Pink's Hot Dogs
- 11 Sightglass Coffee
- 12 Tartine
- 13 Tre Lune
- 14 Mr. T (French Restaurant)
- 15 Mizlala (Mediterranean)
ground floor of Kaiser
Permanente bld.
- 16 Tesla Diner
- 17 Mendocino Farms
- 18 Formosa Café
- 19 Jones

Retail Stores

- | | |
|----|--|
| 20 | Noah Clothing (New York-based streetwear brand) |
| 21 | Retrospecs & Co (eyewear) |
| 22 | Supervinyl (record store) |
| 23 | Lizzie Mandler (fine jewelry) |
| 24 | Ex Nihilo Paris (French fragrance house) |
| 25 | Just One Eye (fashion, jewelry, art and furniture) |
| 26 | Jacques Marie Mage (luxury eyewear) |
| 27 | Officine Generale (fashion) |
| 28 | Nili Lotan (women & men's fashion boutique) |
| 29 | Fie Isolde (handcrafted fine jewelry) |
| 30 | Italy 2000 Furniture |
| 31 | Rick Owens Clothing |

Media Companies

- | | |
|----|---------------------------|
| 32 | Motive Creative |
| 33 | Smuggler Studio |
| 34 | Deluxe Media Inc. |
| 35 | Sunset Las Palmas Studios |
| 36 | BuzzFeed Studios |
| 37 | Bond |



Wellness & Fitness

- 44 [solidcore]
- 45 Formula Fig
(facials, injectables)
- 46 Pause Wellness Studio
- 47 Sandspa (massage, fa-
cials, skin & nail care)
- 48 Ultra Body Fitness
- 49 TruFusion West Hollywood
- 50 Heimat (private gym)

Private School

- 51 BrellaHollywood
(infant care/pre-school)



KEY DEMOGRAPHICS

	 Total Population	 Average HH Income	 Median Age	 Daytime Employees	 College Degree
1 Mile	48,854	\$150,383	37	29,317	58.6%
3 Mile	457,154	\$135,295	38.3	233,034	51.4%
5 Mile	1.02 M	\$134,603	37.9	505,902	46.2%

DAILY TRAFFIC COUNTS

Intersection	ADT
Highland Ave. (directly in front of property)	41,000



Walker's Score
92 out of 100 (Walker's Paradise)



Transit Score
57 out of 100 (Good Transit)

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