

THE SUNSET GATEWAY

SILVER LAKE



3430 W SUNSET BLVD
LOS ANGELES, CA 90027

cag | COMMERCIAL
ASSET GROUP

ENGINE
REAL ESTATE

SUNSET GATEWAY is a unique opportunity for best in class retailers and services to showcase their talents in the backdrops of one of Los Angeles' most dynamic neighborhoods, Silver Lake. The Gateway is truly special as it blends the advantages of a newly developed retail center with the quaintness of Silver Lake. The Ownership and the Leasing team are committed to creating a mix of tenants who will not only serve the community, but will preserve the local integrity of the neighborhood. The Gateway is located *in the middle of Sunset Junction*, which is the prime high street hub of Silver Lake. It is home to some of the hippest retailers, restaurants and most importantly, residents on the west coast. With the combination of one of the best parking lots on Sunset Blvd, top notch design and construction, and a commitment to excellence, the Sunset Gateway is poised to be the premier Silver Lake retail destination.



AVAILABLE SPACE SIZE: $\pm 1,000$ RSF - $\pm 1,156$ RSF Units

(2 food Use Spaces of $\pm 1,000$ RSF each + patio)

SPACES CAN BE COMBINED UP TO $\pm 6,000$ RSF

DELIVERY DATE: Estimated to be December, 2017

RENT: Please call for details

PARKING: ± 20 onsite parking spaces





SILVER LAKE

The Silver Lake area is located just five miles northwest of downtown Los Angeles and just east of Griffith Park. Silver Lake is one of LA's most walkable neighborhoods, with almost all local amenities conveniently located right on Sunset Boulevard. Silver Lake is known for being the home to some of the coolest and most successful restaurants, cafés, shops and bars in Los Angeles. While there has been significant development in the area, Silver Lake has managed to marry the shiny and new with the shabby and old, making the neighborhood feel very authentic Los Angeles. Silver Lake is one of few Los Angeles neighborhoods where having a car is optional. Sunset Boulevard bike lanes run the length of the neighborhood and the sidewalks have more racks than parking meters. While home prices have skyrocketed as a result of the growth and expansion of the neighborhood, Silver Lake is still considered "affordable" and has a nice mix of both single and multi-family houses, allowing for both young professionals as well as families to enjoy everything Silver Lake has to offer.





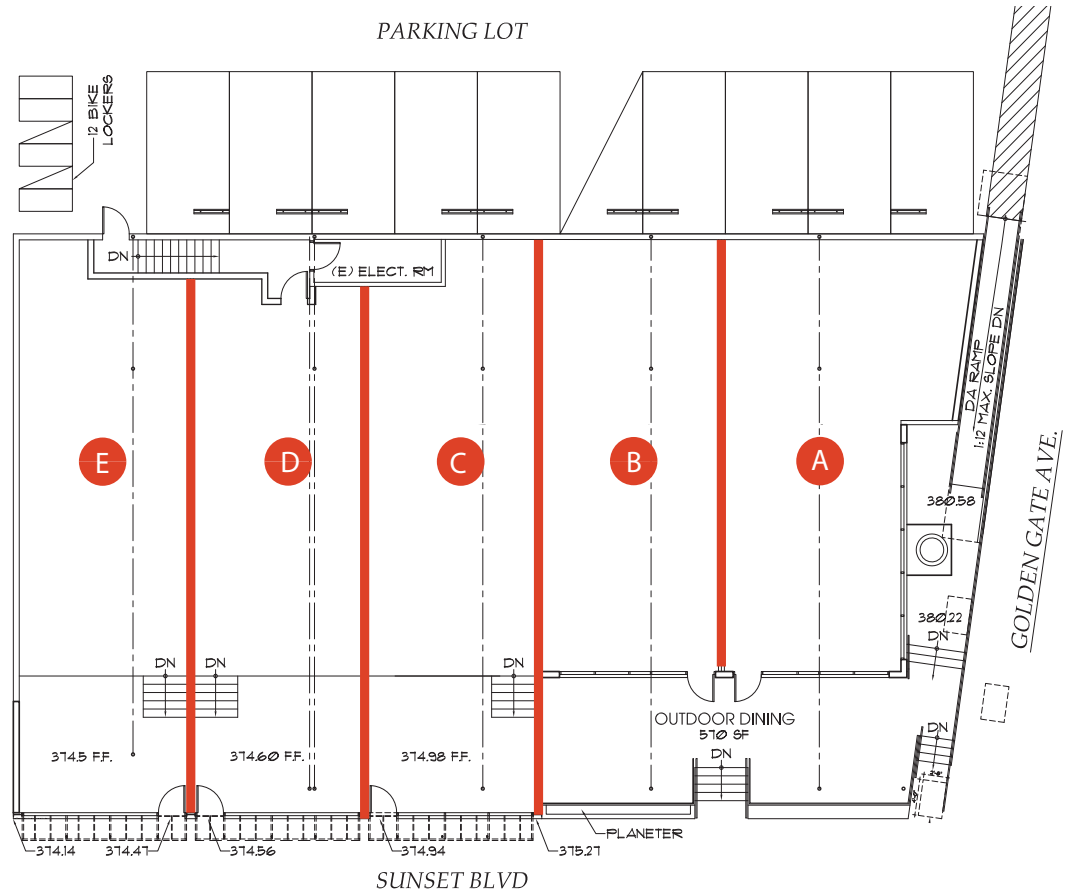
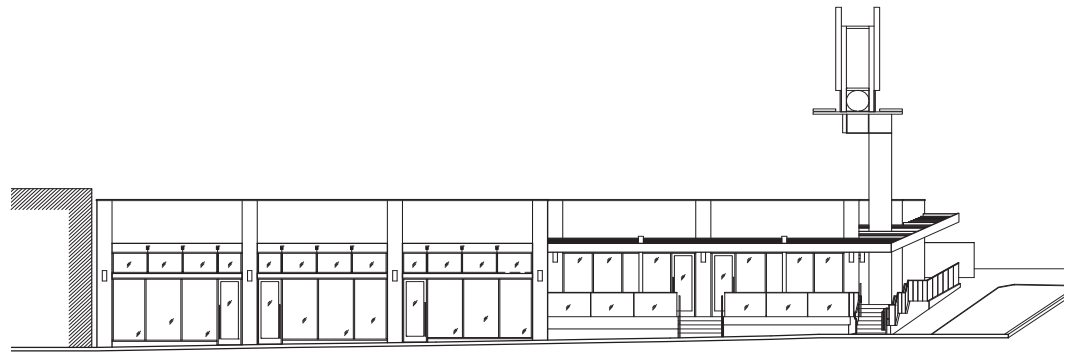
SITE PLAN

The Sunset Gateway allows the flexibility for food users, retailers and service providers of all sizes to find the right fit in terms of both size and street frontage.



LEGEND

- | | | |
|---------------------|--------------------|--------------------|
| A ±1,000 SF* | B ±1,156 SF | C ±1,130 SF |
| D ±1,000 SF* | E ±1,100 SF | |



EXISTING NEIGHBORING
CO-TENANCY

LE LABO®
GRASSE - NEW YORK

Aēsop®

TROIS FAMILIA

SHINOLA
DETROIT



A.P.C.

Mollusk
Surf Shop



Clare V.
LOS ANGELES

ALFRED
COFFEE & KITCHEN



PopPhysique™

WOOD
HANDCRAFTED PIZZA



RETRO®
SUPER
FUTURE
SUNGLASSES, HAND MADE IN ITALY

Mohawk
GENERAL
STORE



MALO
CANTINA SUAVECITA





DEMOGRAPHICS

AVERAGE HOME PRICE

\$1,013,000

AVERAGE HOUSEHOLD INCOME

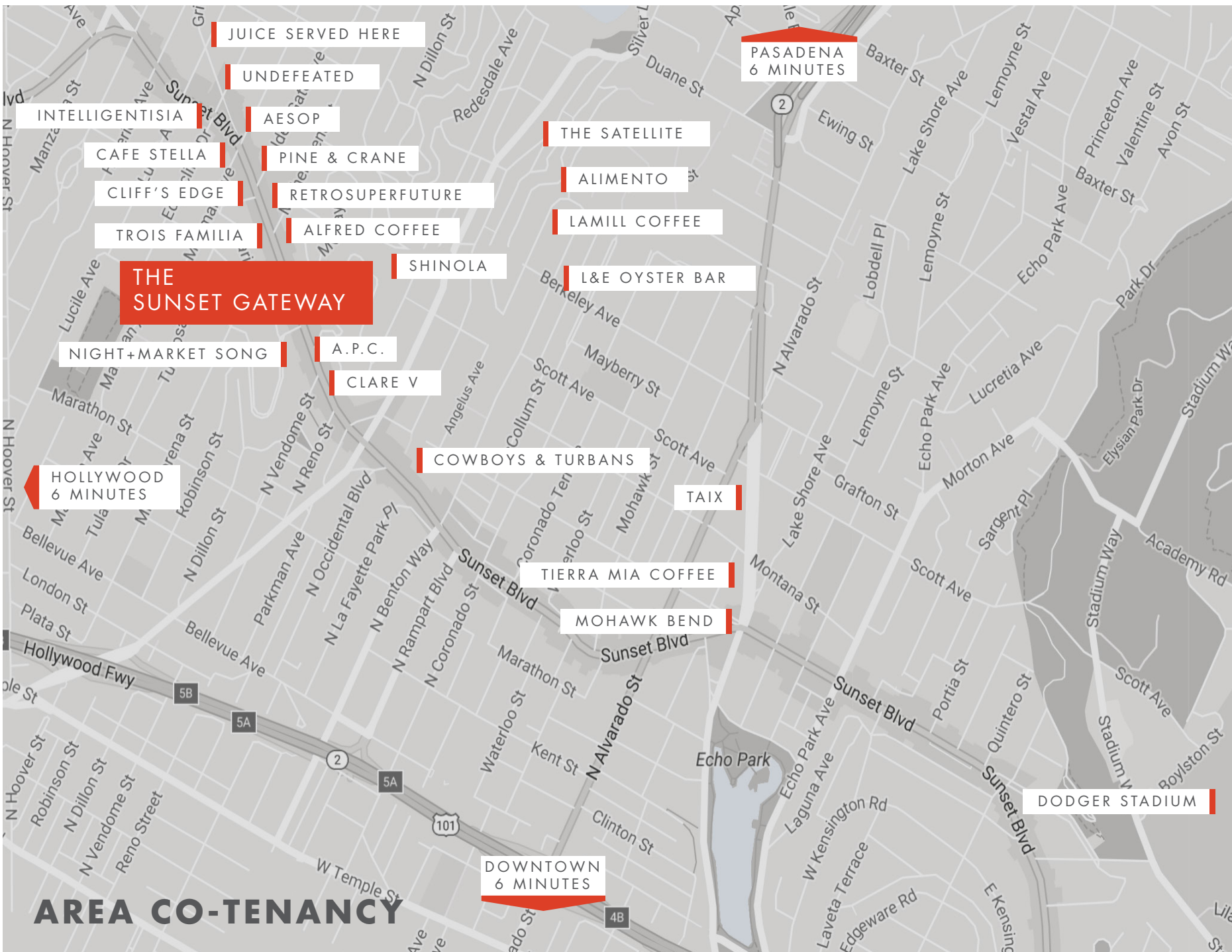
\$106,417

MEDIAN AGE

29.7

DAILY VEHICLES

75,000



JUICE SERVED HERE

UNDEFEATED

INTELLIGENTISIA

AESOP

CAFE STELLA

PINE & CRANE

CLIFF'S EDGE

RETRO SUPERFUTURE

TROIS FAMILIA

ALFRED COFFEE

THE
SUNSET GATEWAY

SHINOLA

NIGHT+MARKET SONG

A.P.C.

CLARE V

HOLLYWOOD
6 MINUTES

COWBOYS & TURBANS

TAIX

TIERRA MIA COFFEE

MOHAWK BEND

PASADENA
6 MINUTES

DOWNTOWN
6 MINUTES

DODGER STADIUM

AREA CO-TENANCY



LOS FELIZ

THE HEART OF EAST HOLLYWOOD

HIGHLAND PARK

EAST HOLLYWOOD

HOLLYWOOD

SILVER LAKE

★
SUBJECT
PROPERTY

GREATER
HANCOCK PARK

KOREA TOWN

ECHO PARK

CHINATOWN

WEST LAKE

MID WILSHIRE

Los Angeles

THE SUNSET GATEWAY

SILVER LAKE



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