

3814-3824

SUNSET BOULEVARD

*Silver Lake*



ZACUTO GROUP  
COMMERCIAL REAL ESTATE



RETAIL + RESIDENTIAL COLLECTION

FOR SALE

# 3814-3824

## SUNSET BOULEVARD

### *Silver Lake*

Matthew Luchs of Zacuto Group is pleased to exclusively present the opportunity to acquire 3814-3824 W Sunset Boulevard, a rare and highly coveted ±8,749 square foot mixed-use investment property situated on 8,954 square feet of land located in the heart of Silver Lake, one of Los Angeles' most culturally vibrant and economically resilient neighborhoods.

This offering presents a unique opportunity to acquire a stabilized, cash-flowing asset in one of the most dynamic submarkets in Southern California. With an institutional-quality tenant roster, secure long-term leases, below-market residential rents, and limited near-term capital requirements, 3814-3824 W Sunset Boulevard is ideally suited for both private and institutional investors seeking a well-located mixed-use asset with durable income and long-term value appreciation potential.



#### BROKER CONTACT



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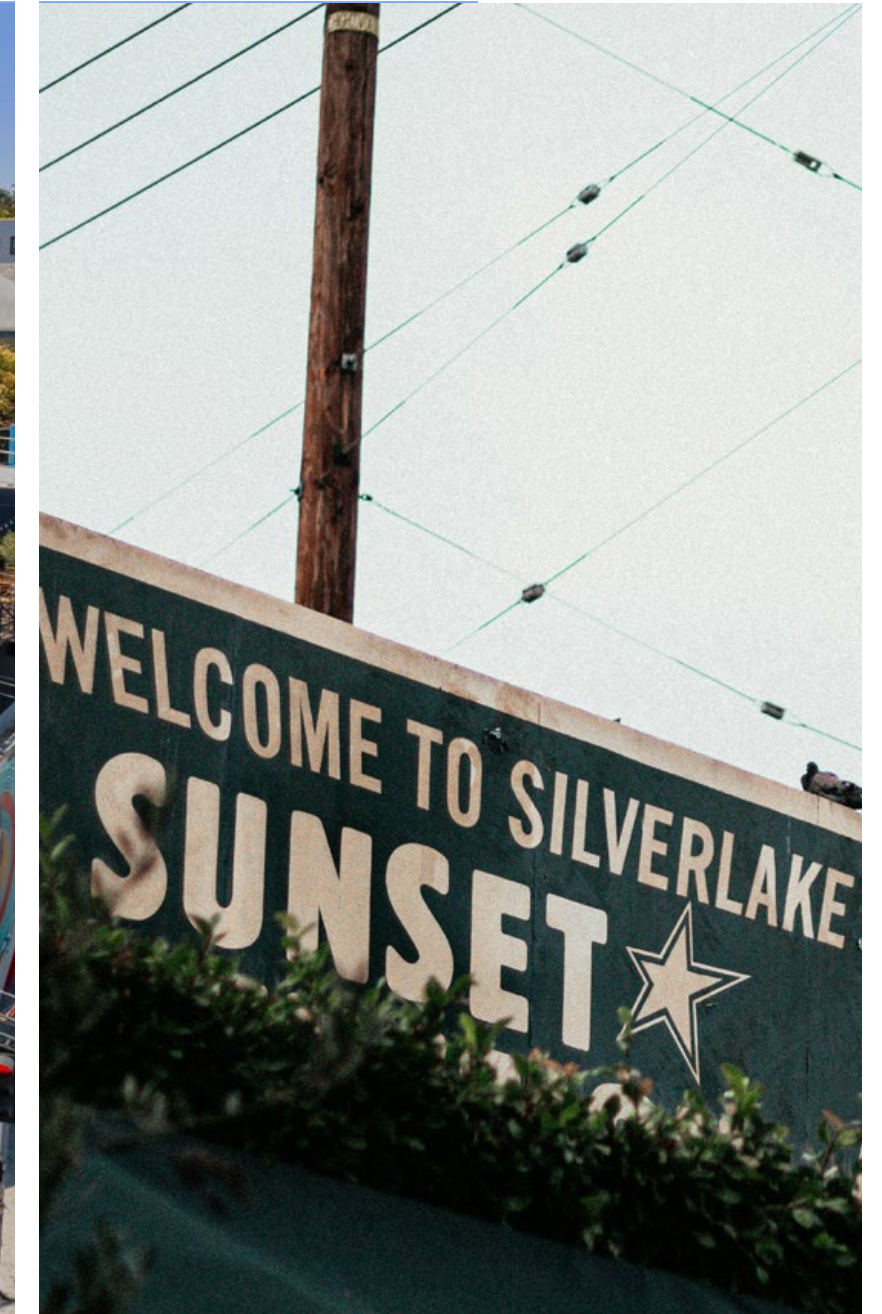
# EXECUTIVE SUMMARY



# OVERVIEW

This premier asset consists of approximately 4,338 square feet of fully leased retail and restaurant space across six ground-floor suites, as well as six residential apartment units totaling approximately 4,411 square feet located above the commercial storefronts. The property is strategically positioned along one of the city's most recognizable and heavily trafficked commercial corridors, offering direct exposure to over 38,000 vehicles per day and significant pedestrian activity from the surrounding dense, high-income residential population.

3814-3824 West Sunset Boulevard is located in the epicenter of Silver Lake, a neighborhood that continues to outperform most Los Angeles submarkets in terms of both retail and multifamily fundamentals. The property is surrounded by a diverse mix of high-end retailers, acclaimed restaurants, coffee shops, entertainment venues, and boutique fitness studios, all contributing to the vibrant, walkable environment that defines the Sunset Boulevard corridor. The location also benefits from proximity to major thoroughfares such as the 101 and 5 Freeways, which provide convenient access to Hollywood, Downtown Los Angeles, Glendale, and Burbank.



# RETAIL

The ground-floor retail space is fully leased to a curated lineup of well-established, experience-driven tenants, including Le Labo Fragrances, Garrett Leight California Optical, as well as popular local operators such as Yala Coffee, Naturewell, Bar Secco, and Santo Sushi. These tenants are destination-oriented and synergistic, creating an activated street presence that draws consistent foot traffic throughout the week.

Most leases are structured as triple-net, with 3% annual rental increases, contributing to minimal landlord responsibilities and predictable income growth. The current average retail rent is approximately \$13.42 per square foot per month, with pro-forma rents reaching an average of \$15.00 per square foot, reflecting both the quality of tenancy and the upward momentum of the W Sunset Boulevard retail market. The weighted average remaining lease term across the retail is approximately 5.53 years, offering stability and cash flow visibility to a prospective investor.





# RESIDENTIAL

The residential portion of the property consists of six highly renovated apartment units featuring state-of-the-art appliances, Euro kitchens, in-unit washer and dryers, honey wheat colored wood floors, farmhouse sinks, butcher-block countertops, custom-tiled baths, and gorgeous finishes, comprising a balanced mix of one-bedroom and two-bedroom layouts, with an average unit size of approximately 735 square feet. The apartment is 83% Occupied, with tenants demonstrating strong tenancy histories and long average durations of stay.

The current average rent across the residential units is \$2,965 per month, or approximately \$4.01 per square foot, while pro forma rents are projected at an average of \$3,459 per month, or \$4.75 per square foot. The residential component provides meaningful upside through natural turnover and repositioning, as most units remain significantly below market rates. With the high demand for housing in the Silver Lake submarket, the residential income can be further enhanced over time, complementing the already robust performance of the retail component.



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SUNSET BOULEVARD

*Silver Lake*



# PROPERTY SUMMARY

3814-3824 W SUNSET BLVD LOS ANGELES, CA 90026

**PRICE:** \$12,750,000

**CURRENT CAP RATE** 5.63%

**PRO FORMA CAP RATE** 6.35%

**BUILDING SF** 8,749 SF

**LOT SIZE** 8,954 SF

**PRICE/SF (BLDG)** \$1,457

**PRICE/SF (LAND)** \$1,424

**YEAR BUILT** 1939/2023

**ZONING** LAC2



# INVESTMENT HIGHLIGHTS



## TROPHY RETAIL CORNER

±8,749 SF mixed-use asset comprising ±4,338 SF of retail and restaurant space plus six residential apartments totaling ±4,411 SF in Silver Lake's vibrant core.

## PREMIER SUNSET BLVD LOCATION

Strategically positioned on a highly trafficked commercial corridor with over 38,000 vehicles per day and strong pedestrian activity from a dense, affluent residential base.

## CURATED RETAIL TENANT ROSTER

Featuring Le Labo Fragrances and Garrett Leight California Optical, as well as popular local operators such as Yala Coffee, Naturewell, Bar Seco, & Santo Sushi

## TWO FULLY PERMITTED LIQUOR LICENSES

The property includes 2 liquor licenses, enhancing the value and flexibility for restaurant and bar operators.

## HIGH-DEMAND SUBMARKET

Outperforming LA in retail and multifamily fundamentals, surrounded by boutique retailers, acclaimed dining, and lifestyle amenities.



## INSTITUTIONAL-QUALITY ASSET WITH LIMITED CAPEX

Stabilized cash flow, premier tenant mix, and minimal near-term capital expenditures create an ideal long-term hold.



## TRIPLE-NET LEASES WITH RENT GROWTH

Most retail leases structured as NNN with 3% annual increases, providing minimal landlord responsibilities and predictable cash flow.

## STABLE, LONG-TERM INCOME PROFILE

Weighted average retail lease term of approximately 5.5 years offers substantial income stability and visibility.

## ATTRACTIVE RETAIL RENTS WITH UPSIDE

Current average retail rent of \$13.42/SF/month, with pro forma rents reaching \$15.00/SF/month reflecting strong market momentum.

## EXCEPTIONAL ACCESSIBILITY & DEMOGRAPHICS

Convenient freeway access (101 & 5) and a catchment area of 500,000+ residents with average household incomes exceeding \$110,000.

## RESIDENTIAL INCOME WITH VALUE-ADD POTENTIAL

Six 83% leased 1 and 2 bedroom apartments averaging 735 SF, currently below market rents with projected pro forma rent increases.

# LOCATION





# SILVER LAKE

## *Los Angeles*

3814–3824 W Sunset Blvd sits at the core of Silver Lake’s retail and cultural renaissance, in a neighborhood that has evolved into one of Los Angeles’ most dynamic urban markets. What began as a low-key creative enclave has matured into a high-density, design-conscious, and nationally recognized lifestyle destination, balancing neighborhood authenticity with global visibility. With its rich identity and expanding momentum, Silver Lake continues to outperform trend-driven submarkets and remains a cornerstone for long-term investment.

Located at the signalized intersection of Sunset Boulevard and Hyperion Avenue, the property commands one of the highest-profile corners on the Eastside. This stretch of Sunset functions as Silver Lake’s commercial spine, connecting a best-in-class roster of restaurants, cafes, and lifestyle operators including Erewhon, Tartine, Pine & Crane, Alfred Coffee, Sweetgreen, and Intelligentsia. Daily foot traffic is fueled by a densely populated residential base, top-tier public schools, and a constant influx of professionals, creatives, and tourists drawn to the area’s authenticity and brand mix.



BEVERLY HILLS

WEST HOLLYWOOD

HOLLYWOOD

GRIFFITH OBSERVATORY

LOS FELIZ

SUNSET JUNCTION

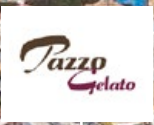
FIRE STATION

EREWHON  
ORGANIC GROCER & CAFE

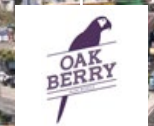


SUBJECT PROPERTY

WARBY PARKER



YOLK  
free range design



La COLOMBE  
COFFEE ROASTERS



SALT & STRAW

SILVER LAKE RESERVOIR



# DEMOGRAPHICS

As rising rents and saturation challenge traditional hubs like Venice, West Hollywood, and Downtown, Silver Lake continues to attract tenants seeking meaningful engagement with a loyal, design-forward consumer. The neighborhood's tight zoning and limited retail supply create high barriers to entry, preserving long-term value for landlords and limiting future competition. Tenants not only thrive here; they stay, reinvest, and expand.

Surrounded by notable landmarks such as the Silver Lake Reservoir, Griffith Park, and Sunset Junction, and within 15 minutes of Hollywood, Downtown, and Burbank, the property benefits from strong regional access. New residential and mixed-use developments nearby continue to drive demand, while the walkable streetscape, protected architectural fabric, and community-driven planning ensure Silver Lake remains one of the most compelling and resilient submarkets in Los Angeles retail.

## *Population*

<b>1-MILE</b>	<b>3-MILE</b>
44,698	489,714

## *Median Household Income*

\$78,667	\$56,847
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## *Average Age*

39	38
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## *Households*

19,841	207,574
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## *Daytime Employees*

17,586	228,220
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# PROPERTY TENANTS



# PROPERTY TENANTS



## GARRETT LEIGHT

Founded in Venice Beach in 2010 by Garrett Leight (son of legendary optician Larry Leight), GLCO produces handcrafted eyewear inspired by Californian lifestyle, with an emphasis on quality, timeless aesthetics, and boutique retail service.



## BAR SECO

Bar Seco (also known as Seco) is an all-day European-style café and evening natural wine bar in Sunset Junction, launched by Mexico City's Santo Group as the sister to Santo Sushi. It features a blend of Latino and Asian flavors throughout the day.



## SANTO SUSHI

Santo Sushi blends sleek, modern Japanese cuisine with urban design sensibilities. It anchors the Santo Core portfolio alongside Bar Seco and is rooted in a Mexico City-based hospitality group's expertise.



## NATUREWELL

Naturewell is a wellness-focused brand offering organic juices, smoothies, acai bowls, and natural skincare. Its philosophy centers on natural, inclusive, effective self-care products.

# PROPERTY TENANTS



## LE LABO

Niche perfume brand known for handcrafted fragrances and apothecary-inspired aesthetic. The company emphasizes a focus on fresh ingredients and artisanal methods. Each fragrance is hand-blended in stores



## YALA COFFEE

Middle Eastern style coffee shop offering a twist on classic coffee drinks, original creations and specialty teas with a heated sand tray display.





SUNSET DRY CLEANING  
FLUFF & FOLD LAUNDRY

Yala

LE LABO  
GRASSE - NEW YORK

GARRETT LEIGHT  
CALIFORNIA OPTICAL

SECO

SANTO

NATUREWELL

OPEN

JUICE  
SMOOTHIES

BYRIEJO

Stelani

# FLOOR PLANS

## RETAIL UNITS

3814 W Sunset - 778 SF

3816 W Sunset- 771 SF

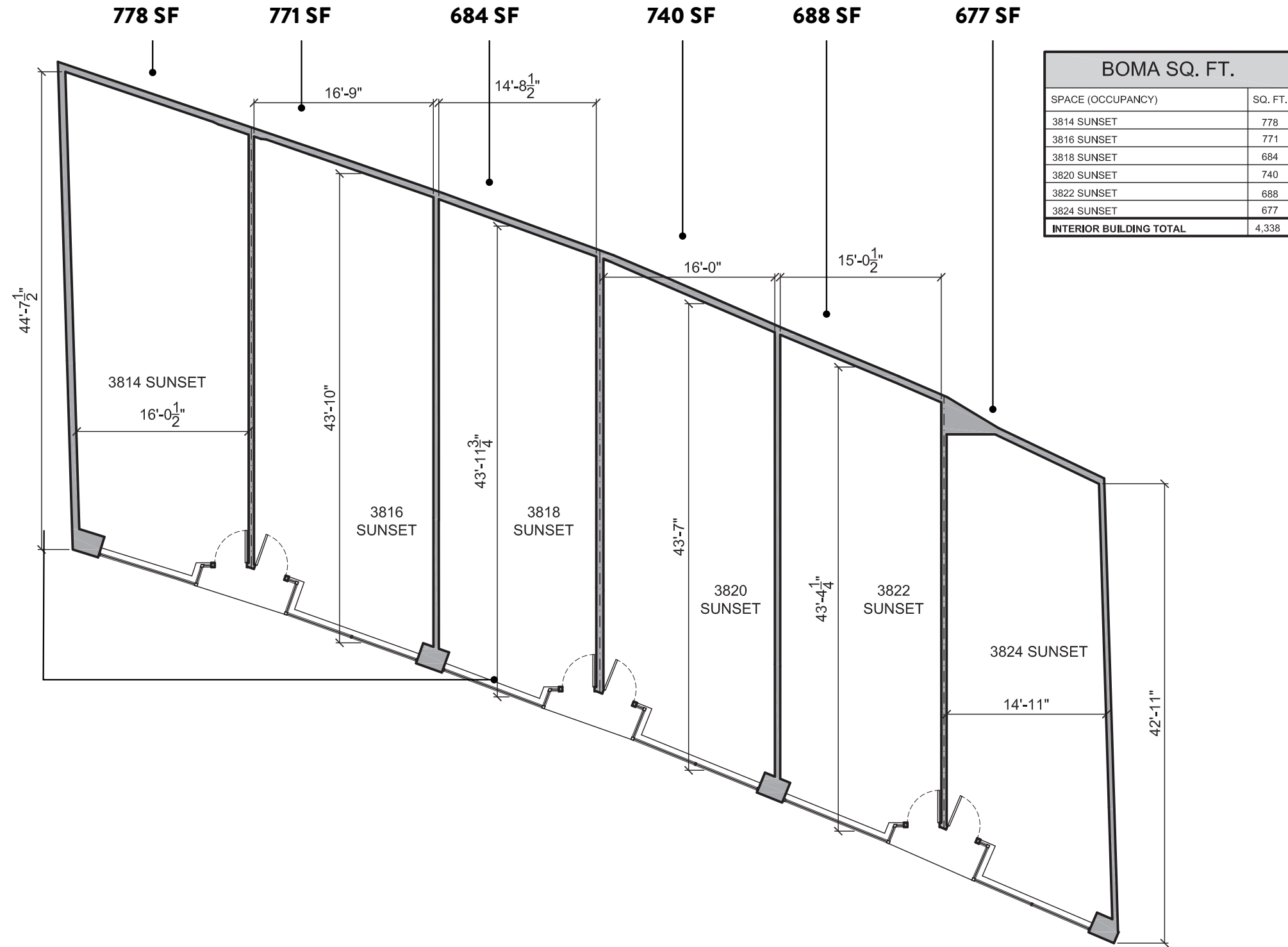
3818 W Sunset- 684 SF

3820 W Sunset- 740 SF

3822 W Sunset- 688 SF

3824 W Sunset- 677 SF

4,338 SF TOTAL



# FLOOR PLANS

## RESIDENTIAL APARTMENTS

**1ST FLOOR - 2,692 SF TOTAL**

UNIT 3814 1/2 - 643 SF

UNIT 3816 1/2 - 630 SF

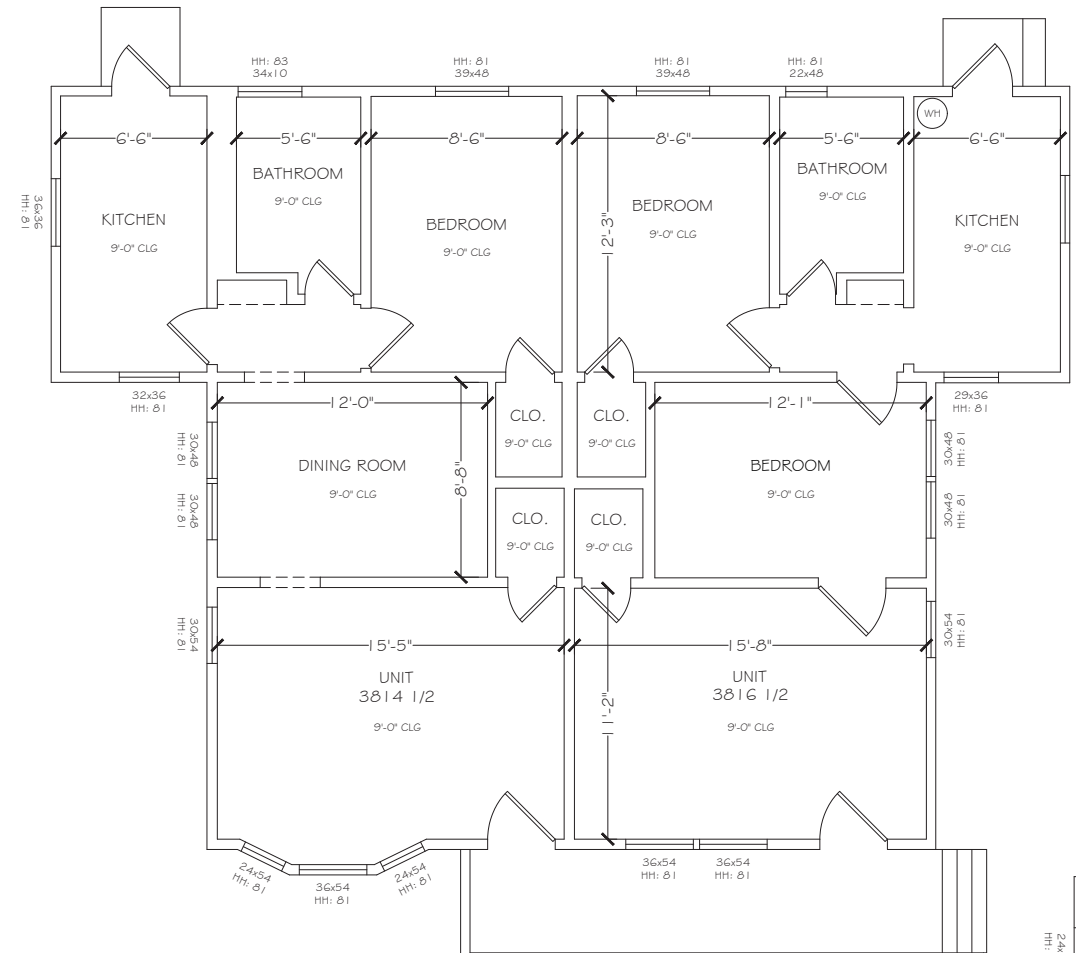
UNIT 3820 1/2 - 791 SF

UNIT 3822 1/2 628 SF

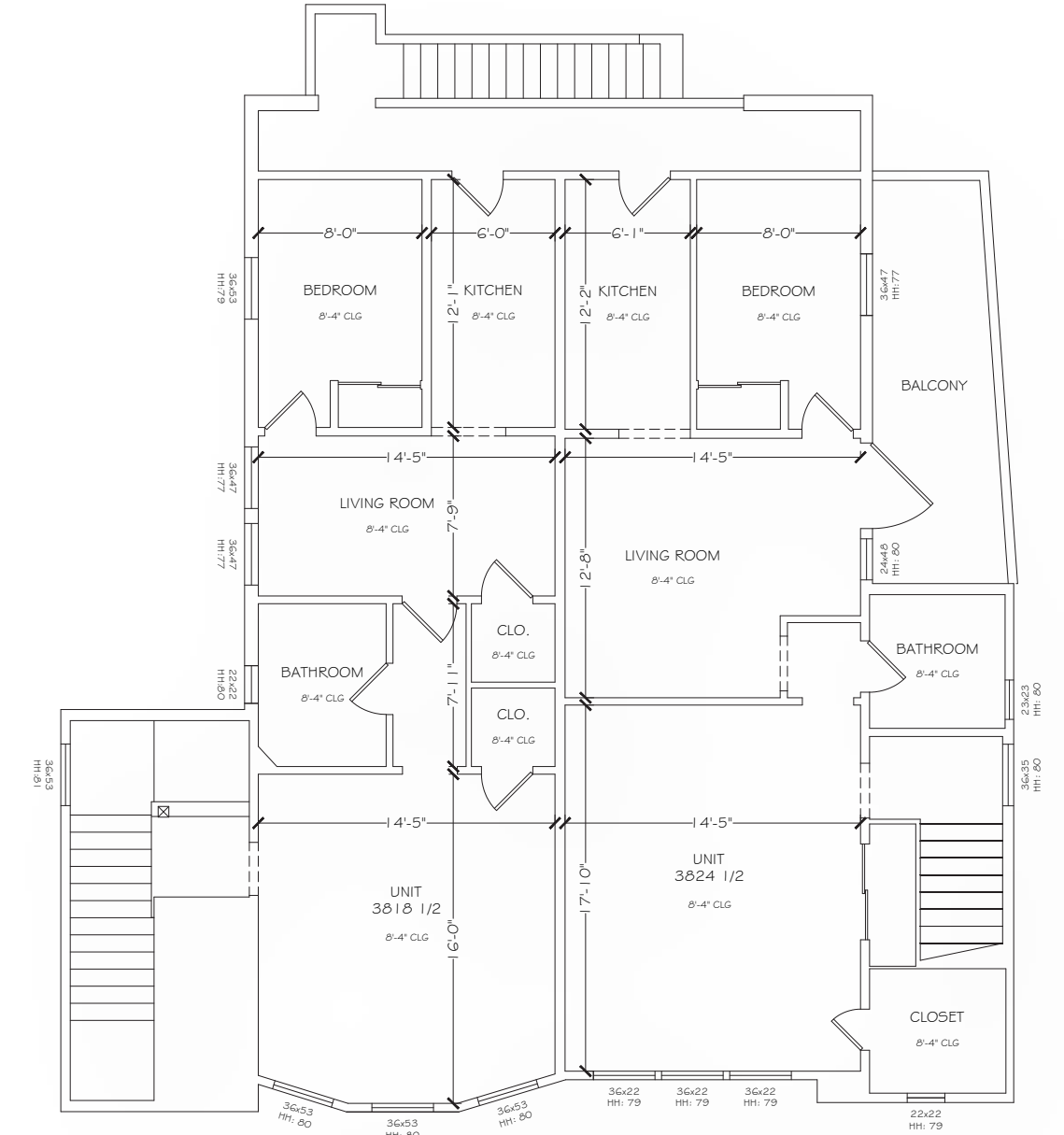
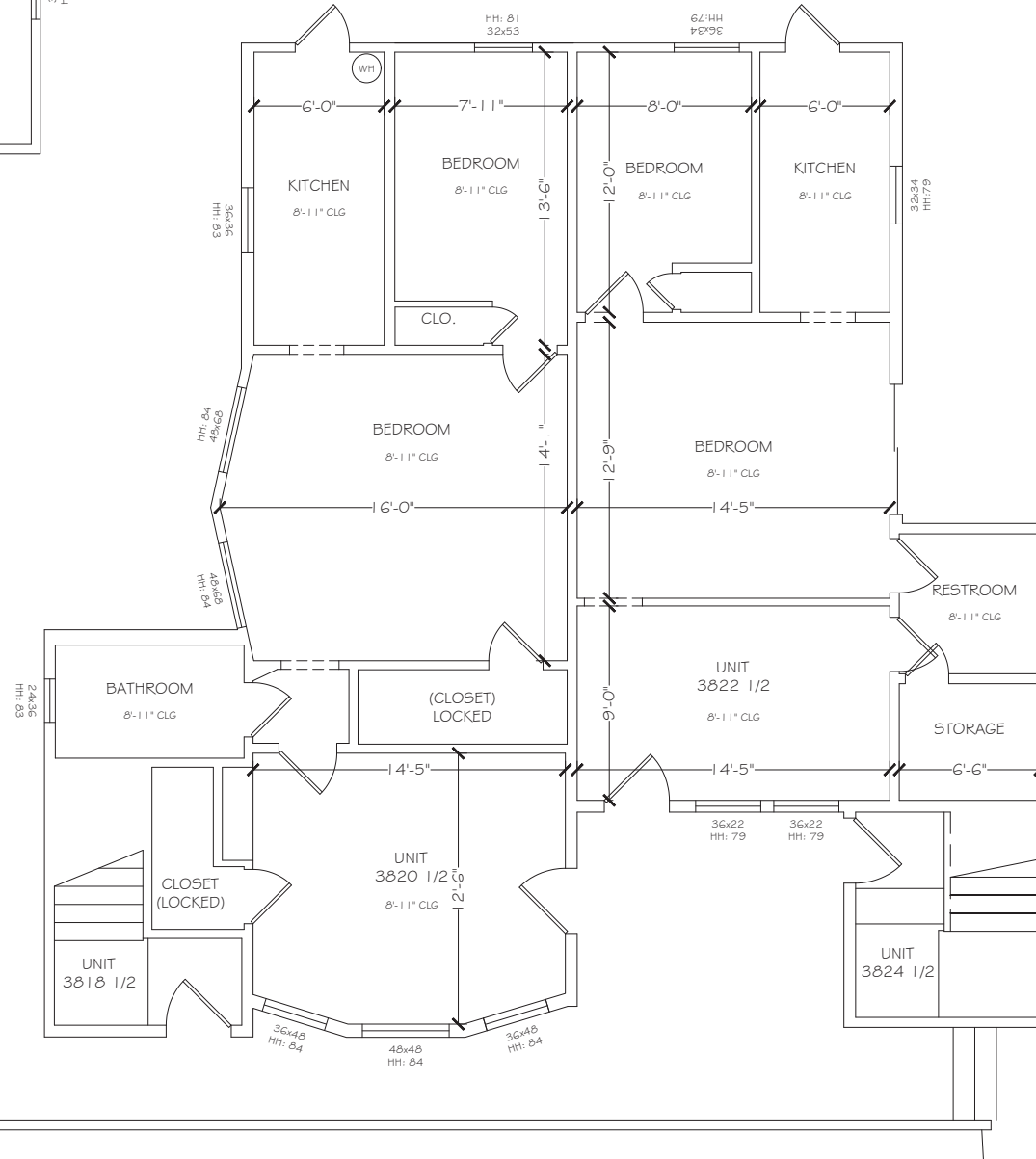
**2ND FLOOR - 1,719 SF TOTAL**

UNIT 3818 1/2 - 842 SF

UNIT 3824 1/2 - 877 SF



**1ST FLOOR**



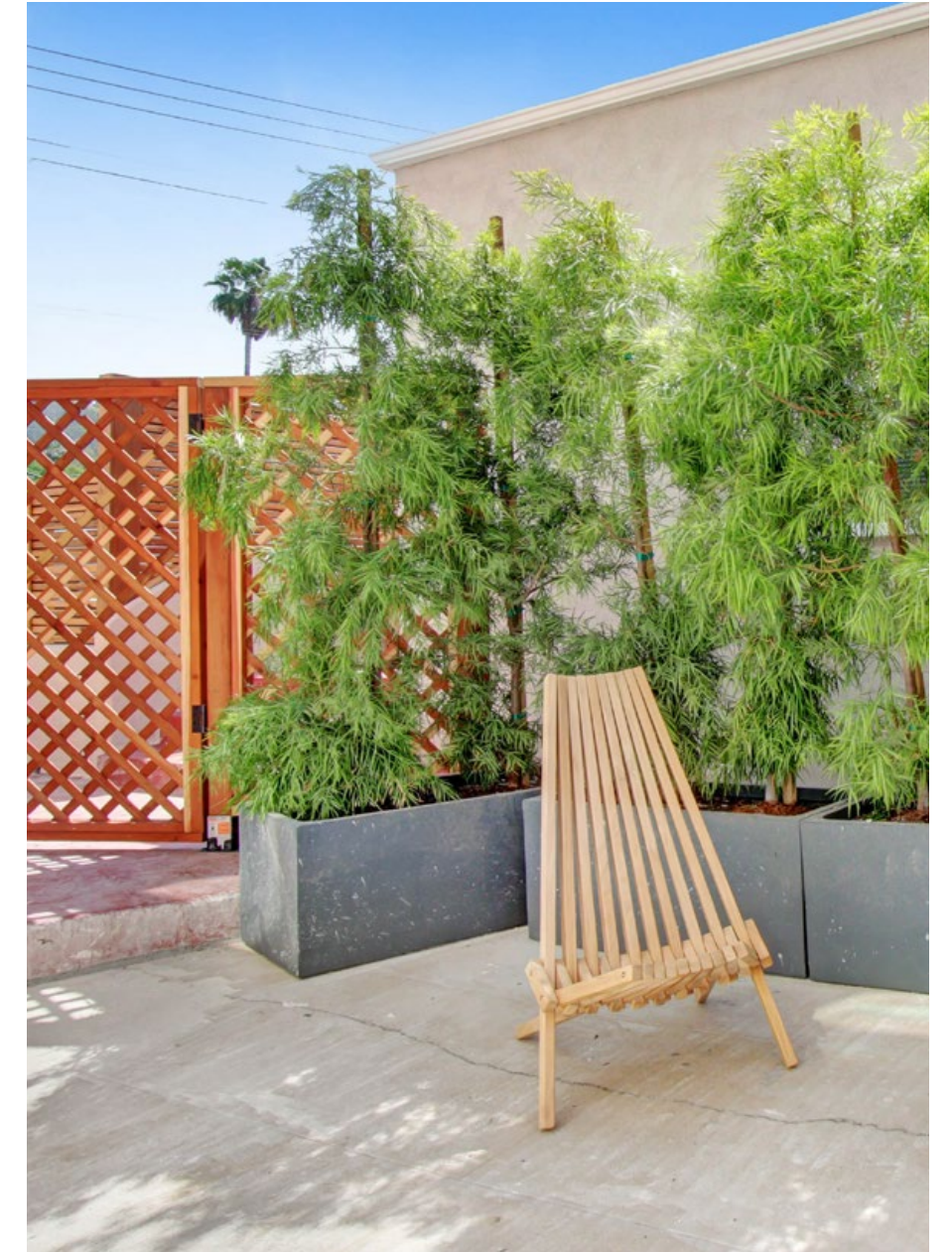
**2ND FLOOR**



# UNIT PHOTOS

REPRESENTATIVE  
IMAGES OF INTERIOR

*Unit 3820.5*



# UNIT PHOTOS

REPRESENTATIVE  
IMAGES OF INTERIOR



Unit 3822.5



# FINANCIALS



<b>TENANT INFORMATION - COMMERCIAL*</b>																
Unit	Tenant	SF	Floor	%	Lease Start	Lease Expiration	Increases	Options	Rent	Rent/SF	Time at Center	Term Remaining	Lease Type	PF Rent	PF Rent/SF	PF Lease Type
3814	Yala Coffee	778	1	17.93%	6/10/25	12/31/30	The greater of 3% or FMV	None	\$10,114.00	\$13.00	0.70 Year(s)	4.86 Year(s)	NNN	\$11,670.00	\$15.00	NNN
3816	Le Labo	771	1	17.77%	8/25/25	11/23/30	The greater of 3% or FMV	(2) 5-Year	\$10,000.00	\$12.97	0.49 Year(s)	4.76 Year(s)	NNN	\$11,565.00	\$15.00	NNN
3818	Garrett Leight	684	1	15.77%	10/27/22	1/31/33	The greater of 3% or FMV	(1) 5-Year	\$10,927.27	\$15.98	3.32 Year(s)	6.95 Year(s)	NNN	\$10,260.00	\$15.00	NNN
3820	Santo Core LLC (Expansion) dba Bar Secco	740	1	17.06%	7/1/23	5/31/32	The greater of 3% or FMV	(1) 5-Year	\$9,036.85	\$12.21	2.64 Year(s)	6.28 Year(s)	NNN	\$11,100.00	\$15.00	NNN
3822	Santo Core LLC (Silverlake), LLC dba Santo Sushi	688	1	15.86%	7/1/21	5/31/32	The greater of 3% or FMV	(1) 5-Year	\$10,424.47	\$15.15	4.64 Year(s)	6.28 Year(s)	NNN	\$10,320.00	\$15.00	NNN
3824	Sako Mikhail dba Naturewell	677	1	15.61%	10/1/17	2/28/30	The greater of 3% or FMV	(1) 5-Year	\$7,725.00	\$11.41	8.39 Year(s)	4.02 Year(s)	Gross	\$10,155.00	\$15.00	NNN
		<b>4,338</b>		<b>100%</b>					<b>\$58,227.59</b>	<b>\$13.42</b>	<b>3.37 Year(s)</b>	<b>5.53 Year(s)</b>		<b>\$65,070.00</b>	<b>\$15.00</b>	

\*Rent Roll As Of 12/1/2026

<b>TENANT INFORMATION - APARTMENTS</b>										
Unit Number	Unit Type	Occupancy	SF	%	Move In	Time in Unit	Rent	Rent/SF	PF Rent	PF Rent/SF
3814.5	1+1	Occupied	643	14.58%	5/1/01	24.84 Year(s)	\$1,022.32	\$1.59	\$3,200.00	\$4.98
3816.5	1+1	Vacant	630	14.28%	-	-	\$3,200.00	\$5.08	\$3,200.00	\$5.08
3818.5	2+2	Occupied	842	19.09%	6/30/23	2.67 Year(s)	\$3,425.00	\$4.07	\$3,650.00	\$4.33
3820.5	2+2	Occupied	791	17.93%	2/1/26	0.07 Year(s)	\$3,650.00	\$4.61	\$3,650.00	\$4.61
3822.5	1+1	Occupied	628	14.24%	11/17/25	0.28 Year(s)	\$2,900.00	\$4.62	\$3,200.00	\$5.10
3824.5	2+2 Townhouse	Occupied	877	19.88%	10/20/25	0.36 Year(s)	\$3,595.00	\$4.10	\$3,850.00	\$4.39
			<b>4,411</b>	<b>100%</b>					<b>\$20,750.00</b>	<b>\$4.75</b>

OPERATING EXPENSES	PER YEAR	PER SF
Property Taxes @ 1.19%	\$151,725	\$17.34/SF
Management	\$36,490	\$4.17/SF
Insurance	\$19,153	\$2.19/SF
Utilities	\$3,969	\$0.45/SF
Phones	\$5,400	\$0.62/SF
Fire Protection	\$56	\$0.01/SF
Pest	\$833	\$0.10/SF
Janitorial/Landscaping	\$24,983	\$2.86/SF
Trash	\$25,538	\$2.92/SF
Security Cameras	\$333	\$0.04/SF
Repair & Maintenance	\$18,506	\$2.12/SF
Parking Service	\$15,000	\$1.71/SF
% of Gross Rent	29.3%	
<b>Total Expenses</b>	<b>\$301,985</b>	<b>\$34.52</b>
<b>Expenses/SF/Month</b>		<b>\$2.88</b>

OPERATING DATA				
		CURRENT		PRO-FORMA
Monthly Rent:		\$76,020		\$85,820
Annual Rent:		\$912,239		\$1,029,840
		CURRENT		PRO-FORMA
Scheduled Lease Income:		\$912,239		\$1,029,840
CAM Reimbursement:		\$117,829		\$139,618
Additional Income:		\$0		\$0
Effective Gross Income:		\$1,030,067		\$1,169,458
Vacancy:	5%	\$10,675	5%	\$58,473
Expenses:		\$301,985		\$301,985
<b>Net Operating Income:</b>		<b>\$717,407</b>		<b>\$809,000</b>

OCCUPANCY APARTMENTS	83.00%
Vacancy	17.00%
# of Units	6
# of 1 Beds	3
# of 2 Beds	3
Occupied Units	5
Occupied SF	3,781
Vacant SF	630
Vacant Units	1
Average Unit SF	735

OCCUPANCY RETAIL	100.00%
Vacancy	0.00%
# of Units	6
Occupied Units	6
Occupied SF	4,338
Vacant SF	0
Average Unit SF	723

RETAIL LEASE ROLLOVER SCHEDULE	MTM	2026	2027	2028	2029	2030+
SF	0	0	0	0	0	4,338
%	0.00%	0.00%	0.00%	0.00%	0.00%	640.77%

RETAIL OCCUPANCY HISTORY	< 1 year	1 - 3 years	3 - 5 years	5 - 10 years	> 10 years
SF	1,549	740	1,372	677	0
%	35.71%	17.06%	31.63%	15.61%	0.00%



SUNSET DRY CLEANING  
FLUFF & FOLD LAUNDRY

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NATUREWELL

Wasteland

Hyperion Av

SPEED  
LIMIT  
35

Sunset Blvd



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