

END CAP & IN LINE RETAIL AVAILABLE | SILVER LAKE OPPORTUNITY

2829 Hyperion Ave

FOR LEASE LOS ANGELES, CA 90027



PROPERTY OVERVIEW

Planned Exterior Renovation Underway



AVAILABLE	4 SUITES
SIZE	±805-1,506 SF
ASKING RENT	\$6.25 - \$6.75 PSF
ESTIMATED NNN	\$1.67 PSF
CONDITION	VANILLA SHELL
CURRENT TENANTS	PINKBERRY, CATS AND DOGS, STANDING EGG, THE VILLAGE VET

PLANNED EXTERIOR RENOVATION UNDERWAY



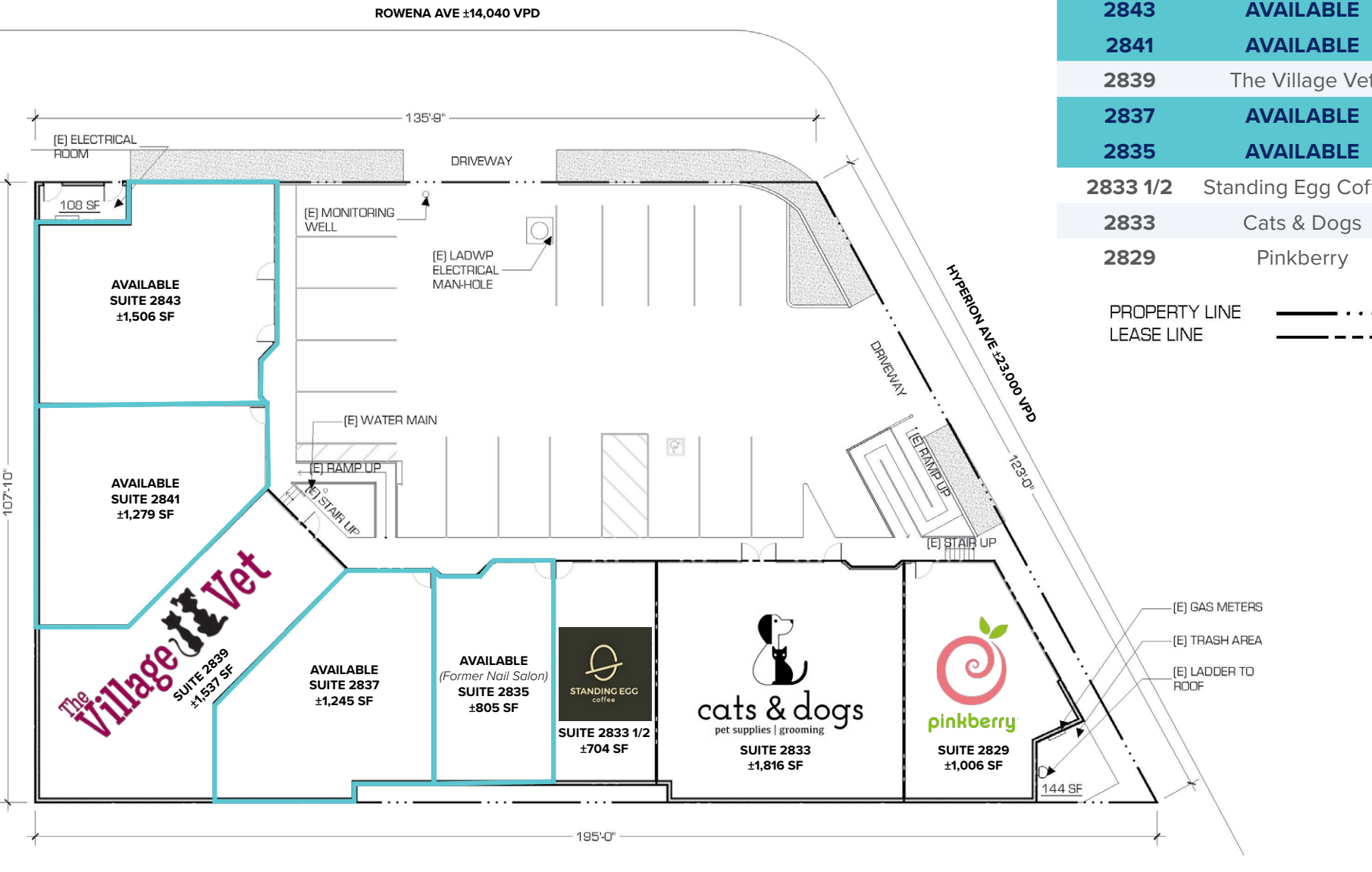
SITE PLAN

4 Suites Available

TENANT ROSTER			
SUITE NO.	TENANT	SF	RENT
2843	AVAILABLE	±1,506 SF	\$6.75 NNN
2841	AVAILABLE	±1,279 SF	\$6.25 NNN
2839	The Village Vet	±1,537 SF	-
2837	AVAILABLE	±1,245 SF	\$6.25 NNN
2835	AVAILABLE	±805 SF	\$6.25 NNN
2833 1/2	Standing Egg Coffee	±704 SF	-
2833	Cats & Dogs	±1,816 SF	-
2829	Pinkberry	±1,006 SF	-

PROPERTY LINE 

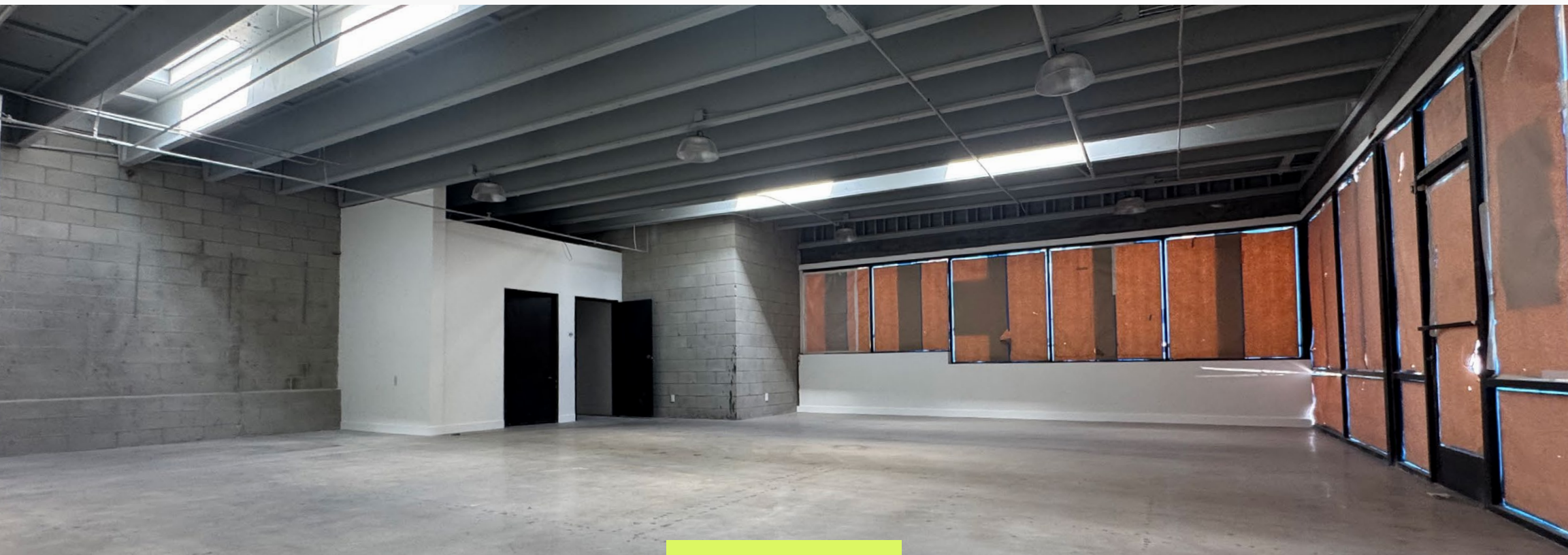
LEASE LINE 



2829-2843 HYPERION AVE.
LOS ANGELES, CA 90027

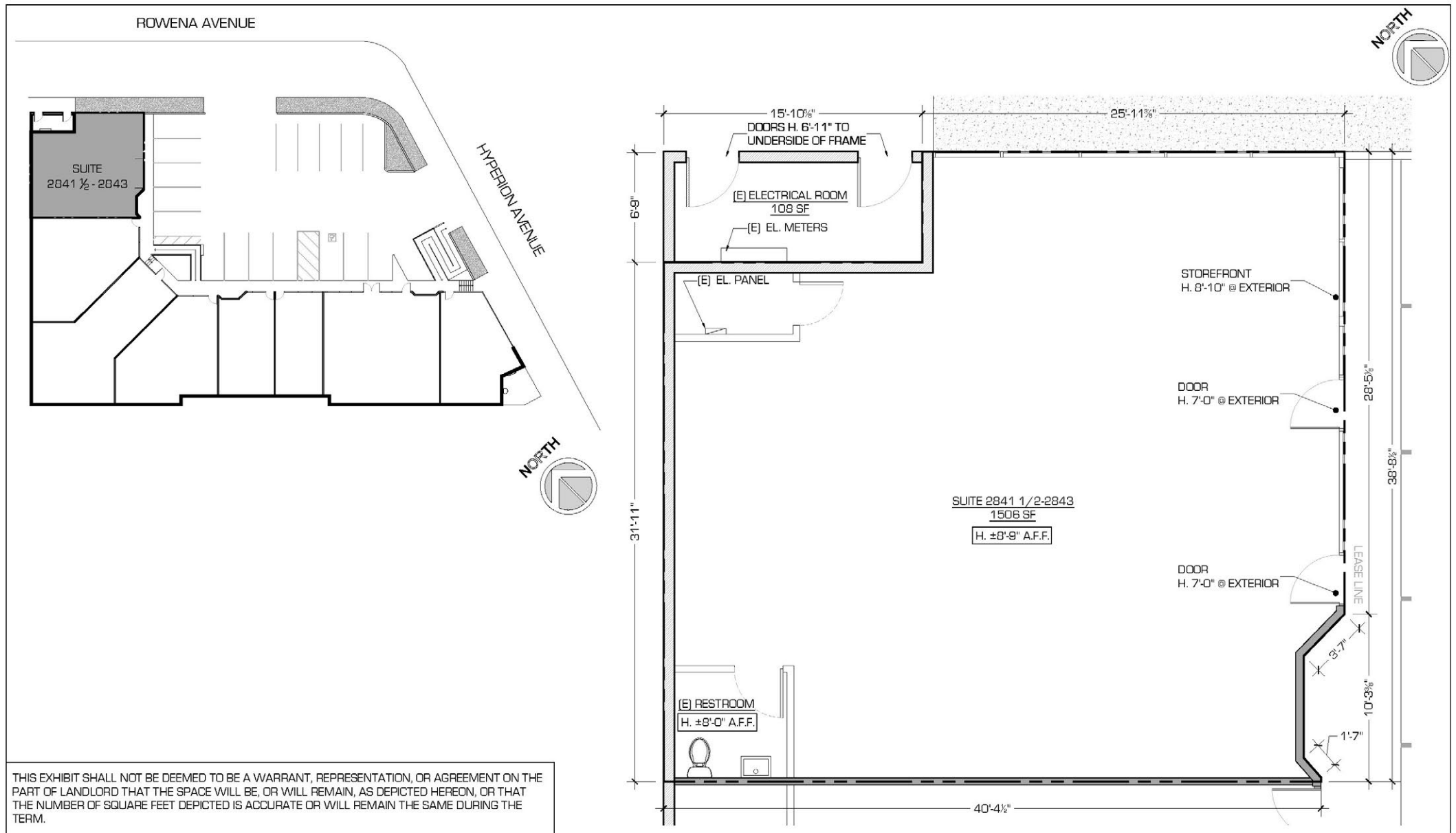


INTERIOR PHOTOS



FLOOR PLAN

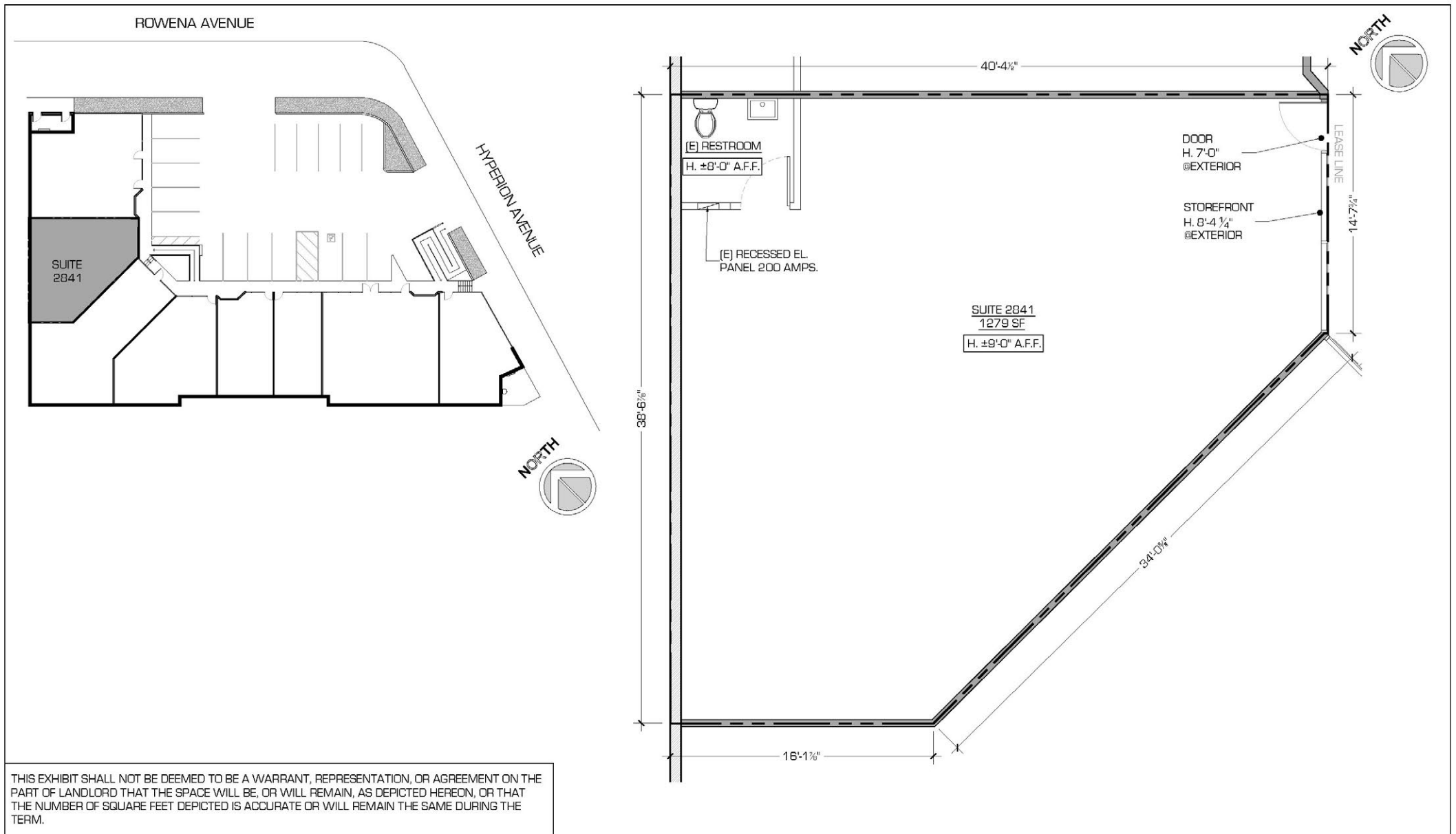
Suite 2843



2829-2843 HYPERION AVE.
LOS ANGELES, CA 90027

FLOOR PLAN

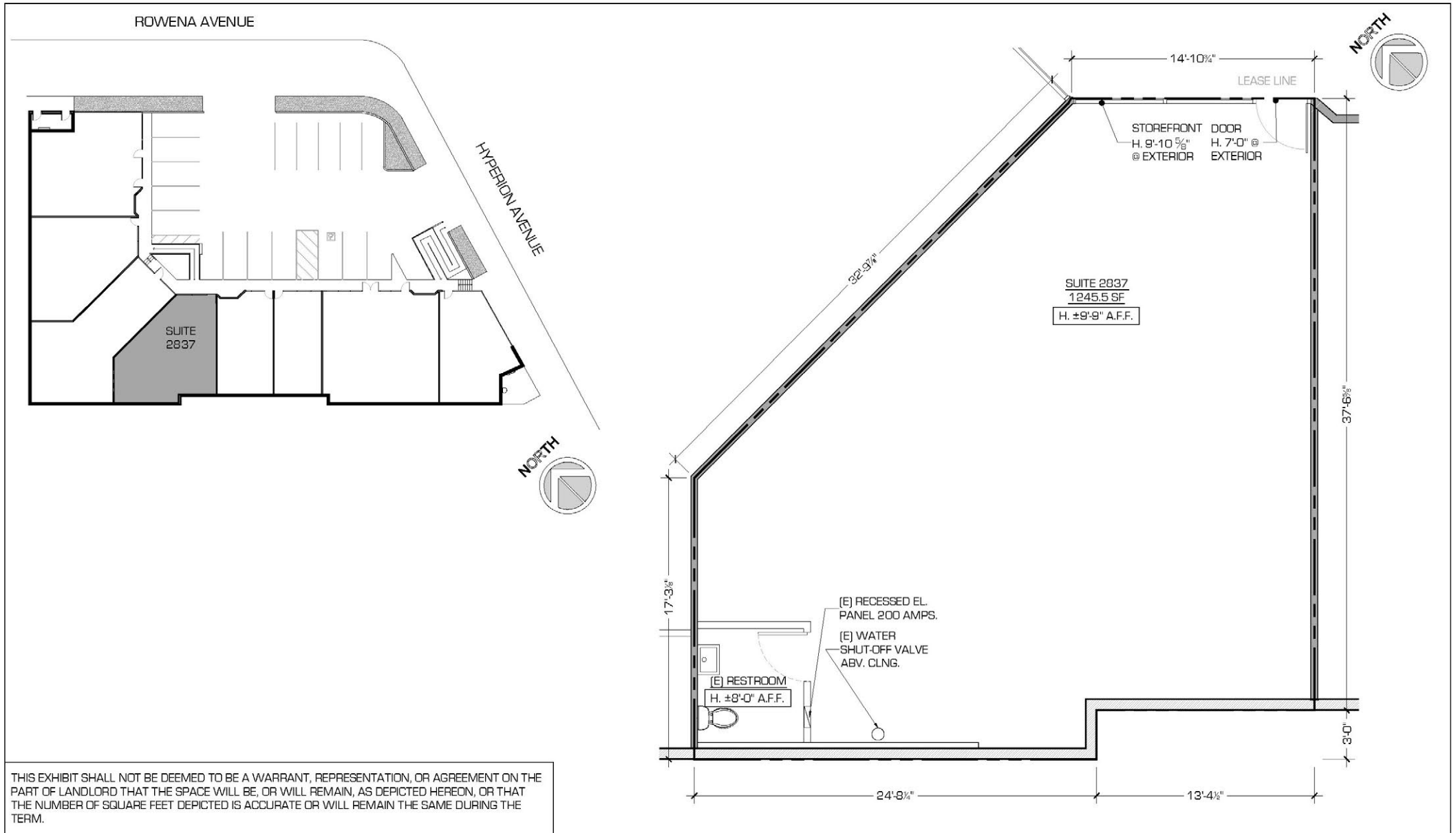
Suite 2841



2829-2843 HYPERION AVE.
LOS ANGELES, CA 90027

FLOOR PLAN

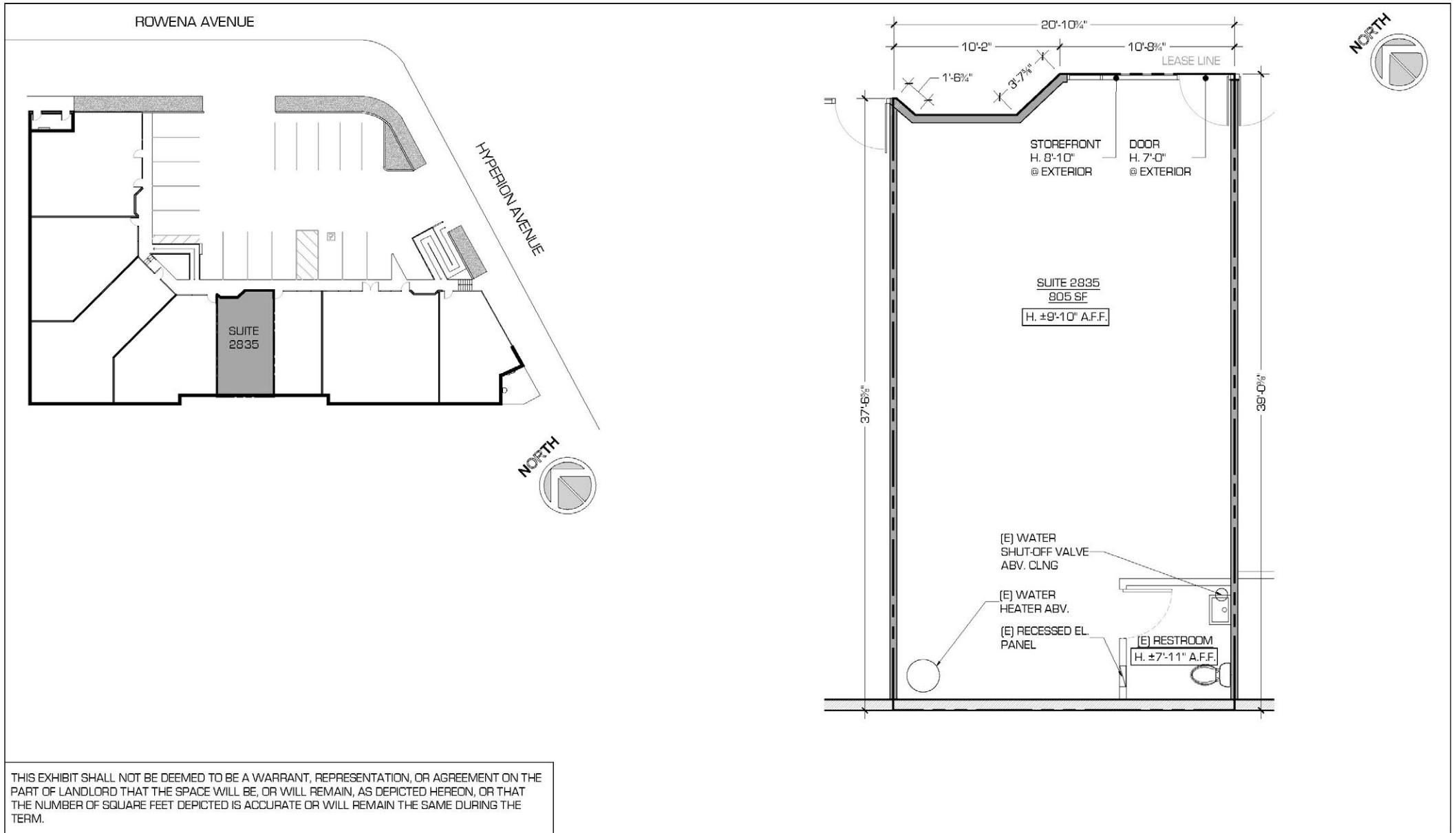
Suite 2835



2829-2843 HYPERION AVE.
LOS ANGELES, CA 90027

FLOOR PLAN

Suite 2837



2829-2843 HYPERION AVE.
LOS ANGELES, CA 90027

DOWN ON HYPERION AVE

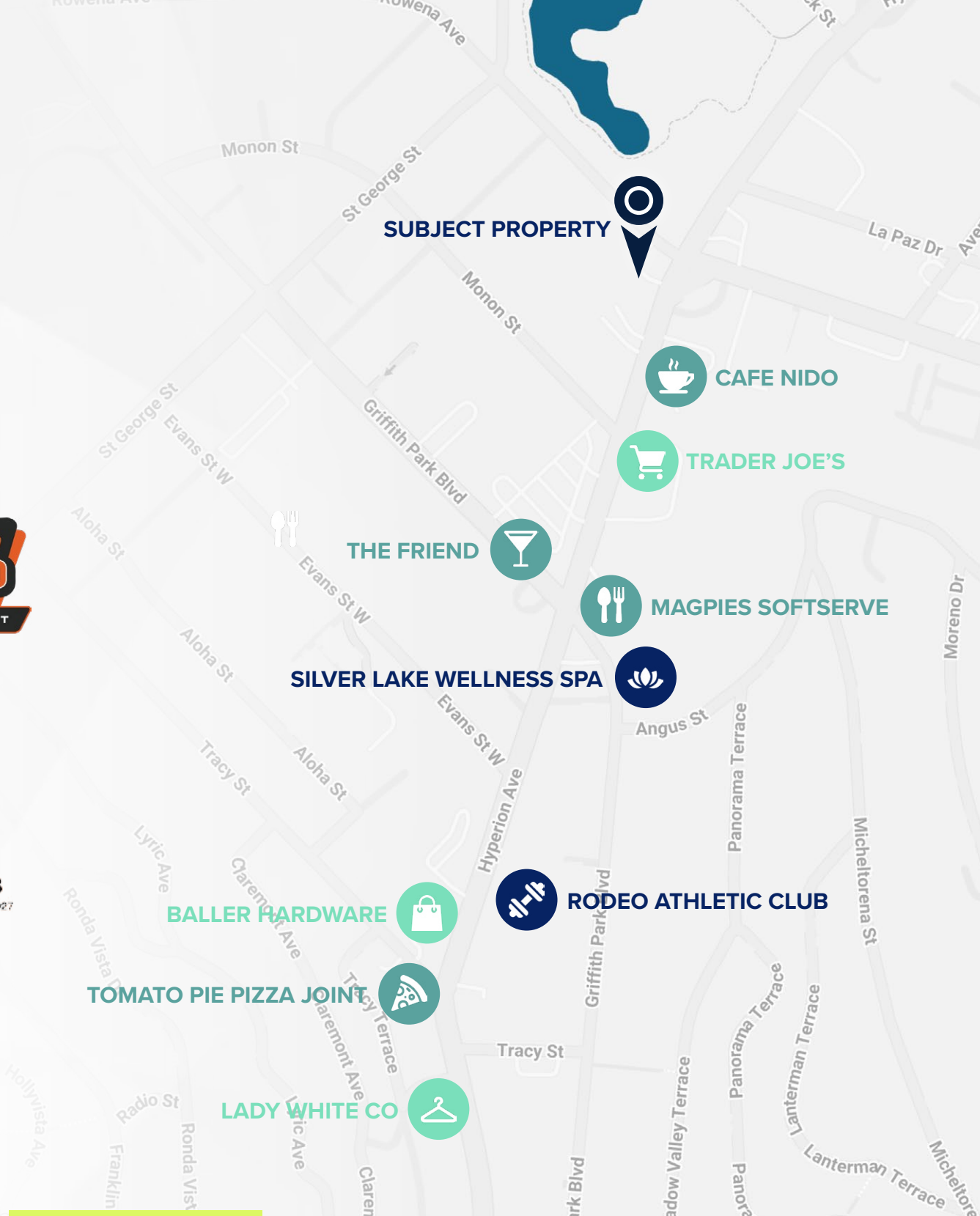
Neighboring Tenants



THE FRIEND



LADY WHITE CO.





Griffith Observatory

Gelson's
★ RANKED #1 LOCATION IN THE NATION

COSTCO WHOLESALE
★ RANKED #3 LOCATION IN THE NATION

SUBJECT PROPERTY



CHILDREN'S HOSPITAL LOS ANGELES
413 BEDS

SUNSET JUNCTION

SK SUPER KING
★ RANKED #1 LOCATION IN THE STATE

RIO DE LOS ANGELES STATE PARK
STATE RECREATION AREA

LAMILL COFFEE

LOS ANGELES CITY COLLEGE
18,000 STUDENTS
± 2.1 MILES AWAY



2

EREWHON

ECHO PARK

Dodgers
± 3.3M ANNUAL VISITORS

101

SUNSET BLVD
± 260,000 VPD

± 278,000 VPD

± 92,500 VPD

110

INTERSTATE 5

DOWNTOWN LOS ANGELES
± 5 MILES SOUTH

Surrounded by High Performing Retailers & Attractions

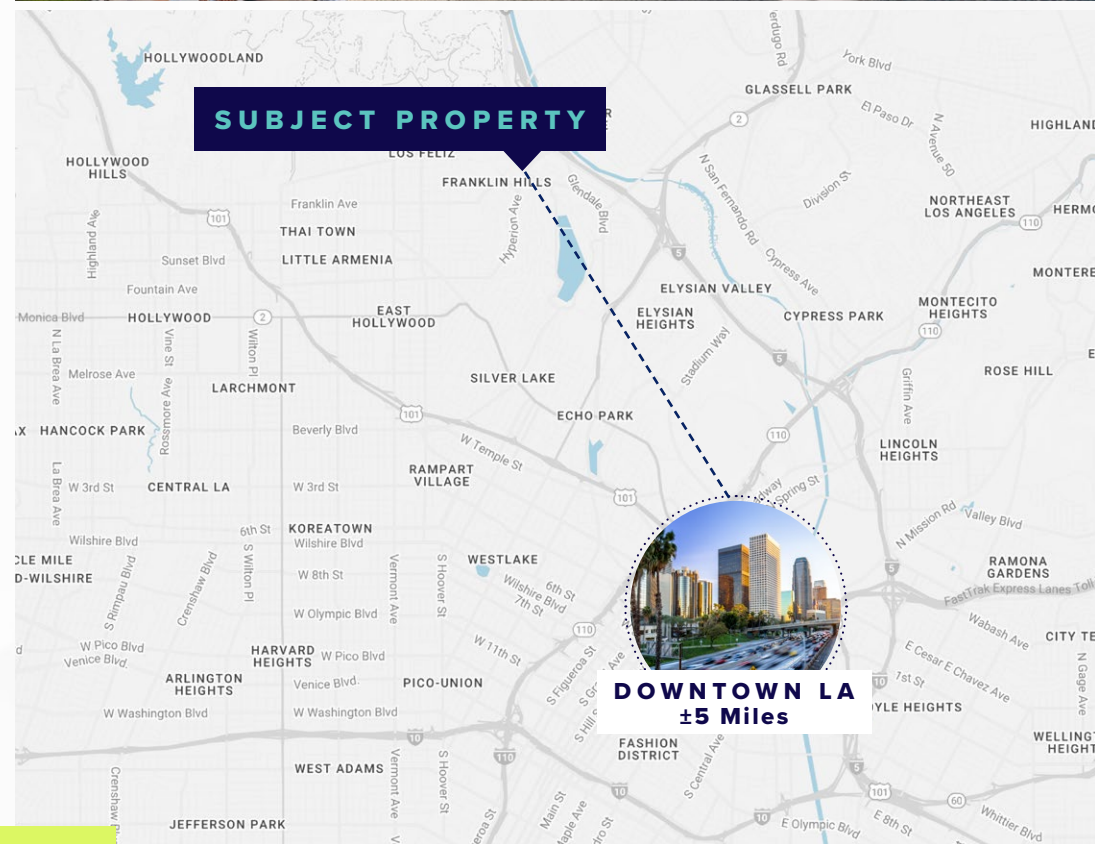
MARKET OVERVIEW

Silver Lake, CA

Silver Lake is a highly sought-after neighborhood in Los Angeles known for its strong local community and diverse demographic. Located just minutes from downtown Los Angeles, the area benefits from excellent access to major thoroughfares, including Sunset Boulevard and the 101 Freeway, facilitating connectivity to surrounding neighborhoods and key commercial districts. Silver Lake's mix of residential, retail, and recreational spaces creates a dynamic environment for retail tenants, with significant foot traffic driven by both residents and visitors. The area features a blend of independent boutiques, cafes, and restaurants, which attract a steady stream of customers. Additionally, the presence of amenities such as parks, cultural venues, and proximity to urban centers enhances the area's appeal for retail businesses. With increasing demand for unique, lifestyle-oriented shopping experiences, Silver Lake remains a prime location for retailers seeking visibility and access to an engaged consumer base.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	27,583	319,340	976,538
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	13,045	132,611	410,831
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$147,428	\$94,215	\$90,290





ATTRACTIONS IN THE AREA

Sunset Junction

Sunset Junction is a lively neighborhood at the intersection of Sunset Boulevard and Santa Monica Boulevard in Silver Lake. This area is a mix of quirky shops, trendy boutiques, and popular cafes, making it a favorite for both locals and visitors. It's also home to the annual Sunset Junction Street Fair, a lively event that celebrates the area's culture with local music, food, and art. The unique blend of retro and modern aesthetics in this part of town makes it a great spot for exploring.

Secret Stairs

The Secret Stairs of Los Angeles are a collection of hidden stairways tucked away in neighborhoods like Silver Lake and Echo Park. Originally built in the 1920s to help residents navigate the city's steep hills, these stairs provide a scenic and somewhat secretive route through the city. The most famous staircase in Silver Lake offers stunning views of downtown Los Angeles and is a popular spot for walkers, joggers, and those looking for a quiet escape with a touch of LA history.

Zebulon

Zebulon is a laid-back bar and live music venue located in Frogtown (Elysian Valley). Known for its cozy, intimate setting, it's a go-to spot for experiencing local music across a range of genres, from indie rock to electronic. The venue offers a relaxed atmosphere with a full bar and an eclectic mix of performances, making it perfect for those looking to discover new music or enjoy a night out in an off-the-beaten-path neighborhood.

Lamill Coffee

Lamill Coffee, located in Silver Lake, is a specialty coffee shop and roastery that attracts coffee lovers from all over Los Angeles. Known for its meticulously brewed coffee and high-quality beans, Lamill offers a stylish space to enjoy everything from espresso to cold brews. Whether you're looking to savor a perfectly crafted cup or just take a break in a chic setting, Lamill's dedication to quality makes it a standout in LA's competitive coffee scene.

FOR LEASE

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2829 Hyperion Ave

LOS ANGELES, CA 90027



LET'S CONNECT!

MICHAEL PAKRAVAN
SVP & NATIONAL DIRECTOR

+1 (310) 919-5737
michael.pakravan@matthews.com
License No. 01706065 (CA)

KYLE PARI
SENIOR ASSOCIATE

+1 (310) 499-8123
kyle.pari@matthews.com
License No. 02084773 (CA)

DAVID HARRINGTON
BROKER OF RECORD
License No. 02168060 (CA)

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