



2029 HYPERION AVE

LOS ANGELES, CA 90027



FOR LEASE

MATTHEWS™

2829 HYPERION AVE

4 SUITES AVAILABLE

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	-

Estimated NNNs: \$1.67 PSF

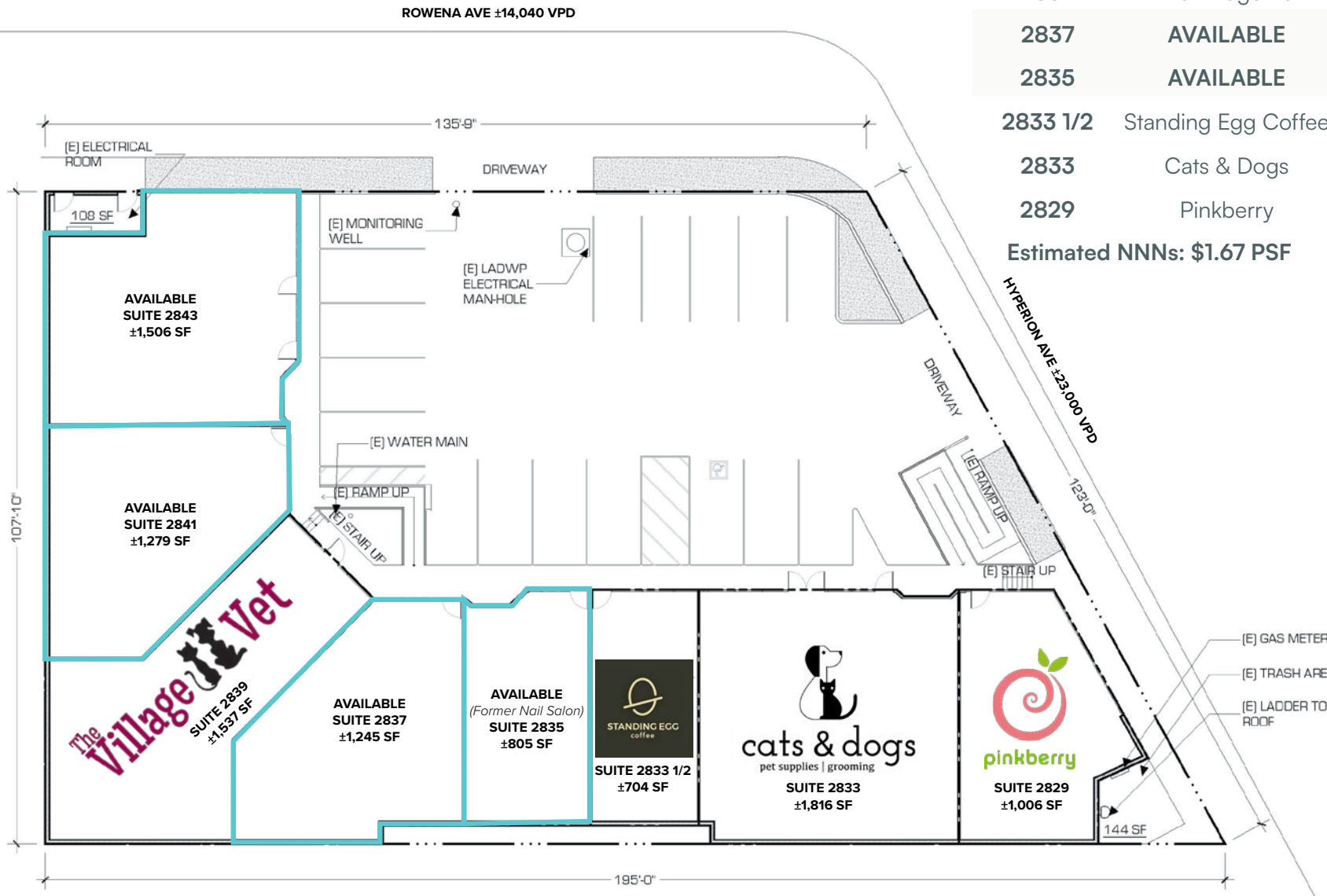
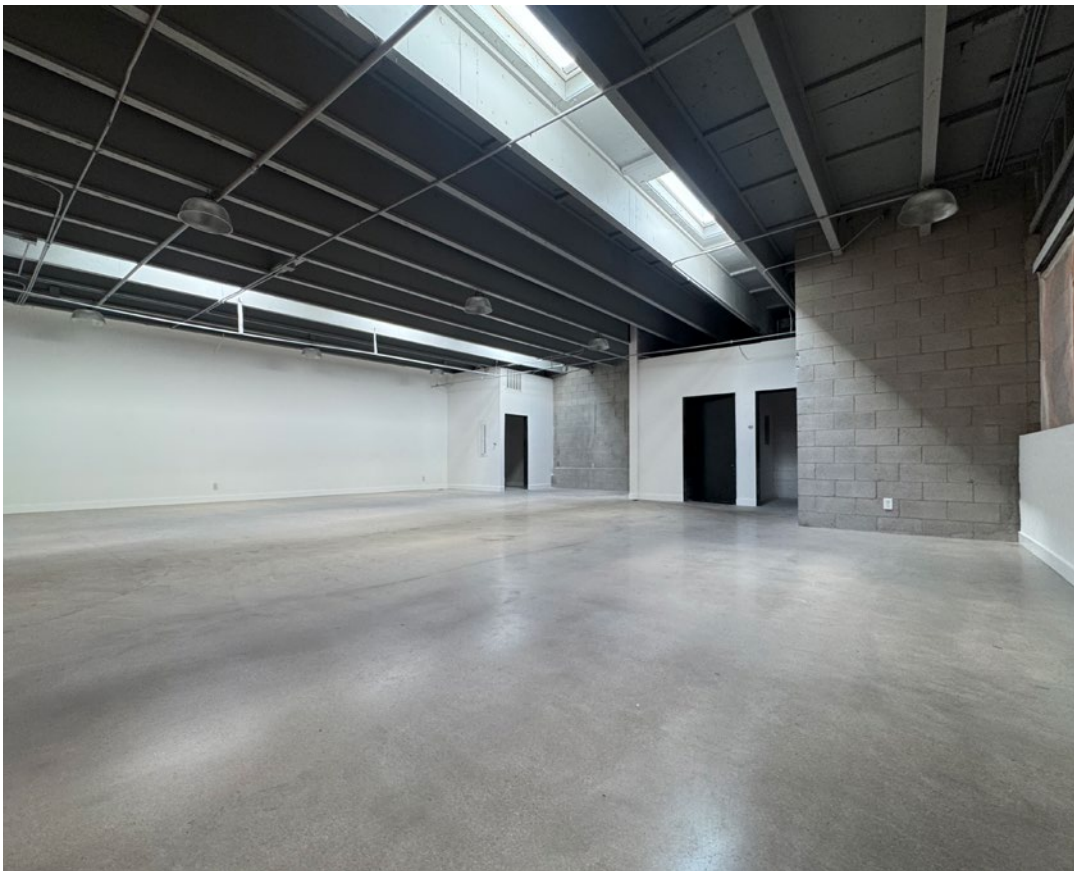


PHOTO GALLERY



PROPERTY HIGHLIGHTS

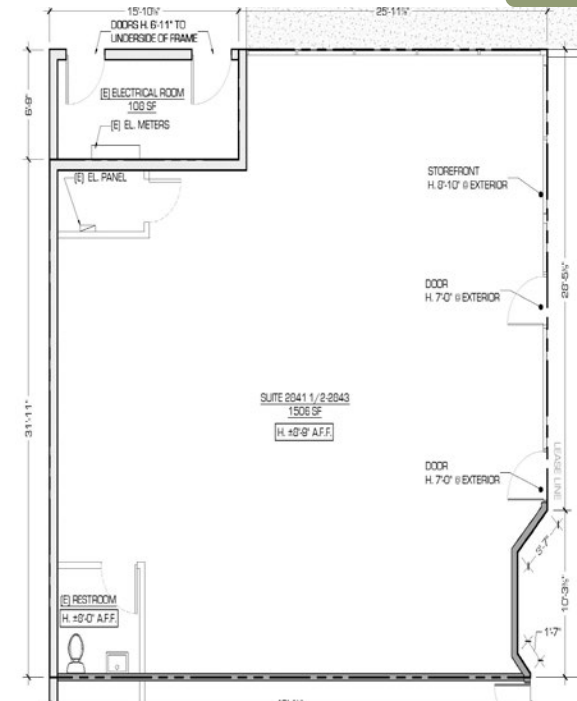
SUITE 2843

- Available
- ±1,506 SF
- \$6.75 NNN

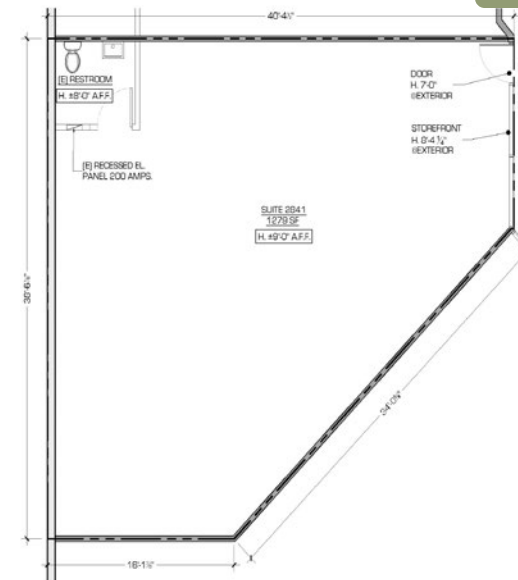
SUITE 2841

- Available
- ±1,279 SF
- \$6.25 NNN

1,506 SF



1,279 SF



PROPERTY HIGHLIGHTS

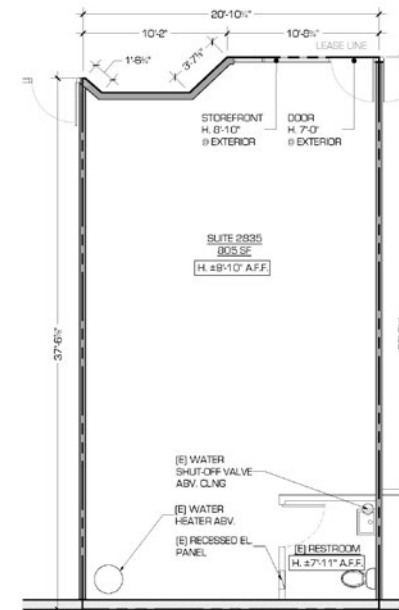
SUITE 2835

- Available
- ±805 SF
- \$6.25 NNN

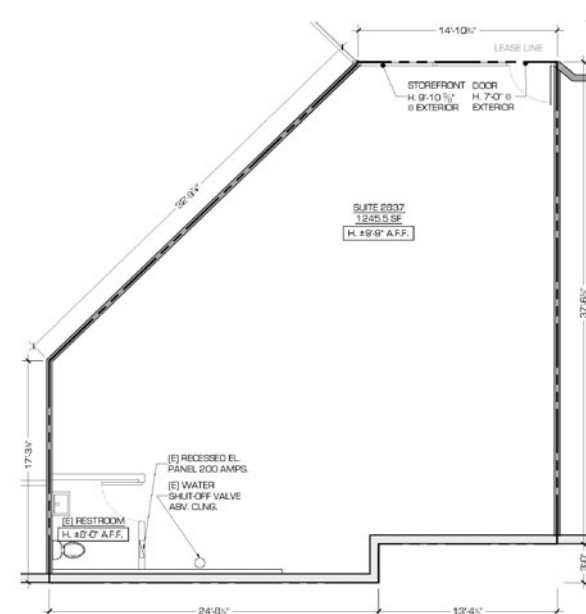
SUITE 2837

- Available
- ±1,245 SF
- \$6.25 NNN

805 SF



1,245 SF





MUD
coffee

UNTAMED SPIRITS

Subject Property

BROOME STREET
GENERAL STORE

Michelangelo

SPERANZA

MAYISUPA
COFFEE BAR

Forage

Tomato Pie
PIZZA JOINT

Hyperion Ave ±37,300 VPD

Rowena Ave ±22,900 VPD

Tenants of the Trees
Cocktail Bar



The Body Los Feliz
Pilates Studio

TRADER JOE'S

what the fish
sushi and more

56 EDENDALE

barbrix
SILVERLAKE

MAGPIES
softserve



Ô Bánh Mì
Vietnamese Deli

Hi-tech
ESPRESSO SERVICES

SILVER LAKE UNITED

SILVER LAKE, CA



Demographics (Within 3 Miles)

225K+

Employees & Residents

105K+

Daytime Employees

16.5M+

Annual Riders Along LA
Metro's E Line Serving Culver
City & West LA Corridors

52K+

Average Weekday
Riders on Nearby
Metro & Transit Routes

Major Employers

Cedars-Sinai Medical Center
Children's Hospital Los Angeles
Kaiser Permanente
Netflix
The Walt Disney Company

Warner Bros. Discovery
Paramount Pictures
Los Angeles City College
LA Unified School District
USC Health

One of LA's Most Creative & Connected Neighborhoods

Nestled in the heart of the Eastside, Silver Lake is celebrated for its eclectic culture, walkable streets, and vibrant mix of dining, retail, and entertainment. Known for its iconic reservoir, architecturally distinct homes, and thriving arts scene, the neighborhood attracts a dynamic blend of young professionals, creatives, and longtime residents. Sunset Junction and Silver Lake Boulevard serve as major lifestyle corridors, featuring acclaimed restaurants, independent boutiques, coffee shops, music venues, and wellness concepts that create strong daily foot traffic and neighborhood engagement. With close proximity to Downtown LA, Hollywood, Los Feliz, and Echo Park, Silver Lake remains one of Los Angeles' most desirable mixed-use and experiential retail destinations.

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LOS ANGELES, CA 90027

EXCLUSIVELY LISTED BY



MICHAEL PAKRAVAN
SVP & NATIONAL DIRECTOR
michael.pakravan@matthews.com
DIR (310) 919-5737
LIC No. 01706065 (CA)



KYLE PARI
SENIOR ASSOCIATE
kyle.pari@matthews.com
DIR (310) 499-8123
LIC No. 02084773 (CA)



DANE WISE
ASSOCIATE
dane.wise@matthews.com
DIR (310) 691-8875
LIC No. 02247883 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker License No. 01320460 (CA) | Firm License No. 02168060 (CA)

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FOR LEASE

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