



# RARE RETAIL SHOWROOM ON THE BEST BLOCK ON FAIRFAX

ONE OF LOS ANGELES' MOST WALKABLE STREETS

455 N. FAIRFAX AVE  
LOS ANGELES, CA 90048



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- RARE SHOWROOM AVAILABLE ON FAIRFAX'S BEST BLOCK
- FAIRFAX IS THE STREETWEAR HUB OF LOS ANGELES
- HIGH CEILING WITH EXCELLENT FRONTAGE
- PRICED BELOW MARKET COMPETITORS
- ON THE SAME BLOCK AS GREAT STREETWEAR RETAILERS SUCH AS BATHING APE AND RIP N DIP AS WELL AS RESTAURANTS LIKE JOHN AND VINNY'S, CANTERS, PRIME PIZZA, AND COFAX

## LEASE RATE

\$3.75 PSF/MO + NNN  
(NNN = ±\$0.75 FOR 2025)

## SPACE SIZE

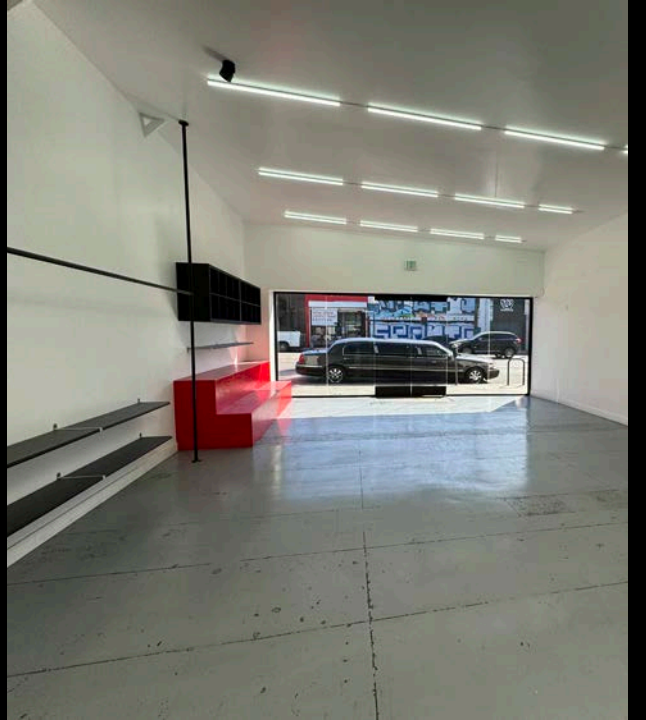
±2,580 SF

**AVAILABLE  
IMMEDIATELY**

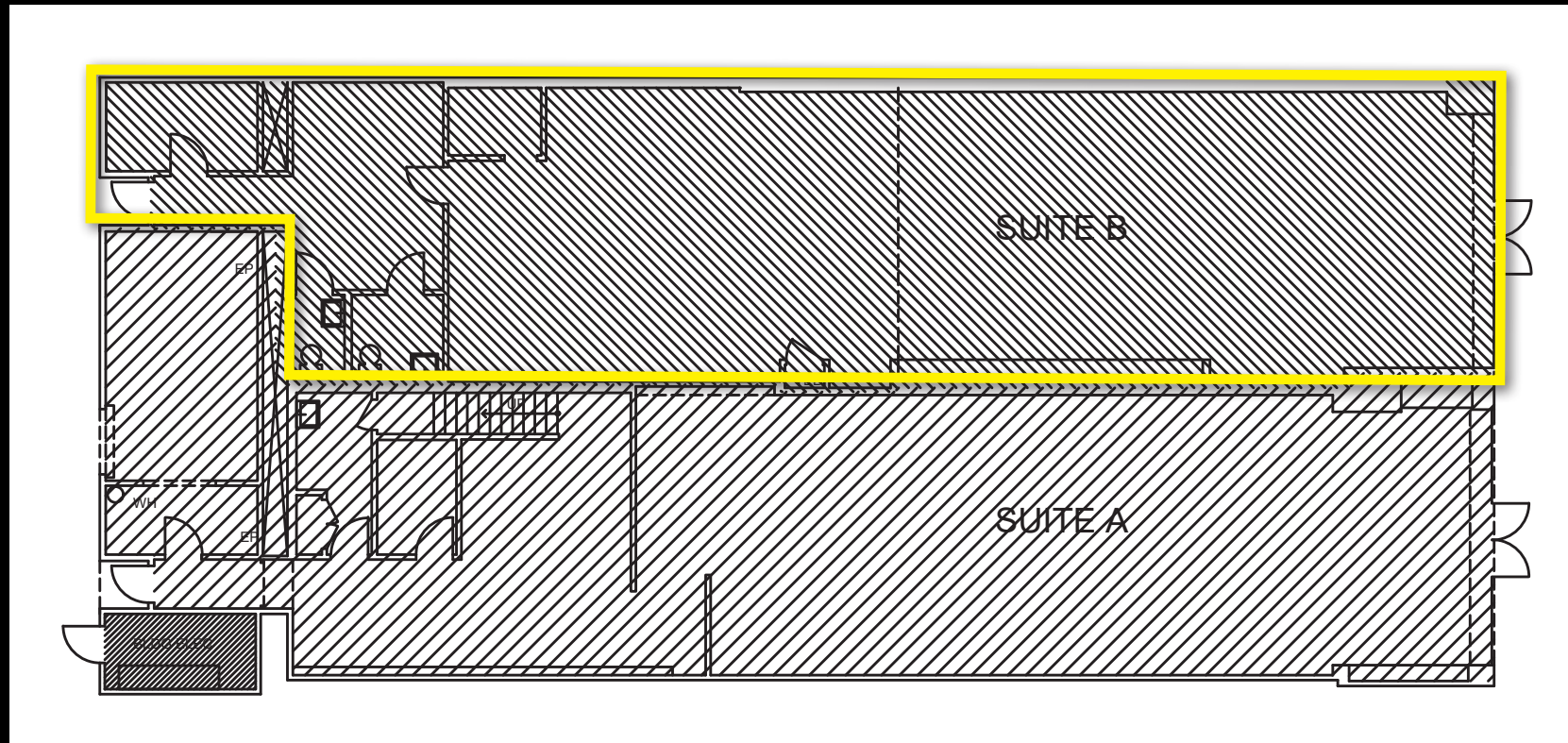
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**INTERIOR PHOTOS**

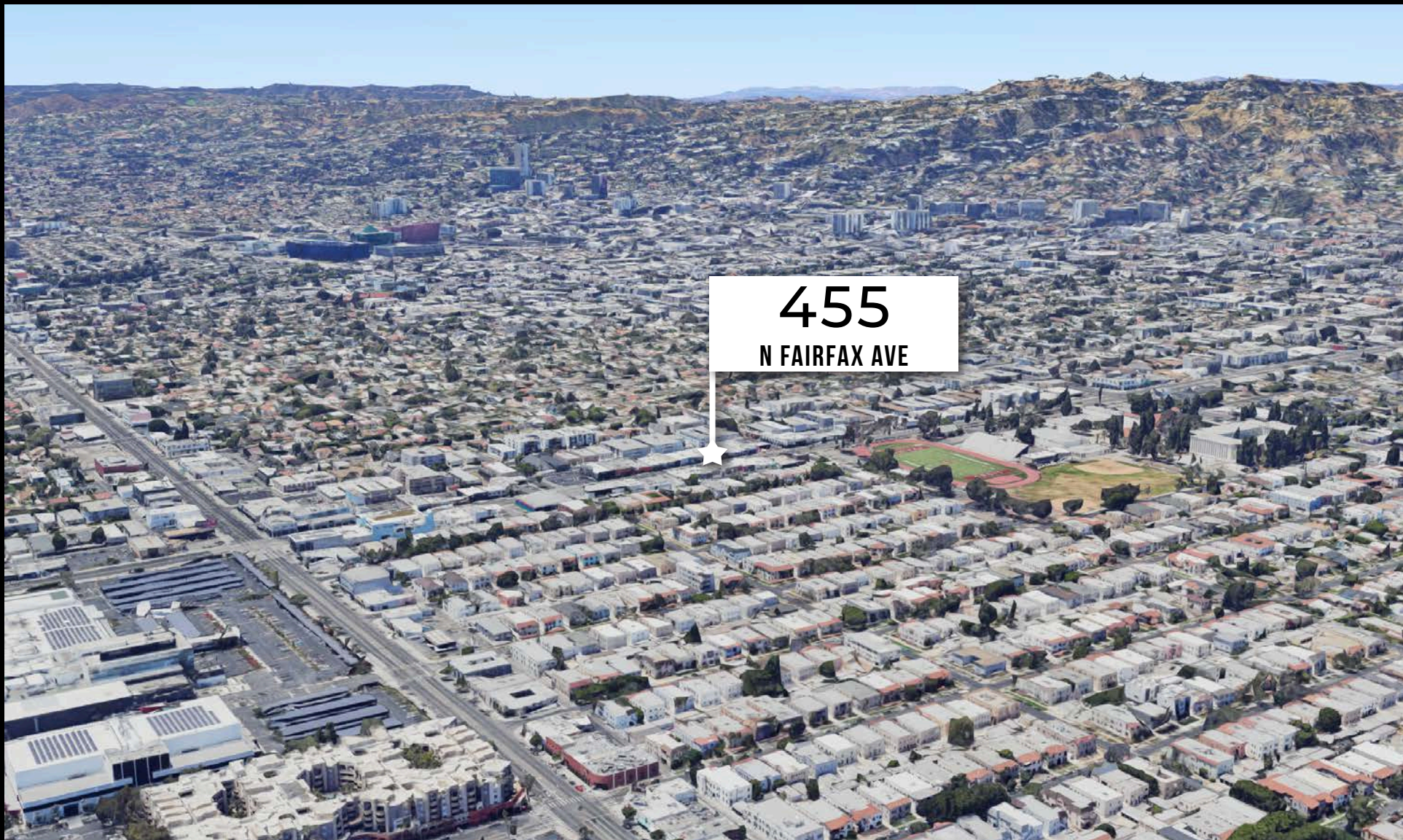


# SITE PLAN

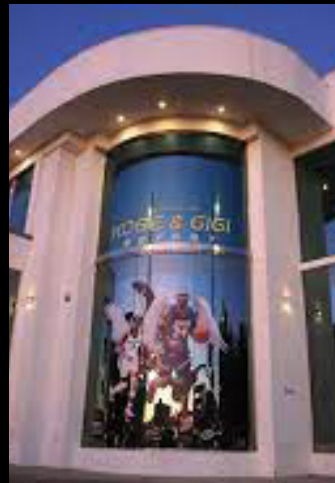




AERIAL



455  
N FAIRFAX AVE



## DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 43,361

2 MILE: 169,160

3 MILE: 330,666

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$119,255

2 MILE: \$119,153

3 MILE: \$114,026

MEDIAN AGE:

1 MILE: 42.6

2 MILE: 42.5

3 MILE: 41.8

WALK SCORE:

97



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age



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