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

MATTHEW LUCHS
Senior Vice President
310.469.9398
matthew@zacutogroup.com
DRE #01948233

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.

LE LABO GRASSE – NEW YORK

GARRETT LEIGHT CALIFORNIA OPTICAL

Yala

SANTO HAND ROLL BAR

NatureWell

SECO

RESIDENITAL

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 100% Occupied, with tenants demonstrating strong tenancy histories and long average durations of stay.

The current average rent across the residential units is $2,966 per month, or approximately $4.00 per square foot, while pro forma rents are projected at an average of $3,597 per month, or $4.92 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.

3814-3824
SUNSET BOULEVARD
Silver Lake

PROPERTY SUMMARY

3814-3824 W SUNSET BLVD LOS ANGELES, CA 90026

PRICE:	*$11,300,000*
CURRENT CAP RATE	6.44%
PRO FORMA CAP RATE	7.76%
BUILDING SF	8,749 SF
LOT SIZE	8,954 SF
PRICE/SF (BLDG)	$1,292
PRICE/SF (LAND)	$1,262
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

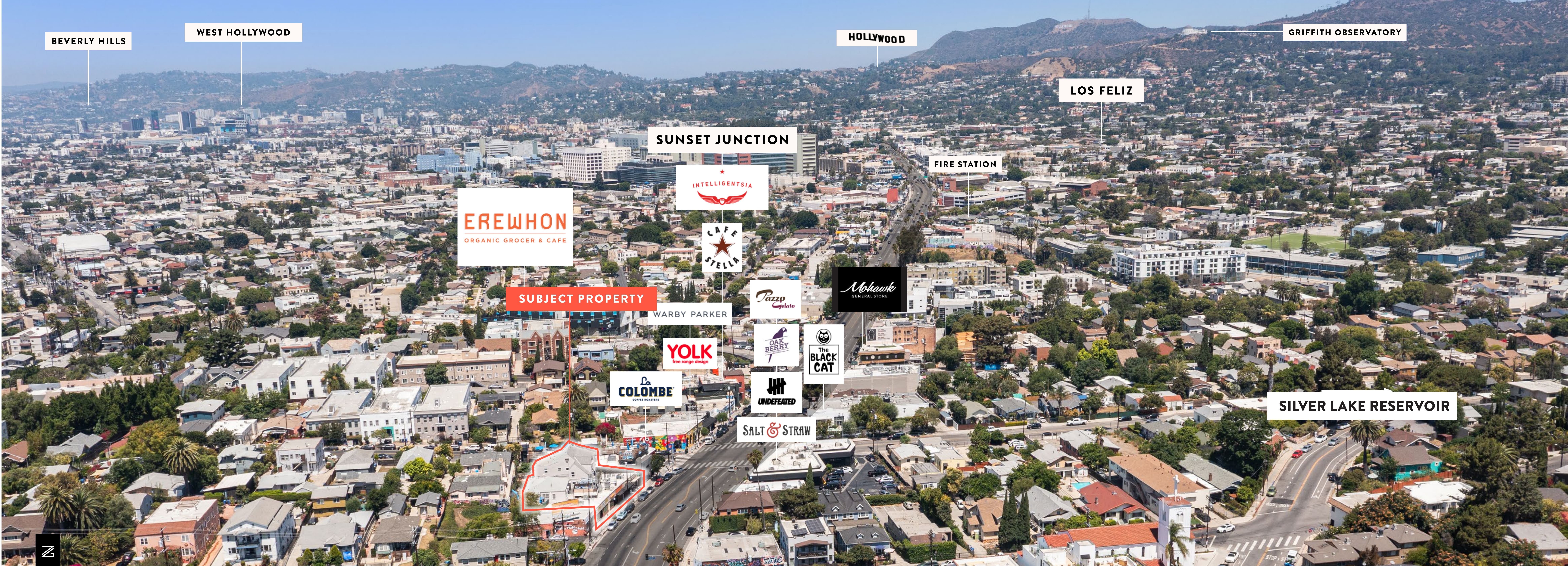
Six 100% leased 1 and 2 bedroom apartments averaging 735 SF, currently below market rents with projected pro forma rent increases.

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
INTELLIGENTSIA
EREWHON
ORGANIC GROCER & CAFE
CAFE STELLA
SUBJECT PROPERTY
WARBY PARKER
Pazzo Gelato
Mohawk
GENERAL STORE
YOLK
free range design
OAK BERRY
The BLACK CAT
La COLOMBE
UNDEFEATED
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.

	1-MILE	3-MILE
Population	44,698	489,714
Median Household Income	$78,667	$56,847
Average Age	39	38
Households	19,841	207,574
Daytime Employees	17,586	228,220

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.


yala
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GRASSE — NEW YORK
GARRETT LEIGHT
CALIFORNIA OPTICAL
SECO
SAN TŌ
HAND ROLL BAR
NatureWell
SUNSET DRY CLEANING
FLUFF & FOLD LAUNDRY
NATUREWELL
OPEN
BYREDO

FLOOR PLANS

RETAIL UNITS

3814 W Sunset - 778 SF

3816 W Sunset- 771 SF

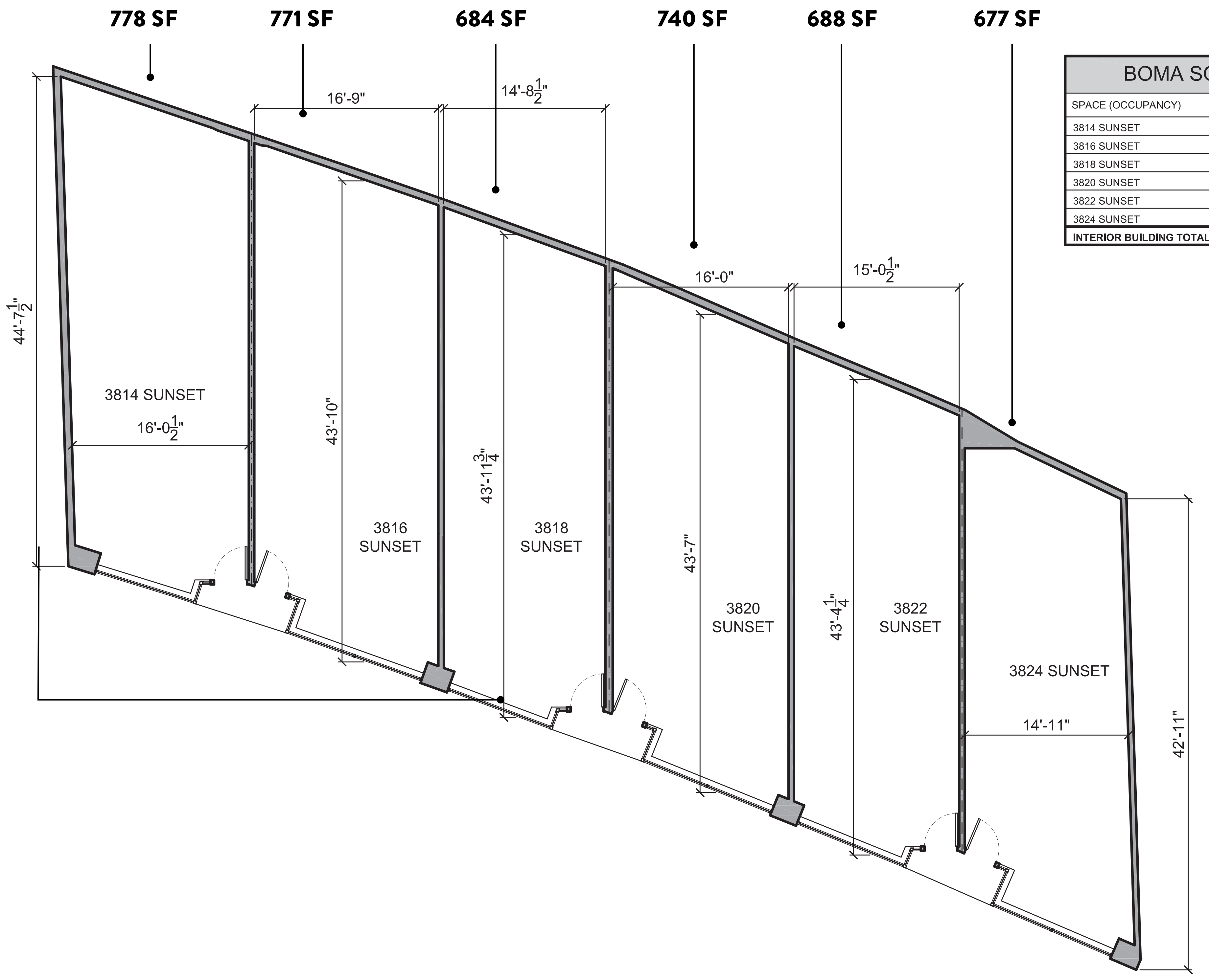
3818 W Sunset- 684 SF

3820 W Sunset- 740 SF

3822 W Sunset- 688 SF

3824 W Sunset- 677 SF

4,338 SF TOTAL



BOMA SQ. FT.	
SPACE (OCCUPANCY)	SQ. FT.
3814 SUNSET	778
3816 SUNSET	771
3818 SUNSET	684
3820 SUNSET	740
3822 SUNSET	688
3824 SUNSET	677
INTERIOR BUILDING TOTAL	4,338

FLOOR PLANS

RESIDENTIAL APARTMENTS

1ST FLOOR - 2,692 SF TOTAL

UNIT 3814 1/2 - 643 SF

UNIT 3816 1/2 - 630 SF

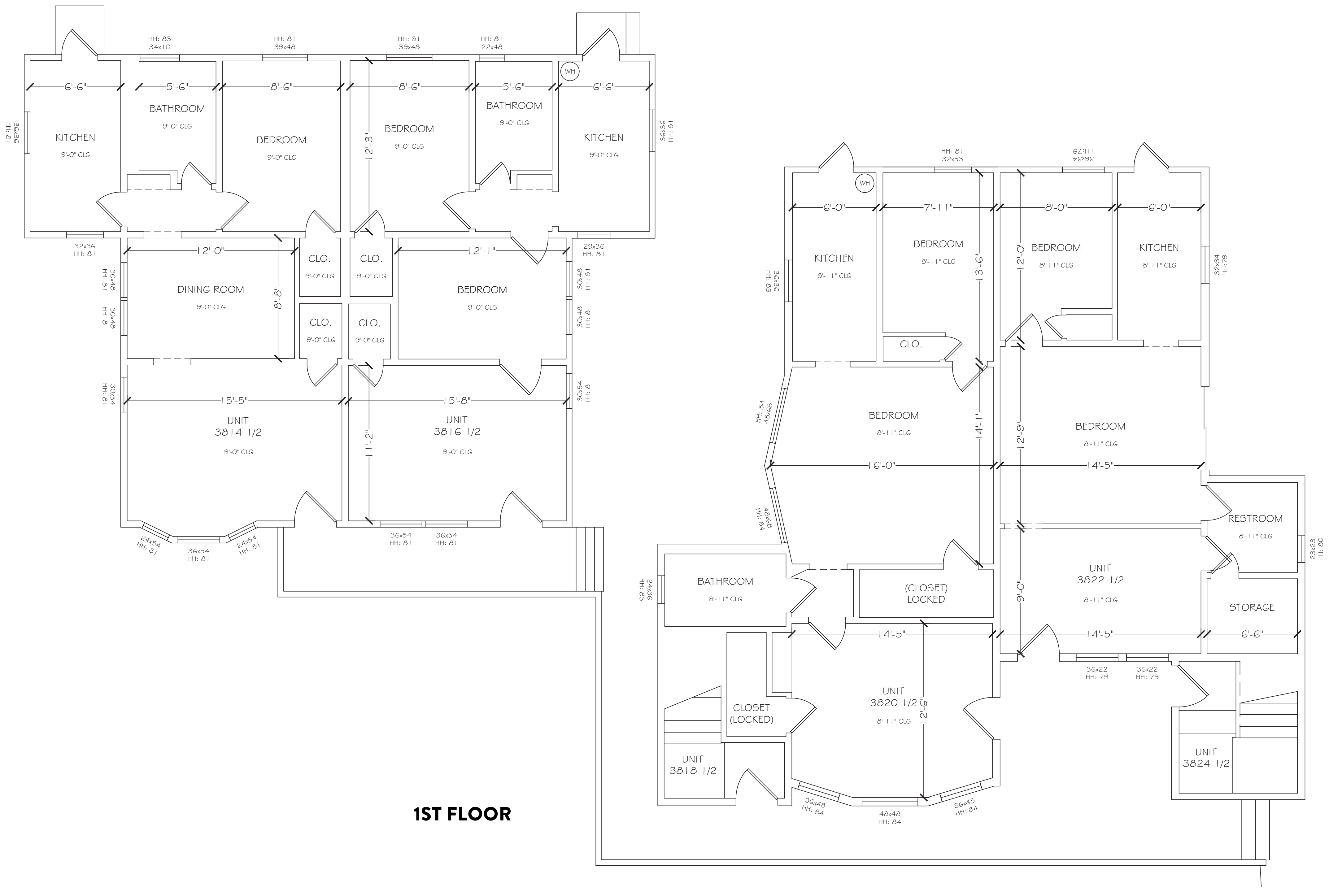
UNIT 3820 1/2 - 791 SF

UNIT 3822 1/2 628 SF

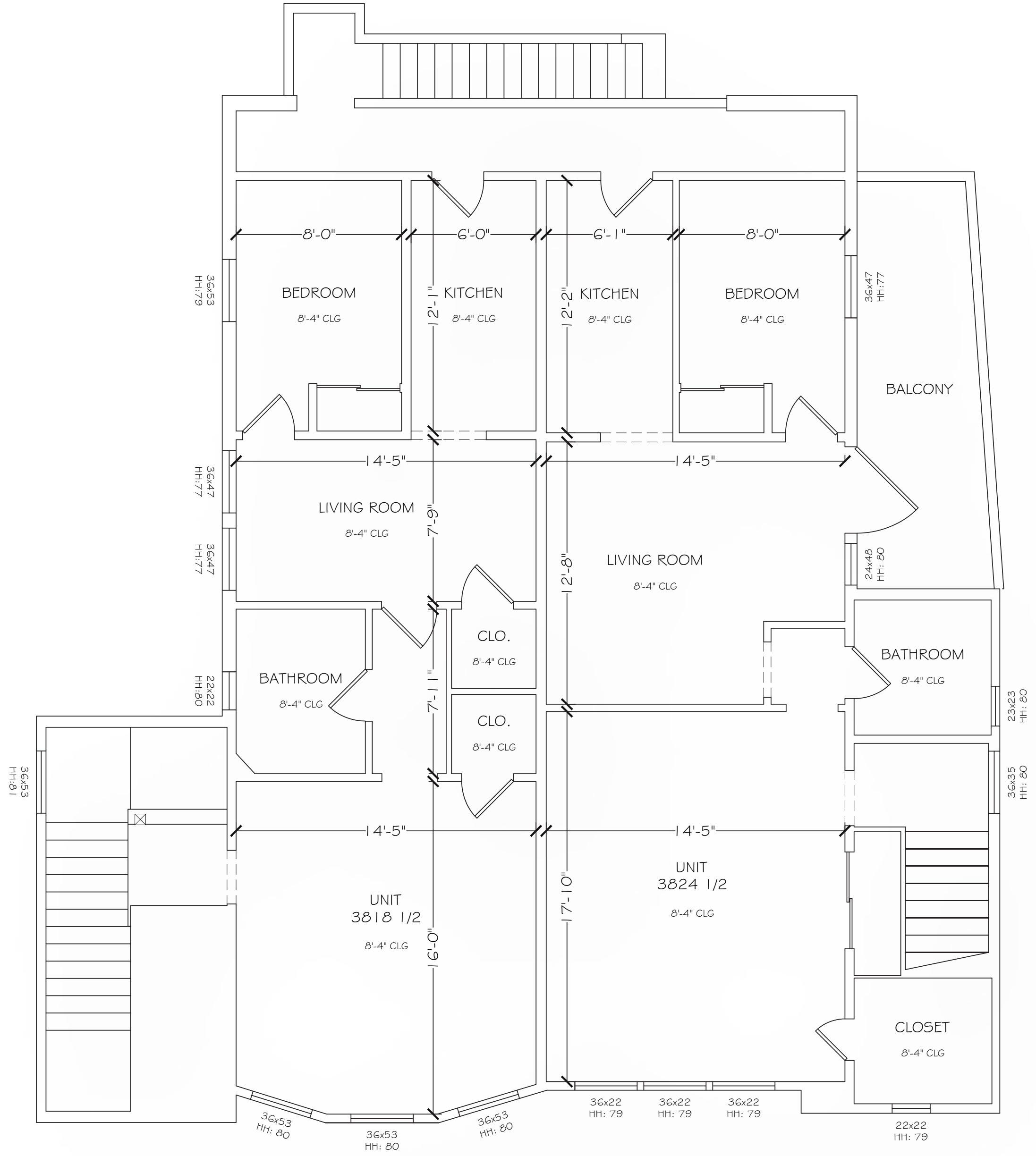
2ND FLOOR - 1,719 SF TOTAL

UNIT 3818 1/2 - 842 SF

UNIT 324 1/2 - 877 SF



1ST FLOOR

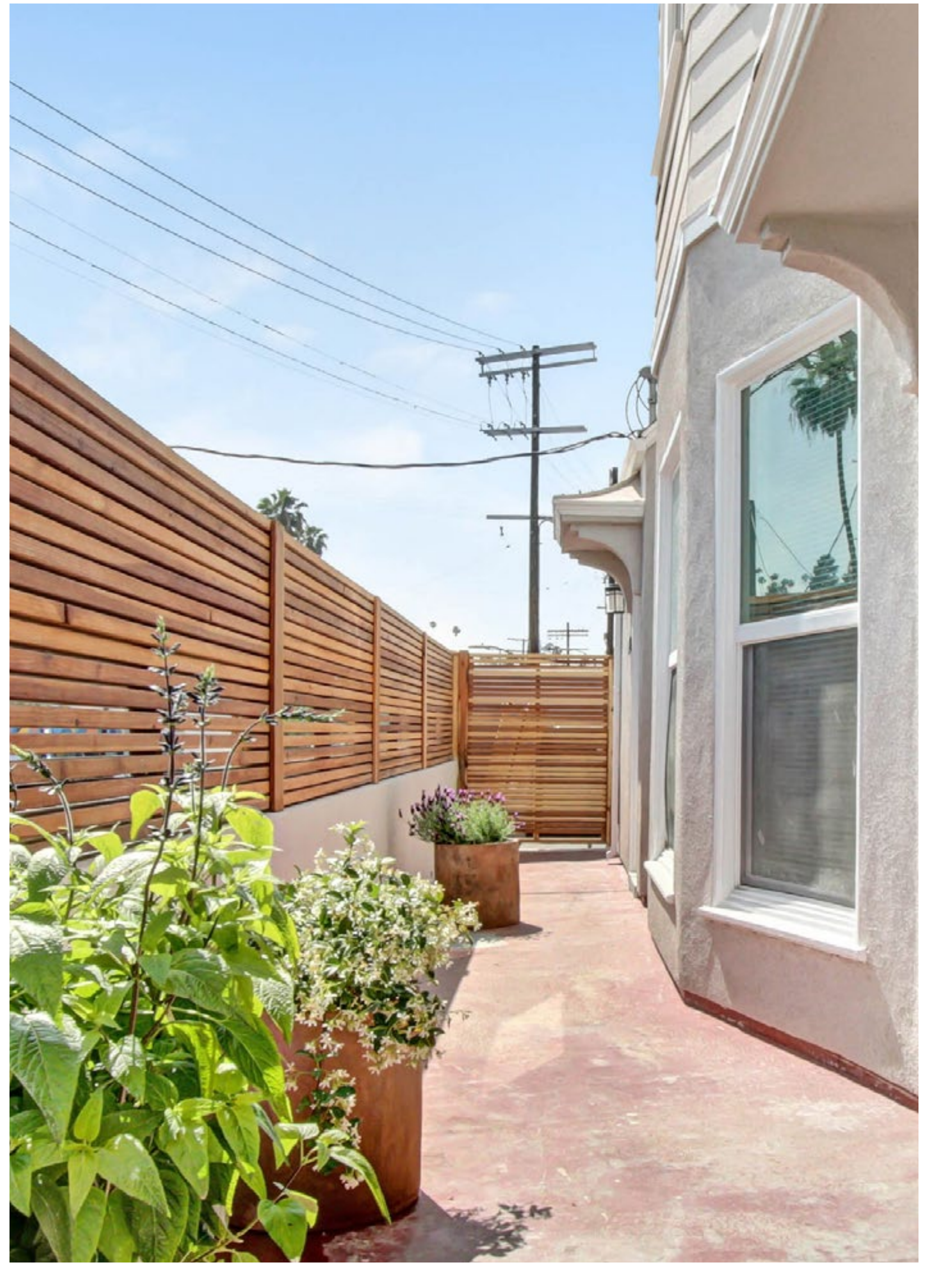


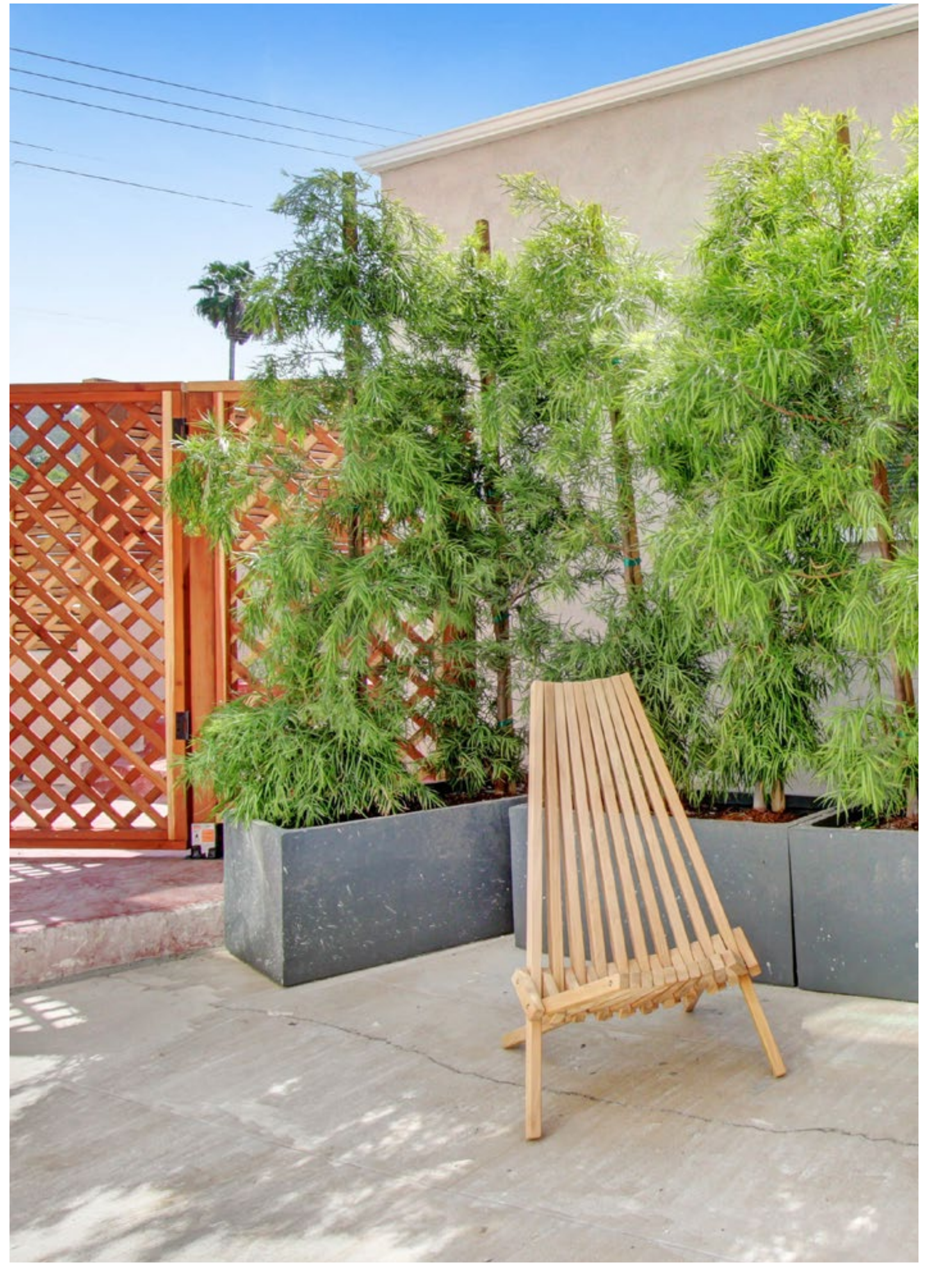
2ND FLOOR

UNIT PHOTOS

REPRESENTATIVE IMAGES OF INTERIOR

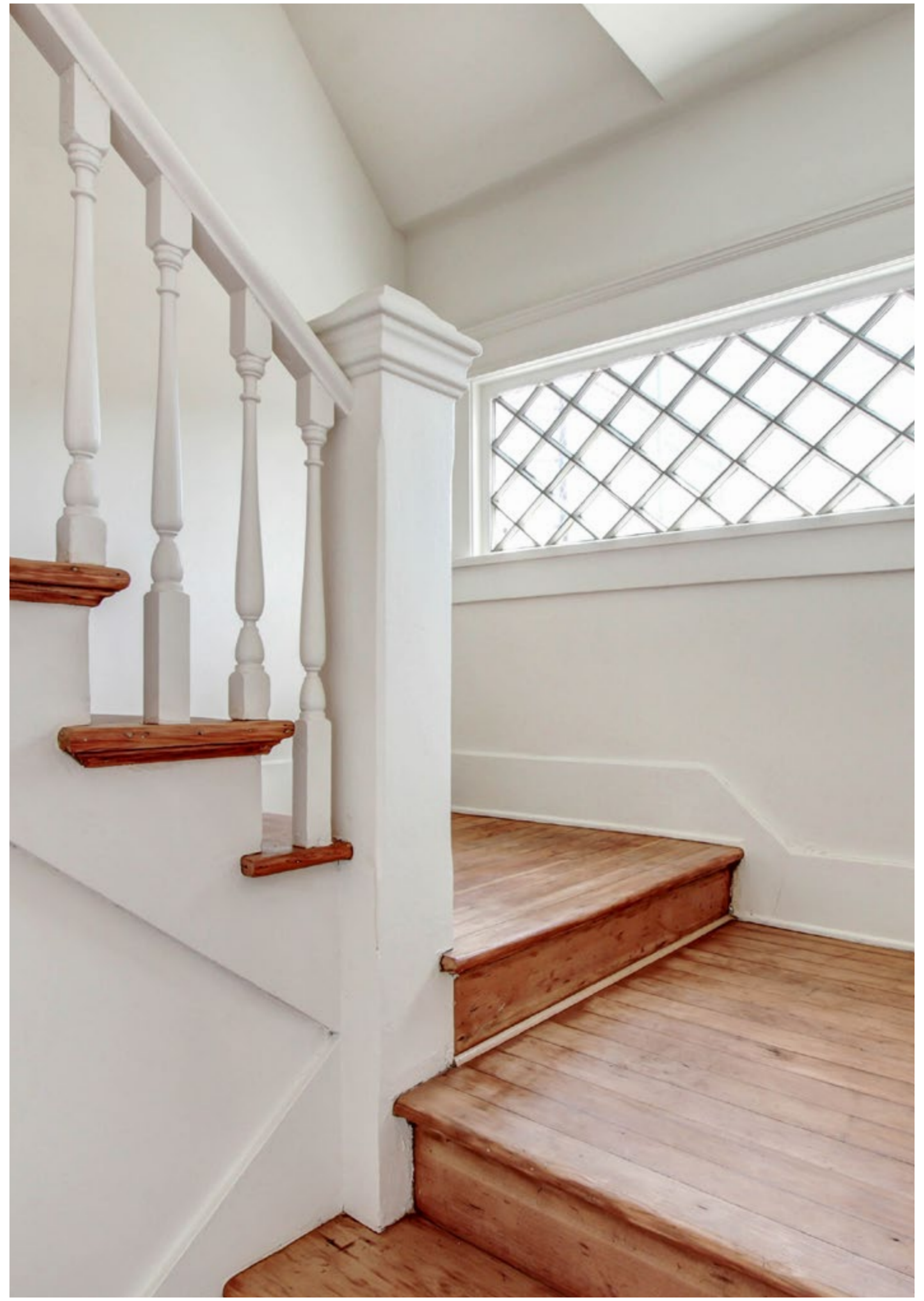
Unit 3820.5





UNIT PHOTOS

REPRESENTATIVE IMAGES OF INTERIOR



Unit 3822.5

FINANCIALS

TENANT INFORMATION - COMMERCIAL*

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	3%	None	$10,114.00	$13.00	1.21 Year(s)	4.35 Year(s)	NNN	$12,448.00	$16.00	NNN
3816	Le Labo	771	1	17.77%	8/25/25	11/23/30	3%	(2) 5-Year	$10,000.00	$12.97	1.01 Year(s)	4.24 Year(s)	NNN	$12,336.00	$16.00	NNN
3818	Garrett Leight	684	1	15.77%	10/27/22	1/31/33	3%	(1) 5-Year	$10,927.27	$15.98	3.84 Year(s)	6.44 Year(s)	NNN	$10,944.00	$16.00	NNN
3820	Santo Core LLC (Expansion) dba Bar Secco	740	1	17.06%	7/1/23	5/31/32	3%	(1) 5-Year	$9,036.85	$12.21	3.16 Year(s)	5.76 Year(s)	NNN	$11,840.00	$16.00	NNN
3822	Santo Core LLC (Silverlake), LLC dba Santo Sushi	688	1	15.86%	7/1/21	5/31/32	3%	(1) 5-Year	$10,424.47	$15.15	5.16 Year(s)	5.76 Year(s)	NNN	$11,008.00	$16.00	NNN
3824	Sako Mikhail dba Naturewell	677	1	15.61%	10/1/17	2/28/30	3%	(1) 5-Year	$7,725.00	$11.41	8.91 Year(s)	3.51 Year(s)	Gross	$10,832.00	$16.00	NNN
		4,338		*100%*					*$58,227.59*	*$13.42*	*3.88 Year(s)*	*5.01 Year(s)*		*$69,408.00*	*$16.00*	

**Rent Roll As Of 12/1/2026*

TENANT INFORMATION - APARTMENTS

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	25.34 Year(s)	$1,053.32	$1.64	$3,200.00	$4.98
3816.5	1+1	Occupied	630	14.28%	4/20/26	0.35 Year(s)	$3,000.00	$4.76	$3,200.00	$5.08
3818.5	2+2	Occupied	842	19.09%	8/1/26	0.07 Year(s)	$3,600.00	$4.28	$3,995.00	$4.74
3820.5	2+2	Occupied	791	17.93%	2/1/26	0.57 Year(s)	$3,650.00	$4.61	$3,995.00	$5.05
3822.5	1+1	Occupied	628	14.24%	11/17/25	0.78 Year(s)	$2,900.00	$4.62	$3,200.00	$5.10
3824.5	2+2 Townhouse	Occupied	877	19.88%	10/20/25	0.85 Year(s)	$3,595.00	$4.10	$3,995.00	$4.56
			4,411	*100%*		*4.66 Year(s)*	*$17,798.32*	*$4.00*	*$21,585.00*	*$4.92*

OPERATING EXPENSES	PER YEAR	PER SF
Property Taxes @ 1.19%	$134,470	$15.37/SF
Management	$36,492	$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	27.4%	
Total Expenses	$284,733	$32.54
Expenses/SF/Month		$2.71

OPERATING DATA				
		CURRENT		PRO-FORMA
Monthly Rent:		$76,026		$90,993
Annual Rent:		$912,311		$1,091,916
		CURRENT		PRO-FORMA
Scheduled Lease Income:		$912,311		$1,091,916
CAM Reimbursement:		$110,609		$131,064
Additional Income:		$0		$0
Effective Gross Income:		$1,022,920		$1,222,980
Vacancy:	5%	$10,679	5%	$61,149
Expenses:		$284,733		$284,733
Net Operating Income:		$727,509		$877,098
Loan Payment:		$524,204		$524,204
Pre-Tax Cash Flow:		$203,305	7.8%	$352,894
Principal Reduction:		$117,404		$117,404
Total Return Before Taxes:		$320,709	10.4%	$470,298

OCCUPANCY APARTMENTS	100.00%
Vacancy	0.00%
# of Units	6
# of 1 Beds	3
# of 2 Beds	3
Occupied Units	6
Occupied SF	4,411
Vacant SF	0
Vacant Units	0
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%

OCCUPANCY HISTORY	< 1 year	1 - 3 years	3 - 5 years	5 - 10 years	> 10 years
SF	771	778	1,424	1,365	0
%	17.77%	17.93%	32.83%	31.47%	0.00%


SUNSET DRY CLEANING
FLUFF & FOLD LAUNDRY
NATUREWELL
323-913-2389
OPEN
Wasteland
Hyperion Av
SPEED LIMIT 35

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Senior Vice President
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