



Sit'n Sleep  
YOUR MATTRESS SUPERSTORE  
**SPROUTS**  
FARMERS MARKET

**BEST BUY**  
**CVS** pharmacy  
**ULTA** BEAUTY  
**target**  
**BevMo!**  
**Starbucks**  
**GNC** LIVE WELL  
**Jersey Mike's** SUBS  
**crumbl** cookies  
**verizon**  
**Mendocino Farms**

**TRADER JOE'S** & **Smart & Final.**

**AVAILABLE** **illicre**  
COMMERCIAL REAL ESTATE

ROMAINE ST

N LA BREA AVE

N SYCAMORE AVE

# SMALL OFFICE SPACES AVAILABLE FOR LEASE

1033 N Sycamore Ave, Los Angeles, CA 90038



**ROBERT NATHANSON**  
(818) 514-3566 | robert@illicre.com  
DRE#02203122



OFFICE SPACES  
LOS ANGELES, CA

**EXCLUSIVELY LISTED BY**

**ROBERT NATHANSON**  
*CHIEF OPERATING OFFICER*  
(818) 514-3566 | [robert@illicre.com](mailto:robert@illicre.com)  
DRE#02203122

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# PROPERTY FEATURES

1033 N Sycamore Ave, Los Angeles, CA 90038







## APPROX. 400-4,000 SF

SMALL OFFICE SPACES | CUSTOM BUILD-OUTS AVAILABLE

- ✓ Rare opportunity to lease industrial/flex space in the heart of the booming Hollywood Media District, just 1 block east of La Brea
- ✓ One of the lowest rates available in the area
- ✓ Ideal for warehouse, office, storage, classic car or automobile collection parking, prop/equipment rentals, and motion picture set construction
- ✓ Secure electric automatic gated entrance
- ✓ Brand new LED lighting

## AREA AMENITIES

- ✓ Located in the heart of Los Angeles, at the nexus of classic and present-day Hollywood, Sycamore is a distinctively curated destination for art, music, fashion, and culinary experiences
- ✓ Strong surrounding retail and dining environment

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	55,425	391,159	922,857
 Avg. HH Income	\$95,116	\$103,256	\$98,933
 Daytime Pop	66,924	439,769	994,102
 Traffic Count	±90, 184 CPD ON N SYCAMORE AVE & SANTA MONICA BLVD		

# PROPERTY FEATURES

1033 N Sycamore Ave, Los Angeles, CA 90038

## Located in the heart of the Hollywood Media District!

N. Sycamore Avenue has become one of Hollywood's most active and rapidly transforming streets. Major investments from groups such as CIM and Elon Musk highlight the strong retail opportunity in the area. The newly opened 24-hour Tesla diner anchors the end of the street, while the street itself has undergone a complete transformation with major tenants and destinations throughout the corridor.

For small office users, the presence of high-quality neighboring businesses serves as a strong amenity and adds to the overall appeal of the property.

### NEARBY NOTABLE NEIGHBORS INCLUDE:

- ✓ Mr. T's
- ✓ Tartine Bakery
- ✓ Tre Lune
- ✓ SiriusXM Studios
- ✓ Record Plant (historic recording studio)
- ✓ Tesla 24-Hour Diner (Elon Musk project)

Additional creative offices, restaurants, and retail throughout the Sycamore District



OFFICE SPACES  
LOS ANGELES, CA

# EXTERIOR PHOTOS

1033 N Sycamore Ave, Los Angeles, CA 90038



OFFICE SPACES  
LOS ANGELES, CA

# OFFICE CONCEPTS

1033 N Sycamore Ave, Los Angeles, CA 90038



**CUSTOM BUILD OUT'S AVAILABLE**

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



**AVAILABLE**



**AERIAL MAP**



**COMMERCIAL**  
REAL ESTATE

**ROBERT NATHANSON**  
CHIEF OPERATING OFFICER

(818) 514-3566 | [robert@illicre.com](mailto:robert@illicre.com)

DRE#02203122



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.