



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/SALON SPACE AVAILABLE
1033 N Sycamore Ave, Los Angeles, CA 90038

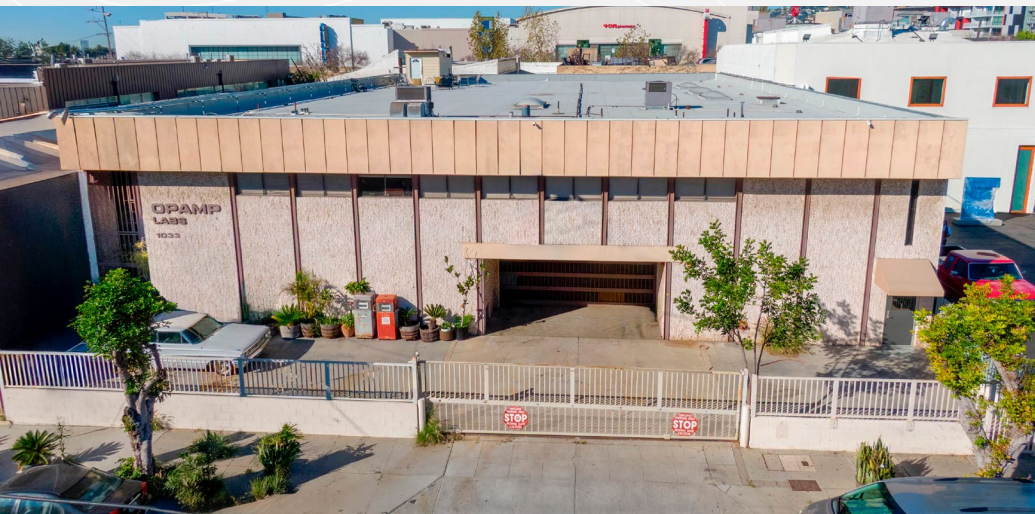


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PROPERTY FEATURES

1033 N Sycamore Ave, Los Angeles, CA 90038







APPROX. 400-4,000 SF

SMALL OFFICE/SALON SPACE 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 and salon users, the presence of high-quality neighboring businesses serves as a strong selling point for 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)

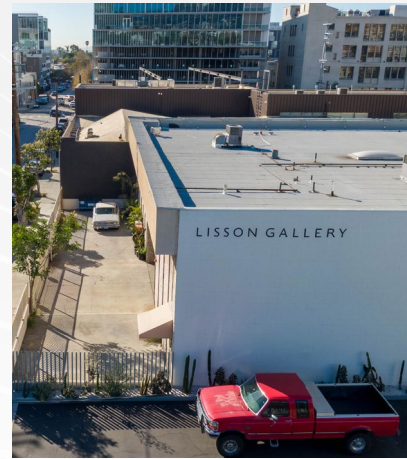
Additional creative offices, restaurants, and retail throughout the Sycamore District



OFFICE/SALON SPACE
LOS ANGELES, CA

EXTERIOR PHOTOS

1033 N Sycamore Ave, Los Angeles, CA 90038



OFFICE/SALON SPACE
LOS ANGELES, CA

SALON CONCEPTS

1033 N Sycamore Ave, Los Angeles, CA 90038



CUSTOM BUILD OUT'S AVAILABLE



AVAILABLE

- Sleep
- CHIPOTLE
- SHAKE SHACK
- Gelson's
- Mary's
- 7 ELEVEN
- Starbucks
- PAVILIONS
- citi
- Ralphs
- BEST BUY
- WHOLE FOODS MARKET
- petco
- BARNES & NOBLE
- TESLA DINER
- CVS pharmacy
- target
- McDonald's
- &Smart &Final.
- The Cheesecake Factory
- H&M
- NOBU

AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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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.