

For Lease

1013-1015 N. Madison Ave,
Los Angeles, CA 90029



**CORNER VIRGIL VILLAGE / SILVER LAKE DISTRICT
FLAGSHIP REPOSITIONED BUILDING**



FOR MORE INFORMATION

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WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S. Sepulveda Blvd., Los Angeles, CA 90025

www.westmac.com

Company DRE# 01096973

PROPERTY DESCRIPTION

- **Massive Glass Storefront Visibility:** Expansive floor-to-ceiling glass panel entries providing unprecedented light and street presence on N Madison Avenue.
- **High-Volume Creative Vaults:** Dynamic 14' high ceilings across the entire suite with an exposed sandblasted industrial chic timber roof aesthetic.
- **PLUG & PLAY READY:** Turn-key setup including the active modern corporate office equipment and technological networks shown in the property imagery dossier.
- **Extensive Architectural Upgrades:** Substantially modernized with a premium executive layout containing a designer built-in kitchen/ break bar area and two private, updated restrooms complete with dedicated standalone shower facilities.
- **Luxury Floor Plates:** Clean polished concrete floors stretching throughout the workflow spaces, flowing into a central glass-enclosed executive meeting room fitted with a luxury inset carpeted floor print.
- **Architectural Artistry:** The formal meeting space features premium custom acoustic vertical wood veneer wall panels and comes furnished with a matching professional executive conference table and integrated contemporary wall artwork.
- **Convenient Commuter Parking:** Dedicated tenant and staff vehicle parking spaces can be seamlessly accommodated directly offsite.
- **Alternative High and Best Uses:** Restaurant or hospitality use is possible as of right per AB 2097 with zero zoning parking penalties.



LOCATION & DISTRICT DESCRIPTION

- Premier Creative Infill Position: Central, heavily walkable location on the immediate border of Silver Lake and Virgil Village, seconds from Santa Monica Blvd and Sunset Junction amenities.
- Exceptional Traffic Thresholds: Strong regional exposure capturing 40,000 cars per day on N Vermont Ave and 24,300 cars per day along Santa Monica Blvd, for a total intersection volume of 64,700 vehicles per day.
- High-Velocity Consumer Base: Immediate, rapid pedestrian access to regional neighborhood staples including Erewhon Organic Grocer, Sunset Junction shopping corridors, Lululemon, and the Vermont/ Santa Monica Metro Transit Station.

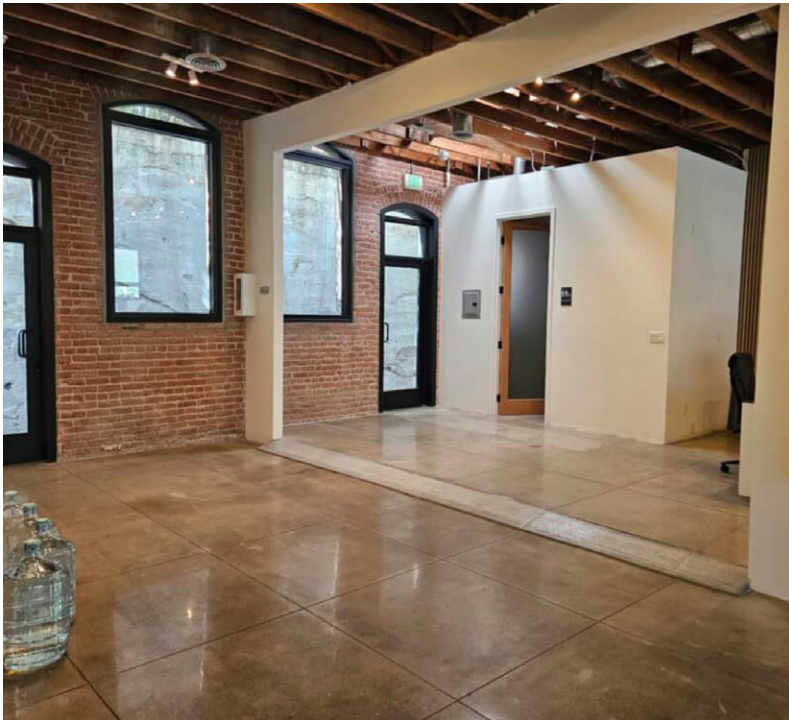
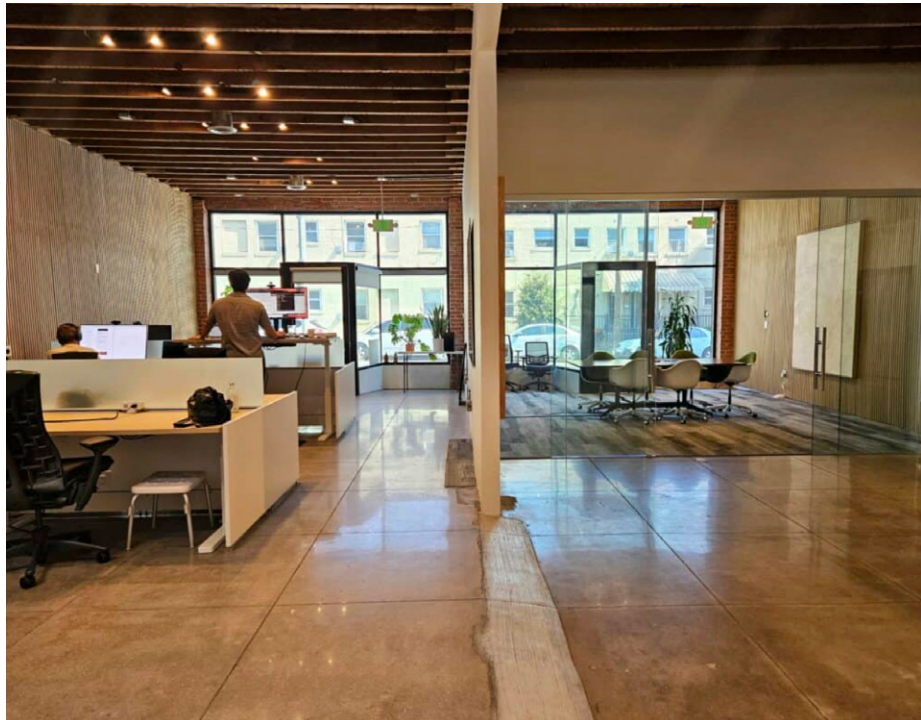
LEASE SPECIFICATIONS

Available Space: Combined Units
1013-1015 - 1,500 RSF

Asking Rent: \$4.00 / SF / Month

Lease Type: NNN (Triple Net)

Term: Negotiable



DEMOGRAPHIC SUMMARY
(2024-2025 ESTIMATES)

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	~46,074	~381,922	~933,994
Total Households	~24,796	~187,369	~410,558
Median Household Income	~\$96,025	~\$84,844	~\$78,056
Median Age	40	41	41
Avg. Household Size	1.8	2.0	2.2

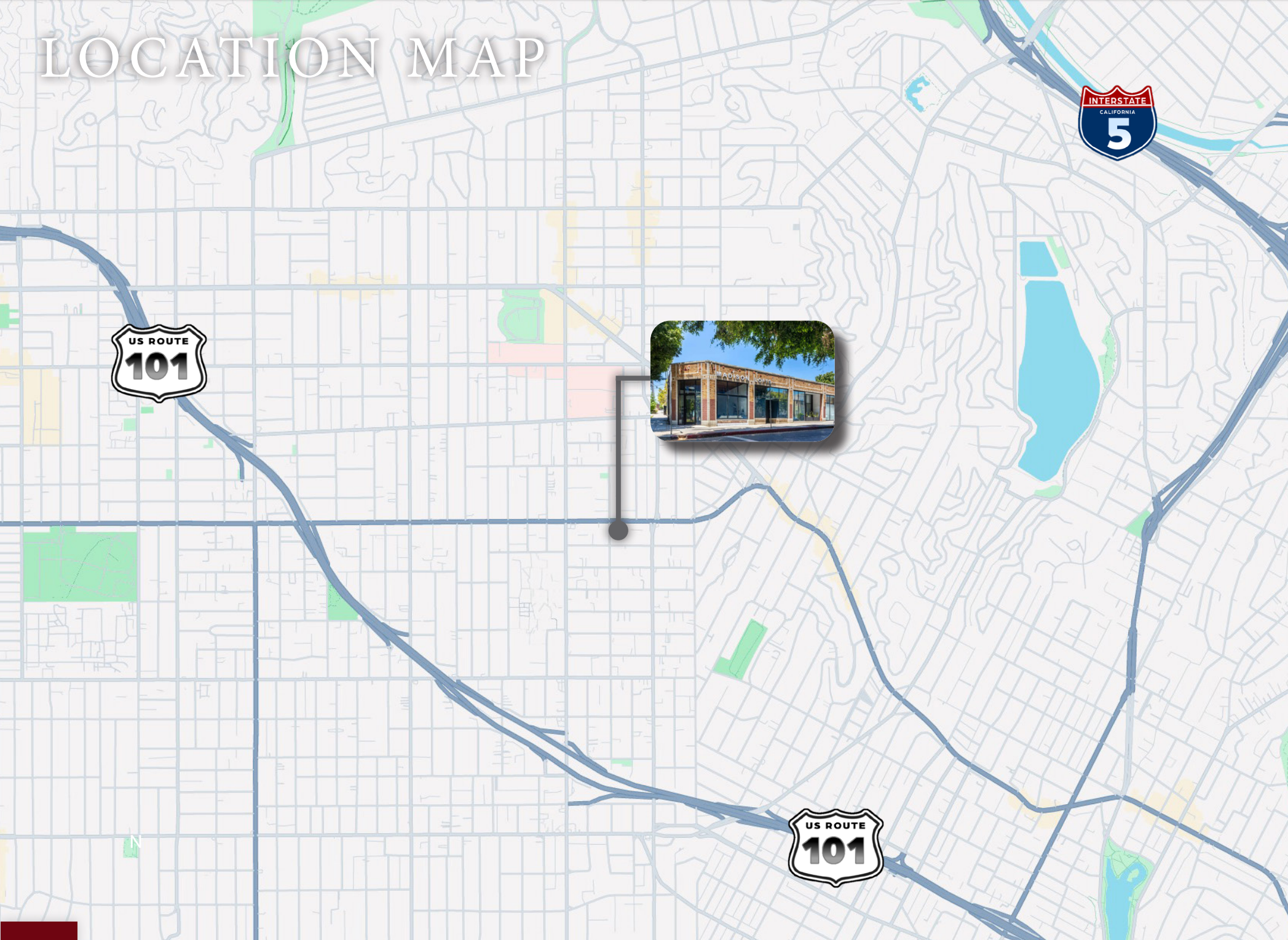
Submarket Analysis

- Affluence & Spending Density: The local 1-mile radius reflects powerful discretionary spending capabilities, displaying an elevated median household income of approximately \$96,025, which sits substantially higher than the broader city median. This neighborhood is anchored by highly educated, smaller creative households averaging 1.8 persons.
- Residential Stability: Exceptional stability markers with over 24,796 consistent households within an immediate 10-minute walk or short drive time corridor. Median neighborhood home values surrounding the local Silver Lake Reservoir hub consistently scale between \$2,000,000 and \$7,000,000+.
- Educated Workforce Concentration: Over 40% of the immediate demographic population holds a Bachelor’s degree or higher. The employment base is primarily concentrated inside creative arts, multimedia production, and tech sectors, directly supporting the underlying identity of the Arts District.





LOCATION MAP



WESTMAC
Commercial Brokerage Company



Disclaimer: The information above, while not guaranteed, has been secured from sources we believe to be reliable. We obtained the information contained in this lease presentation from sources we believe to be correct as of this date, but have not independently verified its accuracy and make no explicit guarantee, warranty, or representation about it. It is submitted subject to errors, omissions, change of price, or withdrawal without notice.

EXCLUSIVE LEASING REPRESENTATION

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