

# FOR LEASE | LARCHMONT

Turn Key | 2nd Gen Restaurant

Restaurant

**WESTMAC**  
Commercial Brokerage Company

626 N. Larchmont Blvd.

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# Executive Summary

WESTMAC Commercial Brokerage Company is proud to present the rare opportunity to lease 626 N. Larchmont Boulevard, a highly visible commercial asset located in the heart of Larchmont Village, just south of Melrose Avenue and within the historic Hancock Park community.

This charming two story commercial building offers approximately 2,697 square feet of interior space on a 5,622 square foot lot, providing a versatile layout ideal for a variety of uses. With flexible zoning that accommodates retail, office, and service based businesses, this property offers both timeless character and modern utility, making it a compelling option for tenants alike.

The building features a full kitchen on the ground floor, a second floor ideal for storage or meetings, and excellent street visibility along one of Los Angeles' most beloved neighborhood corridors. The property was previously occupied by Lemonade, a popular café brand with multiple locations, highlighting the location's strong retail appeal.

Larchmont Village is known for its pedestrian friendly environment, boutique shops, cozy cafés, and vibrant local community all within walking distance. Additionally, the property is conveniently located just two blocks from Paramount Studios and less than a quarter mile away, placing it in close proximity to one of the city's major employment and entertainment hubs.

This offering represents a unique chance to lease in a prime commercial property with strong fundamentals, located in one of Los Angeles' most established and community oriented neighborhoods.





**SUBJECT PROPERTY**

**MELROSE AVE**

**GOWER STREET**

**CLINTON STREET**

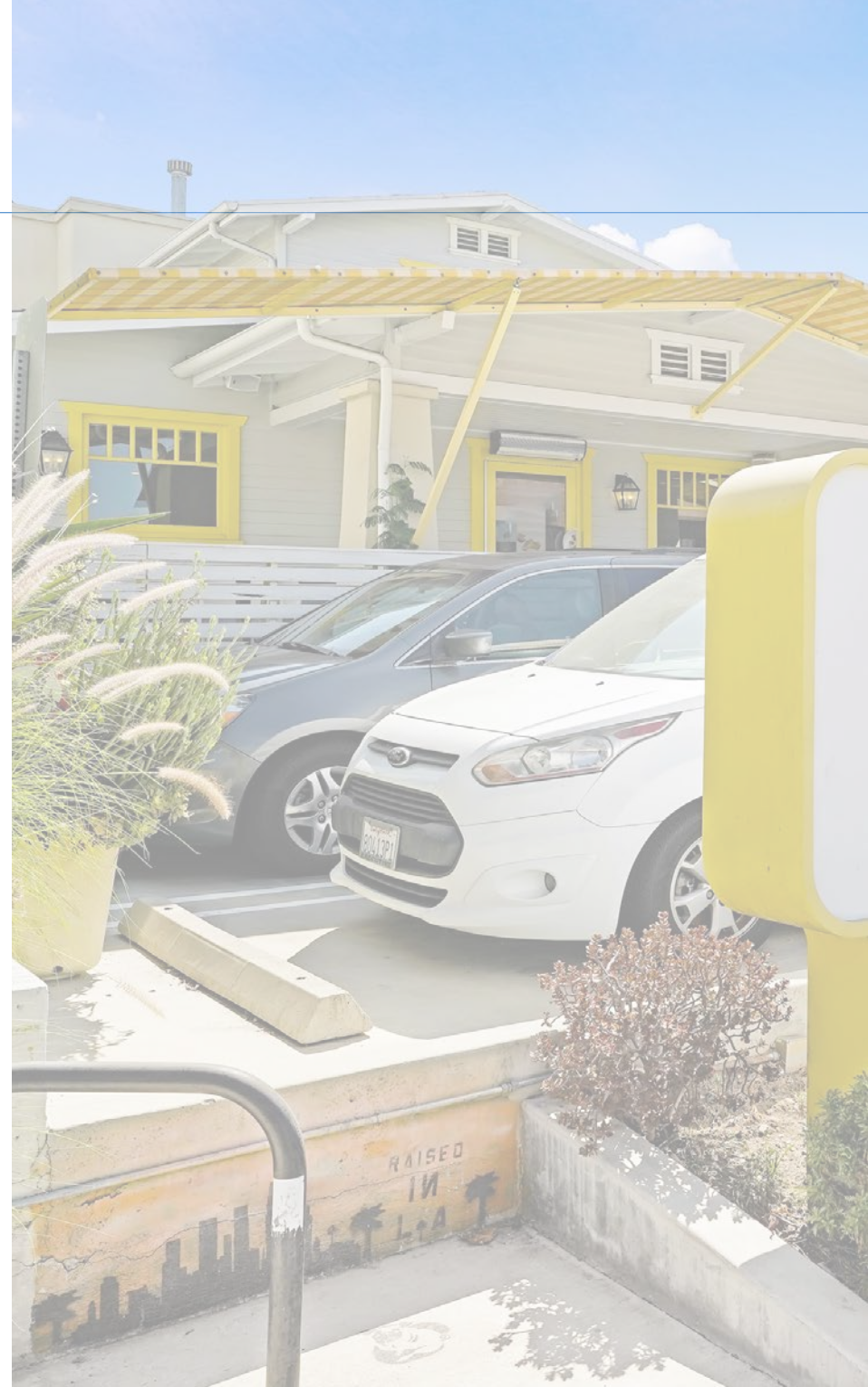
**LARCHMONT BLVD**

# Property Profile:

**FOR LEASE**

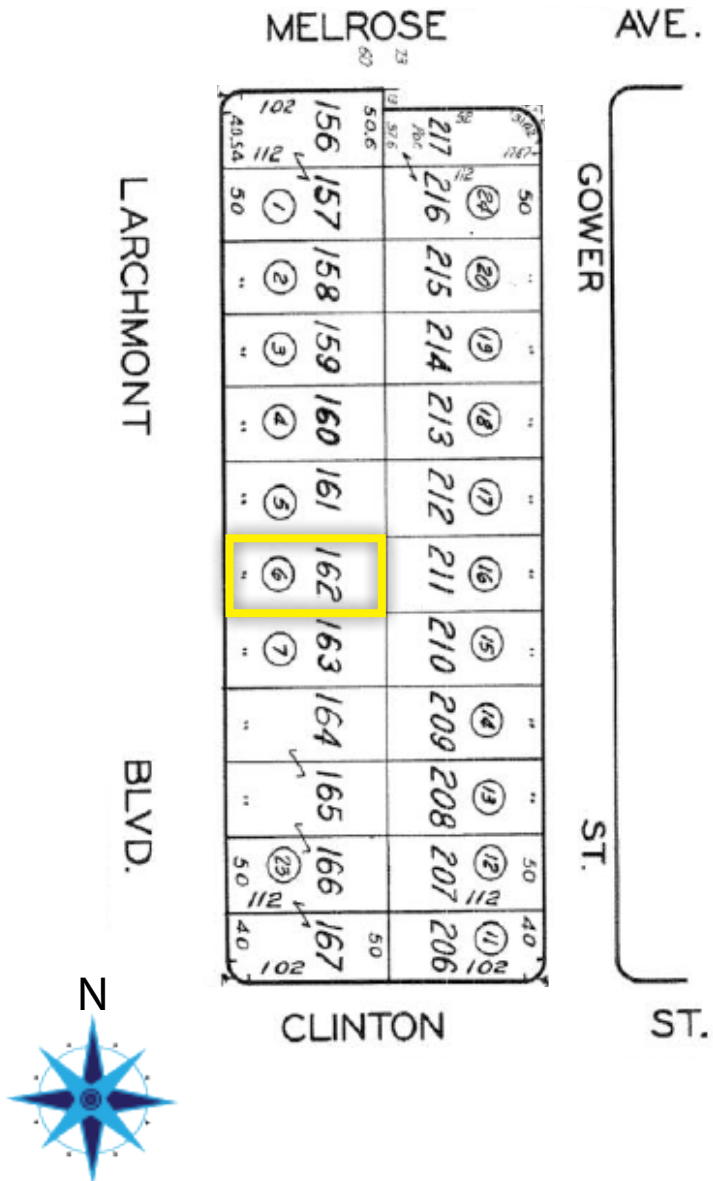
\$8.25/SF NNN

<b>Address</b>	626 N. Larchmont Blvd., Los Angeles, CA 90004
<b>Building Size</b>	± 2,697 SF (per BOMA standard)
<b>Land Size</b>	± 5,622 SF
<b>Property Type</b>	Restaurant
<b>Key Money</b>	None
<b>Occupancy</b>	Vacant
<b>Built</b>	1919
<b>Parking</b>	8 spots total: 2 spaces in front, private tandum lot in back with 5 spaces + 1 handicap
<b>Frontage</b>	50' on Larchmont Blvd
<b>Walk Score</b>	88 (Very Walkable)



# Parcel Map

# Property Highlights



- Private gated parking lot in rear
- 2nd floor has small office
- Full Retail Kitchen
- Open Outdoor Front Patio
- High Traffic count
- High Walk Score (88)- Very Walkable



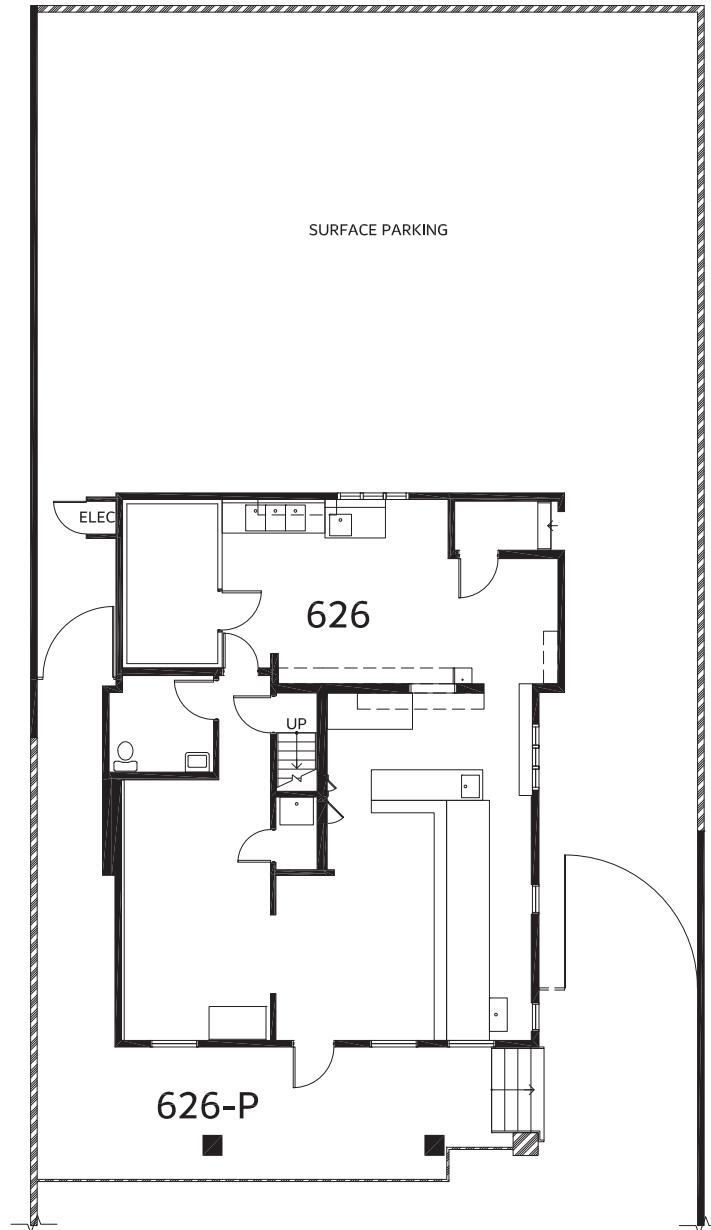




**OPEN PATIO**



# Floor Plan

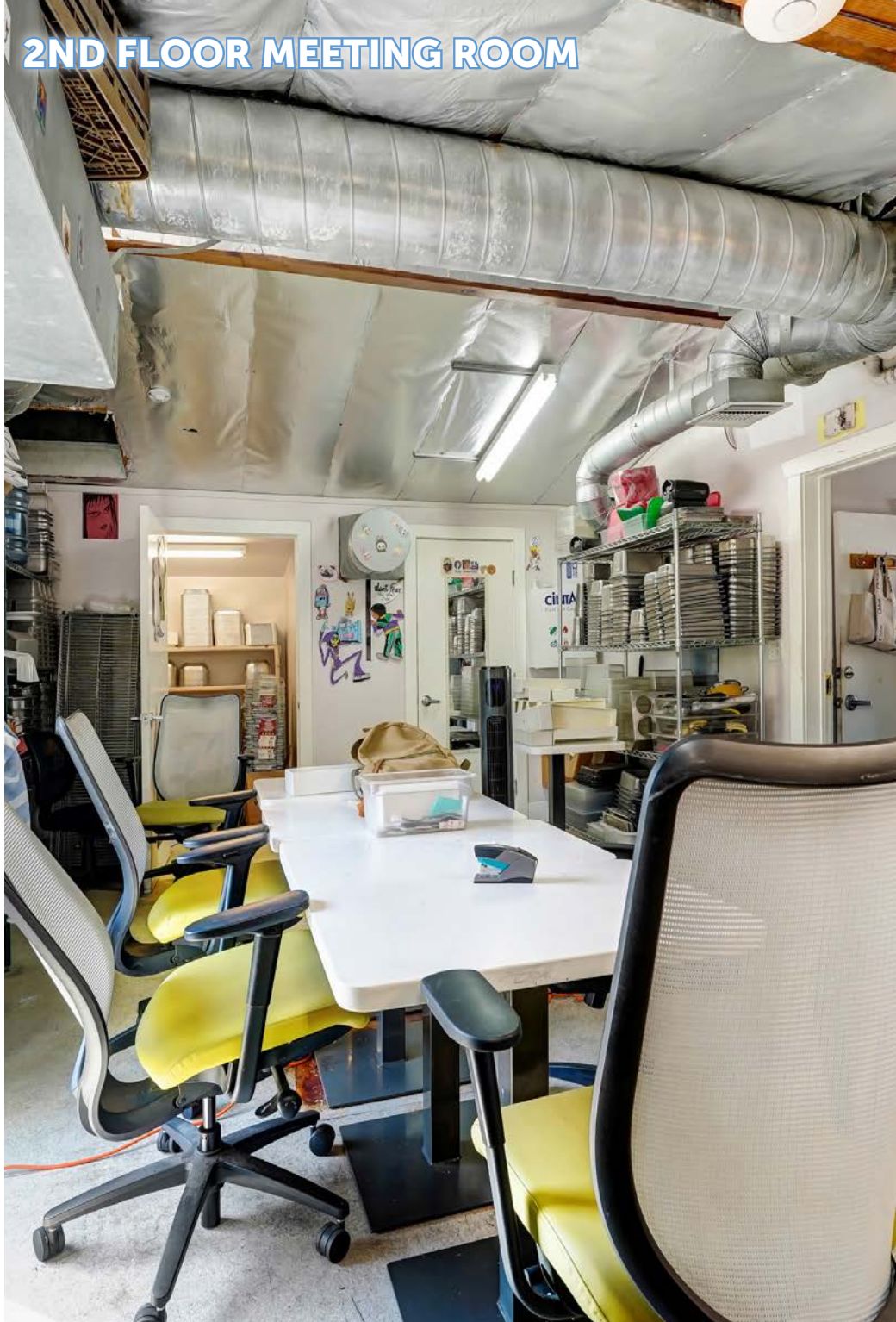


FLOOR: 1  
626 N LARCHMONT BLVD  
JOB #:3542





2ND FLOOR STORAGE



2ND FLOOR MEETING ROOM







# Area Summary

Larchmont Village, nestled within the historic Hancock Park district of Los Angeles, serves as a vibrant commercial and cultural hub for the surrounding residential neighborhoods. While Hancock Park is known for its grand estates, historic mansions, and tree-lined avenues, Larchmont Village provides a small-town core that anchors the community with a walkable, village-like atmosphere. This synergy gives residents the best of both worlds—stately homes in a serene environment paired with convenient access to shops, dining, and services.

The Village's main artery, Larchmont Boulevard, is lined with boutique stores, cozy cafés, and neighborhood restaurants that encourage a slower pace of life and a strong sense of community. Weekly farmers' markets and seasonal street fairs add to the charm, creating a gathering place for Hancock Park residents and visitors alike. The contrast between Hancock Park's architectural elegance and Larchmont Village's approachable, small-scale urban core highlights the area's unique blend of prestige and accessibility.

Larchmont Village, in particular, complements Hancock Park by offering a lively but intimate center that enhances the residential lifestyle and reinforces the area's enduring appeal.



# Amenities Map

## LARCHMONT VILLAGE

### THINGS TO DO

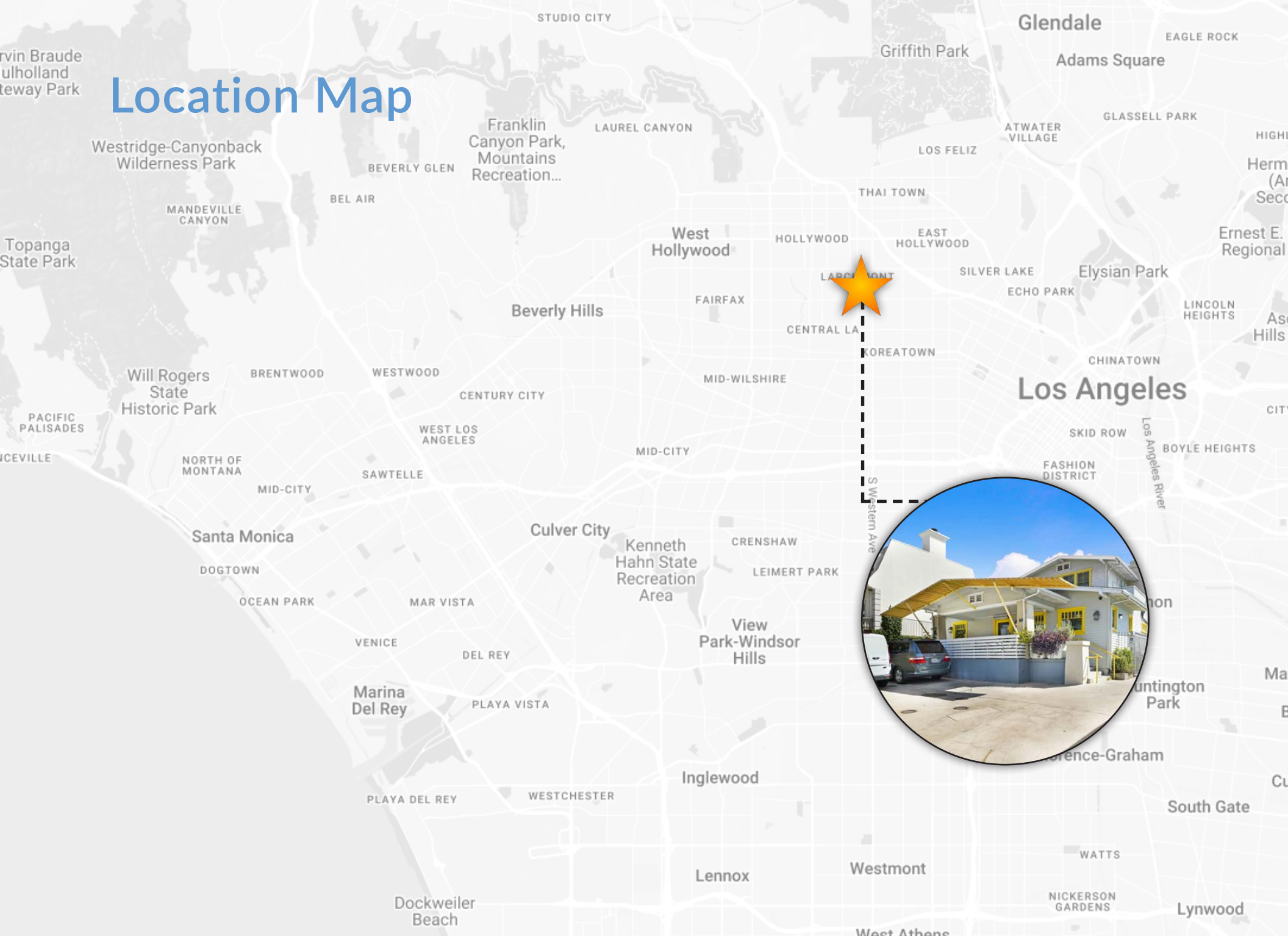
- 1 Color Me Mine
- 2 Paramount Pictures Studio Tour
- 3 The Hollywood Comedy
- 4 Awe Spa
- 5 Larchmont Sanctuary Spa
- 6 Center for Yoga
- 7 Cookbook Market & Cafe

### ★ Subject Property

#### FOOD & DINING

- |                              |                    |
|------------------------------|--------------------|
| 1 Cafe Gratitude             | 17 Bacio di Latte  |
| 2 Thai Select Restaurants    | 18 Max & Helen's   |
| 3 Tu Madre                   | 19 Sua             |
| 4 Kali Steak                 | 20 Sam's Bagels    |
| 5 Osteria Mamma              | 21 Go Get Um Tiger |
| 6 Tonchin LA                 | 22 Salt & Straw    |
| 7 Astro Burger               |                    |
| 8 Ramen Melrose              |                    |
| 9 Mario's Peruvian & Seafood |                    |
| 10 Tacos Guelaguetza         |                    |
| 11 Bricks and Scones         |                    |
| 12 Chipotle                  |                    |
| 13 Great White               |                    |
| 14 Kiku Sushi                |                    |
| 15 Louise's Trattoria        |                    |
| 16 La Bettola                |                    |

# Location Map



# Demographics

1-3-5 mile radius from the subject property

## POPULATION

	1-Mile	3-Mile	5-Mile
2020 Population	44,237	510,485	1,032,722
2024 Population	46,730	525,940	1,047,524
Median Age	38.6	38.6	38.2

## HOUSEHOLD

	1-Mile	3-Mile	5-Mile
2024 Households	20,627	242,994	458,183
Median Home Value	\$1,086,133	\$1,066,278	\$1,042,793
Average Household Income	\$89,029	\$89,755	\$93,749

## BUSINESS

	1-Mile	3-Mile	5-Mile
Total Businesses	2,674	35,024	85,469
Total Number of Employees	26,971	259,193	673,564
Total Consumer Spending	\$559M	\$6.5B	\$12.9B



## MEDIAN HOME VALUE

Within a 3-Mile Radius \$1,066,278



## OWNER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 33,987



## RENTER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 204,129