

# THE UNION AT SILVER LAKE

RESTAURANT WITH TYPE 47 LIQUOR LICENSE / RETAIL / SPECIALITY FOOD USE

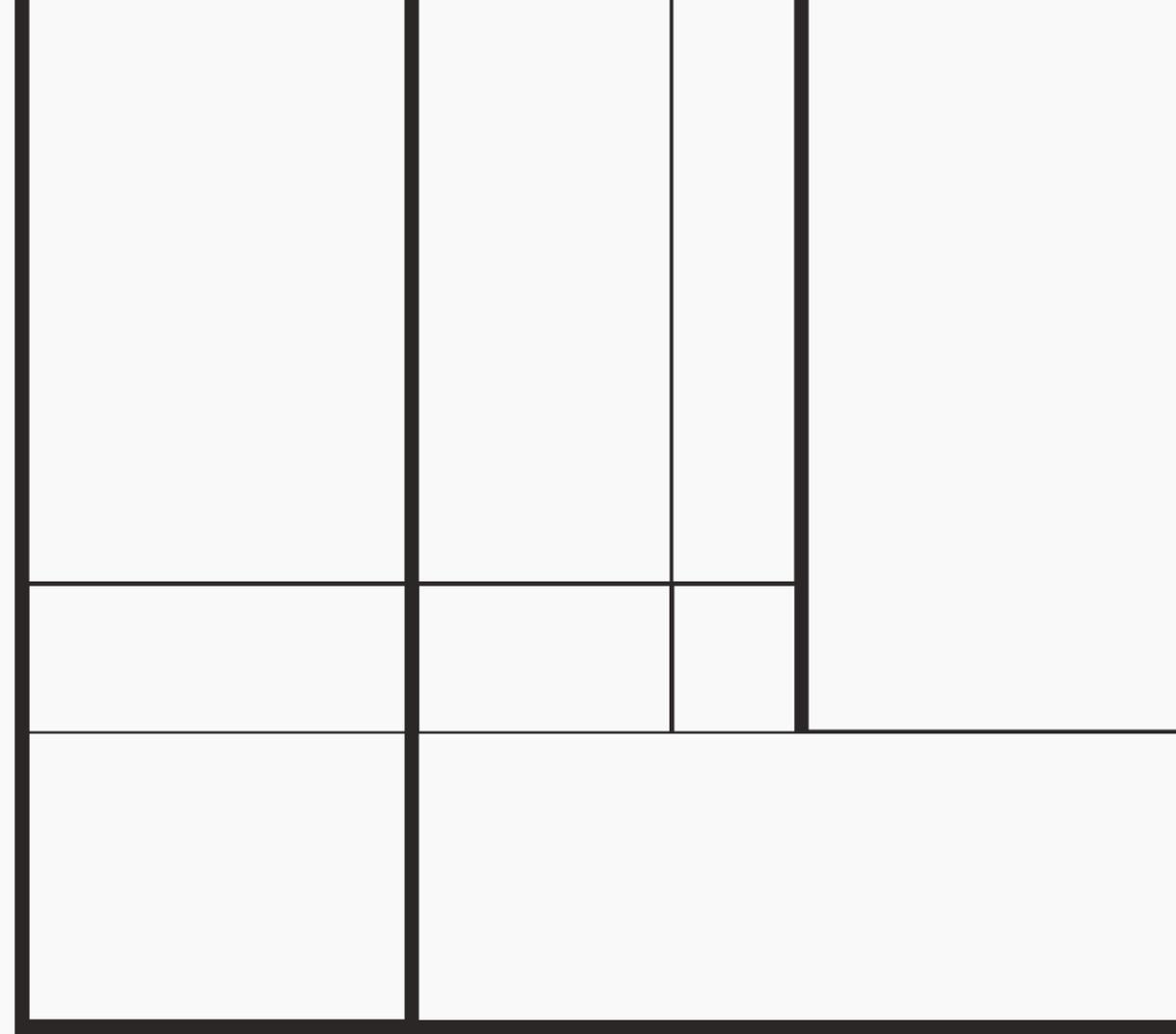
4441 SUNSET BLVD, LOS ANGELES CA 90027

# 4441 SUNSET BLVD, LOS ANGELES CA 90027

The Eastside community's new restaurant and retail complex, is conveniently situated at the intersection of Los Feliz and Silver Lake. The Union is surrounded by new development projects, and just a short distance from the shops and restaurants of Sunset Junction as well as Kaiser Permanente and Children's Hospital Los Angeles. Some noteworthy, hip, new restaurants in the neighborhood include Kismet, Go Get Em Tiger, McConnell's, Umami Burger, Trois Familia, Café Stella, Alfred Coffee, and Sawyer.

Easily accessed by major thoroughfares – Sunset Boulevard, Hollywood Boulevard, and Fountain Avenue –The Union is located at the center of one of the city's most vibrant, creative and charming urban neighborhoods.

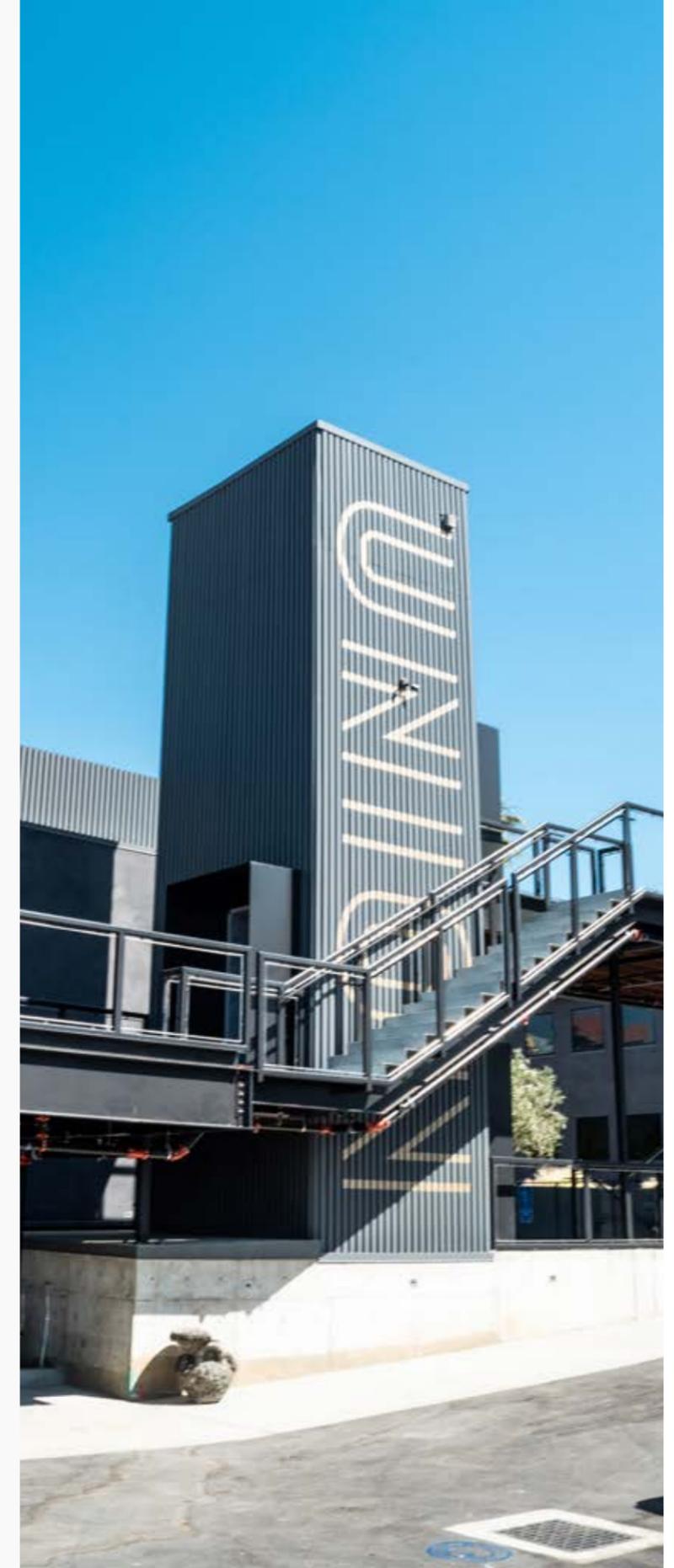
Our Team is seeking specialty food & beverage operators as well as an anchor restaurant to complement the sophisticated, authentic culture of the neighborhood. The Union at Silver Lake will be activated from breakfast to nightcap, seven days a week.



THE  
UNION  
SILVER LAKE

# THE SPACE

SPACE	USE	INTERIOR RSF	PATIO RSF	TOTAL SIZE
A	Restaurant / Bar with Type 47 Liquor License CUP with service until 2am	3,685	531	4,216
B	Freestanding QSR Space	765	609	1,374
C	2nd Floor Retail / Food / Fitness	2,042	—	2,042
D	2nd Floor Retail / Food / Fitness	1,021	—	1,021
E	2nd Floor Retail / Food	425	—	425
F	1st Floor Restaurant CUP for liquor license, hours to be provided by broker	1,704	959	2,663
G	2nd Floor Restaurant CUP for liquor license, hours to be provided by broker	1,010	1,451	2,461
H	Sunset Drive To-Go Window + Office	691	—	691



# LEVEL 1

## SPACE A

South Building - Street Level

### SIZE

Approx 3,685 RSF. + Approx 531 RSF. Exclusive Patio Space

### ASKING RENT

Price Available Upon Request

### KEY MONEY

\$125,000 For Unrestricted Type 47 Liquor License & Entertainment, Catering And Special Events Permits until 2am.

### TERM

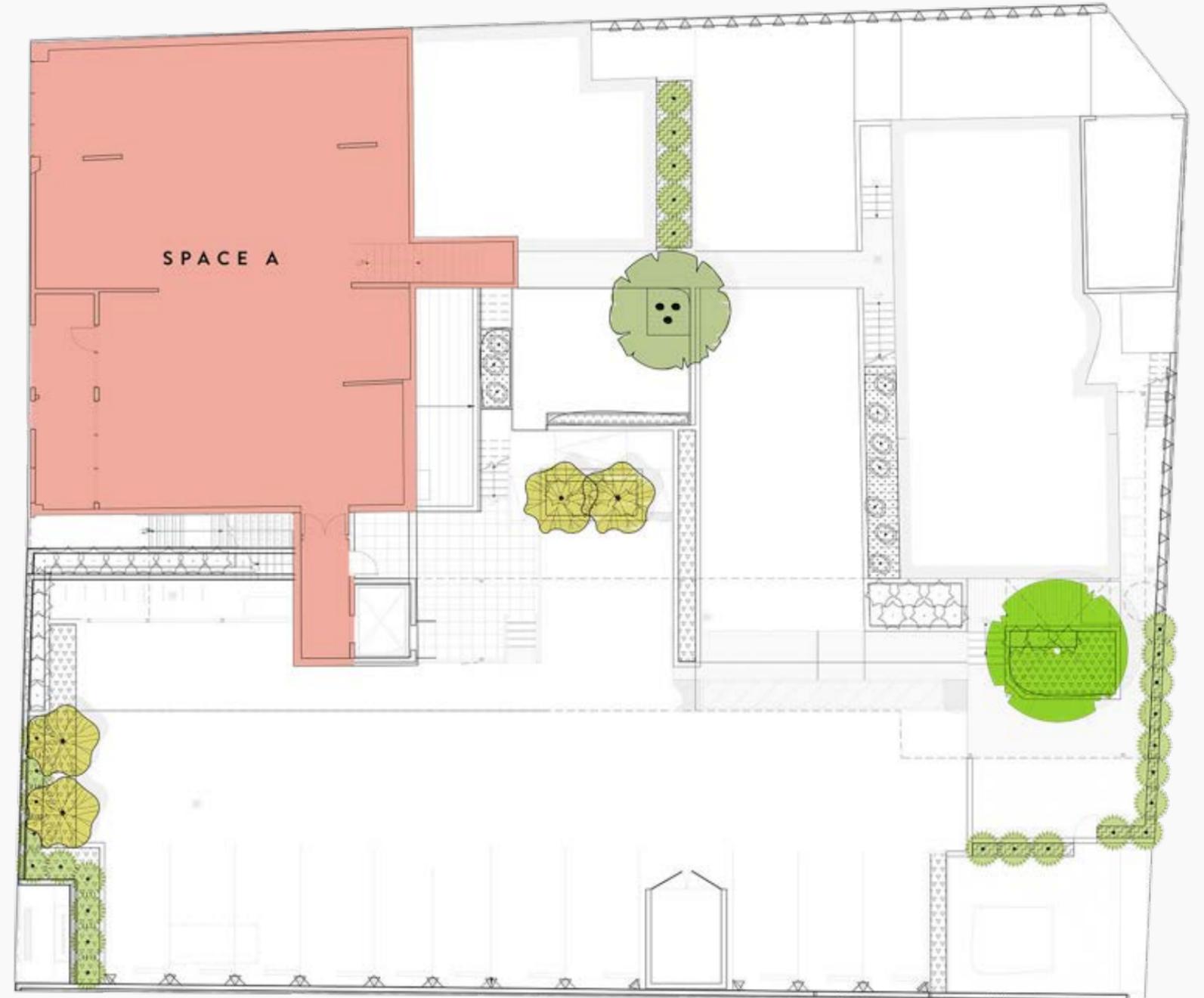
10 Years Minimum

### PARKING

Valet Parking Program

### TARGET DELIVERY DATE

Immediately



INTERIOR

**SPACE A**

South Building - Street Level



# LEVEL 2

## SPACE B

South Building - 1st Floor

SIZE

765 SF.

USE

Freestanding QSR Space

## SPACE H

Norht Building - Street Level

LEASED

## PATIO A

SIZE

531 SF.



# LEVEL 3

## SPACE C

South Building - 2nd Floor

LEASED

## SPACE D

South Building - 2nd Floor

SIZE  
1,021 SF.

USE  
Restaurant / Food / Fitness

## SPACE E

South Building - 2nd Floor

SIZE  
425 SF.

USE  
Retail / Food

## SPACE F

Norht Building - 1st Floor

SIZE  
1,704 SF.

PATIO  
Freestanding QSR Space

TOTAL  
Freestanding QSR Space

USE  
Restaurant

## PATIO B

SIZE  
610 SF.



LEVEL **4**

**SPACE G**

North Building - 2nd Floor

SIZE

1,005 SF.

PATIO

1,451

TOTAL

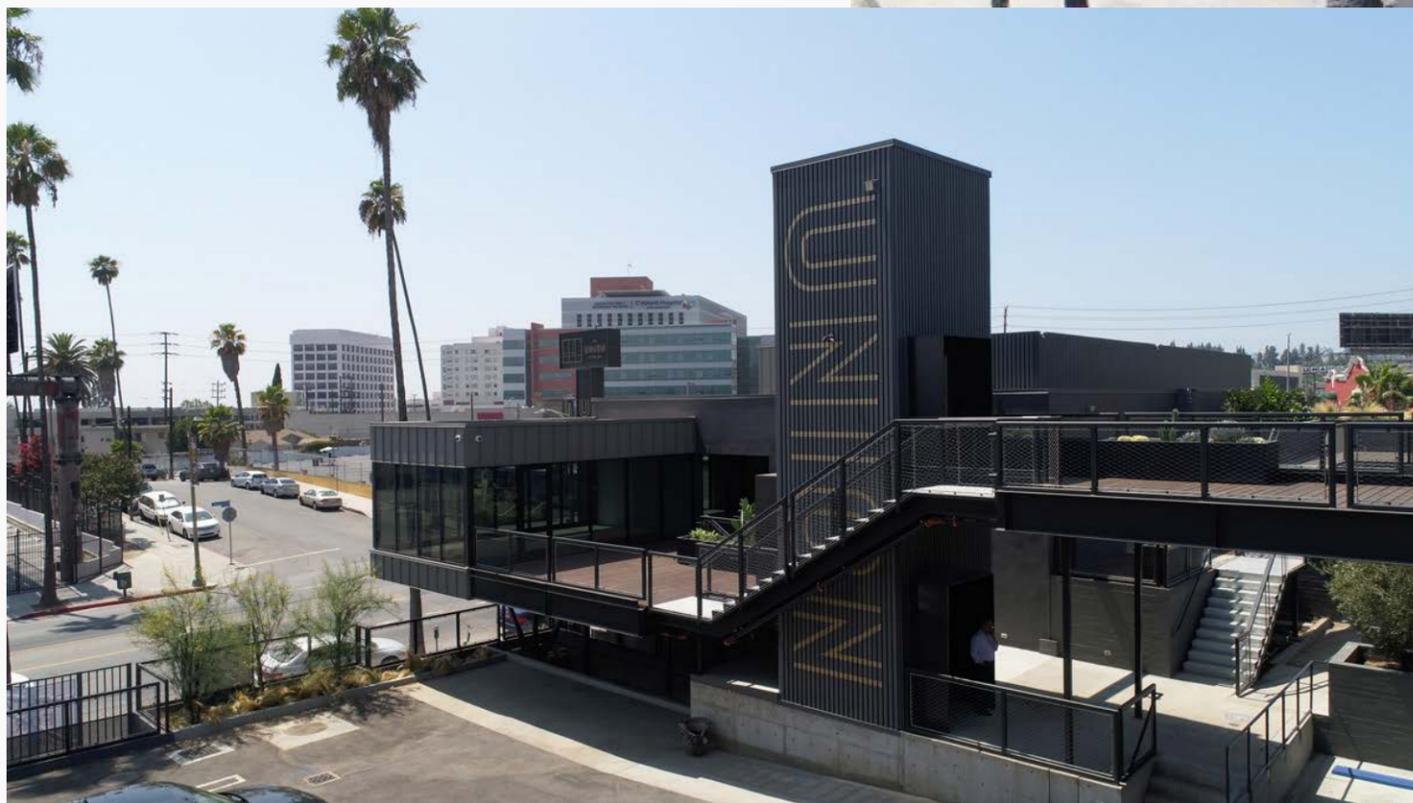
2,468

USE

Restaurant



THE  
**UNION**  
SILVER LAKE



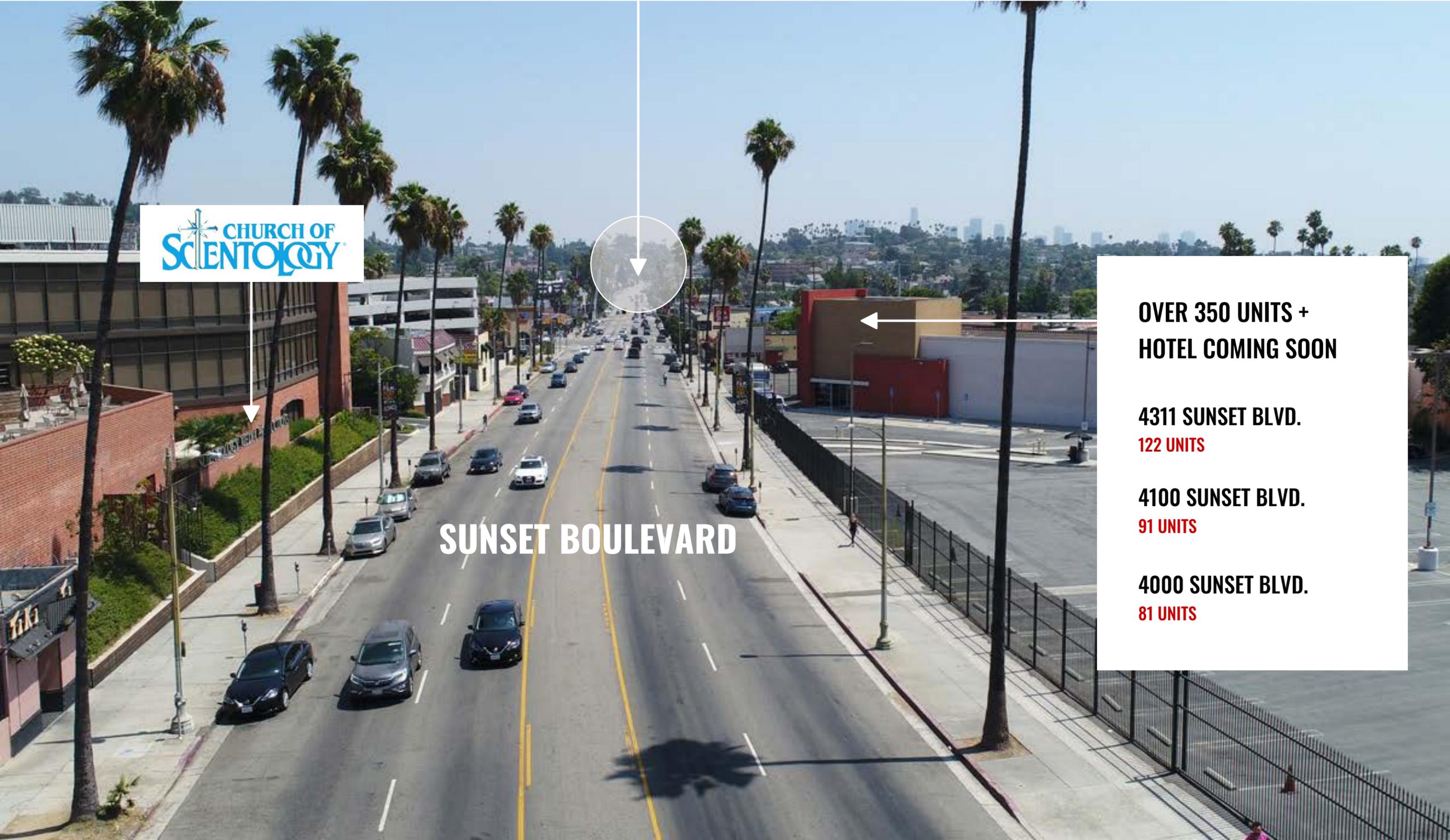
# PROJECT PHOTOS



TARTINE

WARBY PARKER

sweetgreen



CHURCH OF SCIENTOLOGY

SUNSET BOULEVARD

**OVER 350 UNITS + HOTEL COMING SOON**

**4311 SUNSET BLVD.**  
**122 UNITS**

**4100 SUNSET BLVD.**  
**91 UNITS**

**4000 SUNSET BLVD.**  
**81 UNITS**

Children's  
Hospital  
LOS ANGELES

KAISER  
PERMANENTE

ECHO PARK

KISMET

*go get em tiger*

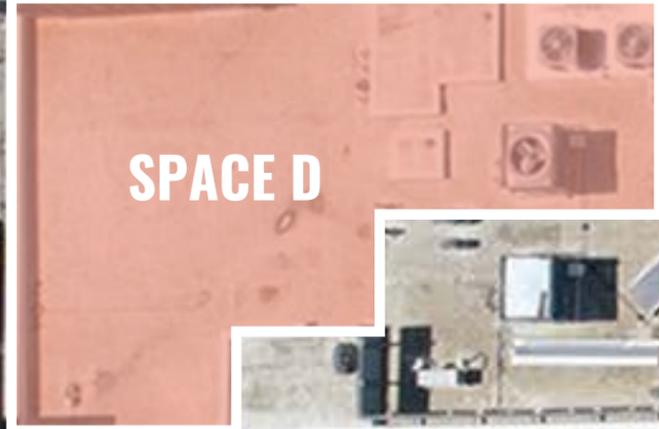
Hotel  
Covell

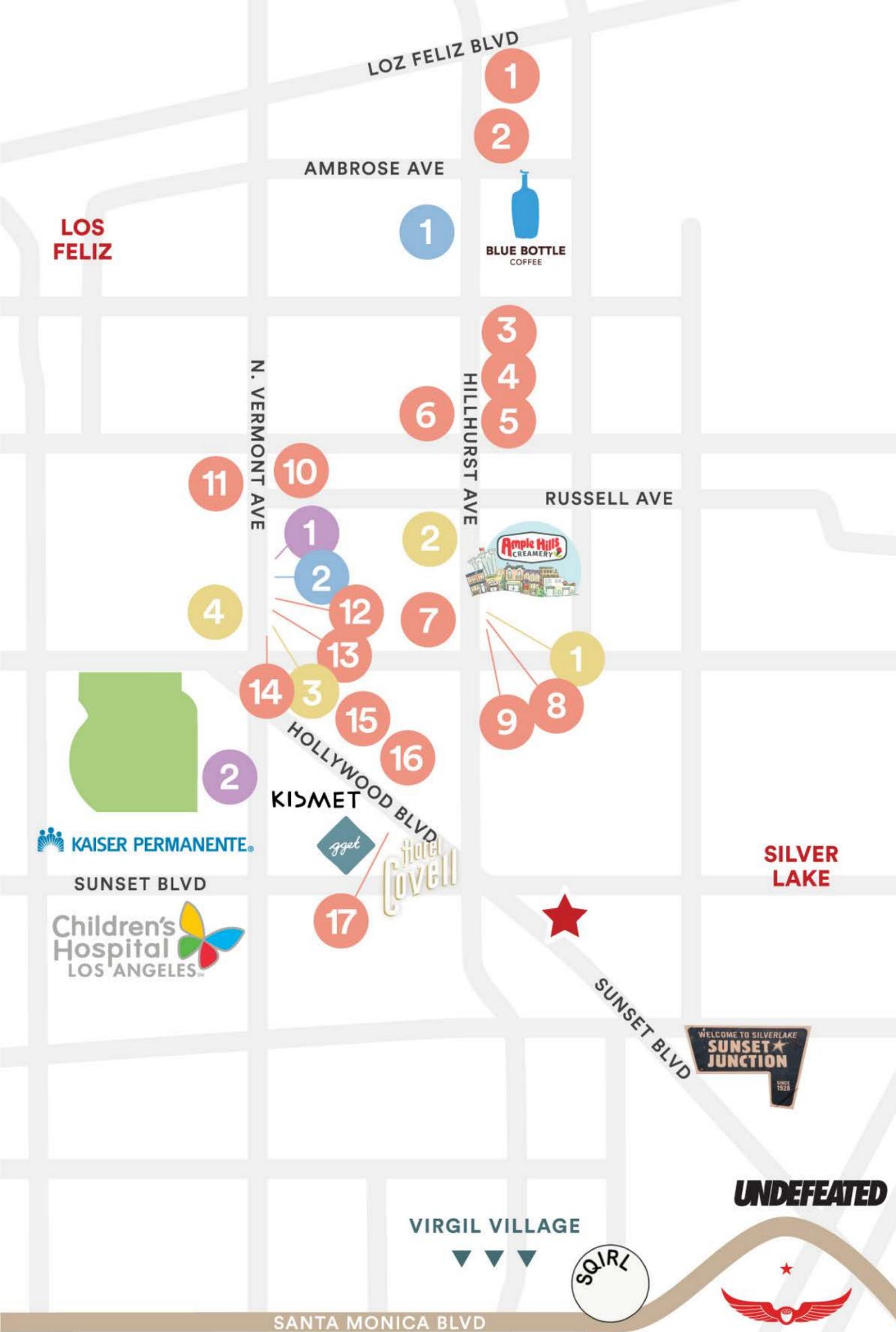
LOS FELIZ

4303 HOLLYWOOD BLVD.  
CITY LIGHTS, 202 UNITS

SUNSET DRIVE  
ENTRANCE TO THE UNION







● RESTAURANTS/ COFFEE

1. Little Dom's
2. Cafe Los Feliz
3. Vinoteca Farfalla
4. Jeni's Ice Creams
5. Mustard Seed Cafe
6. Alcove
7. Green Leaves Vegan
8. Home Restaurant
9. Desert Rose
10. Bru Coffeebar
11. House Of Pies
12. Figaro Bistrot
13. The Dresden
14. Starbucks
15. Machos Tacos
16. Umami Burger
17. Mcconnell's Fine Ice Creams

● BAR/CLUB

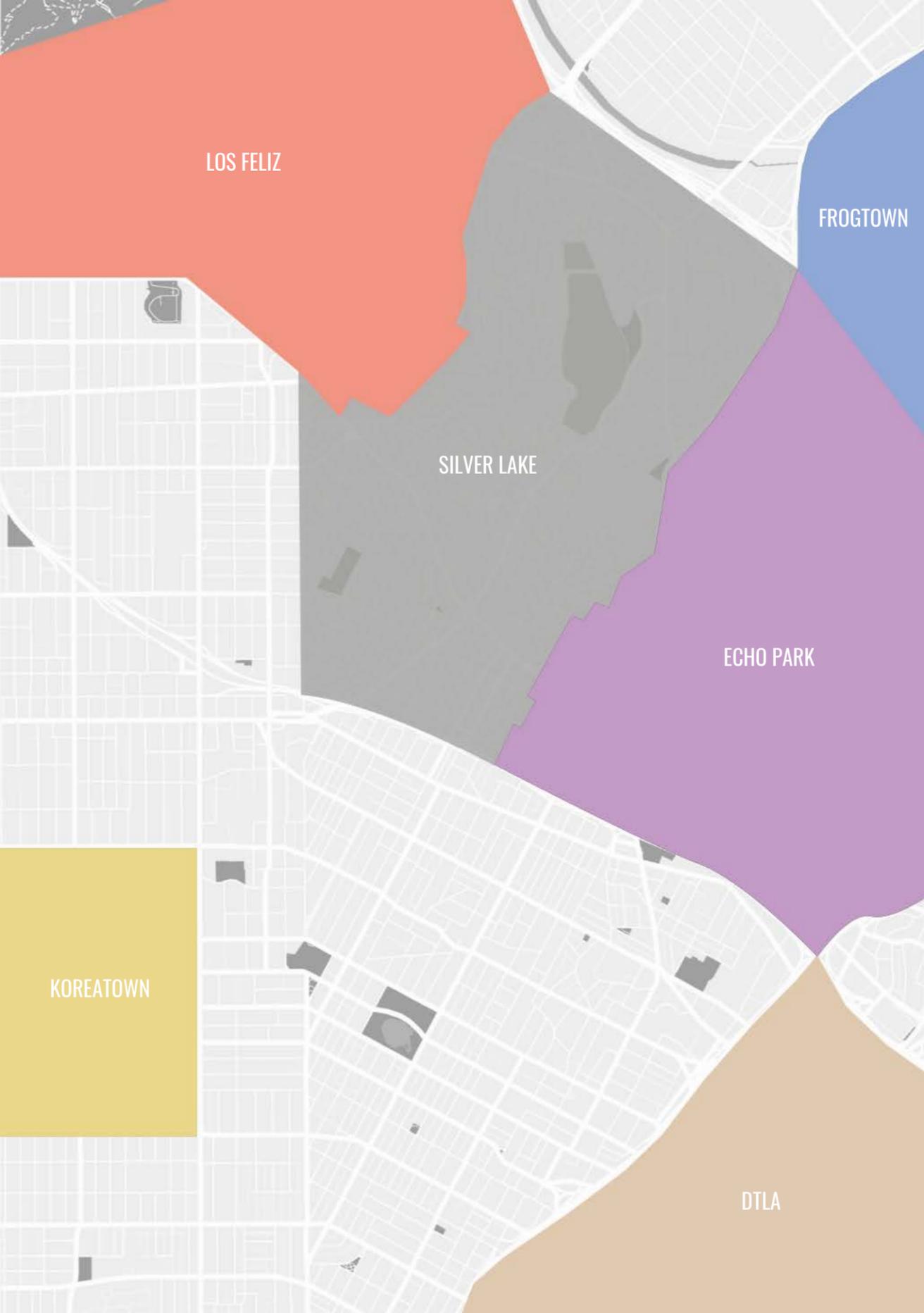
1. Drawing Room
2. Ye Rustic Inn
3. Rockwell Table & Stage
4. 1739 Public House

● SHOPPING

1. Albertsons
2. Skylight Books

● VENUES/THEATER/ EVENTS/LANDMARKS

1. Los Feliz Theater
2. The Clubhouse



# DEMOGRAPHICS

Average Home Price **\$1,013,000**

Average Home Price **\$106,417**

Median Age **29.7**

Daily Vehicles **75,000**



## THE AREA

Surrounded by new development projects, and just a short distance from the shops and restaurants of Sunset Junction as well as Kaiser Permanente and Children's Hospital Los Angeles. Some noteworthy, new restaurants in the neighborhood include Kismet, Go Get Em Tiger, McConnell's, Umami Burger, Trois Familia, Café Stella, Alfred Coffee, Sawyer and Forage.



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SILVER LAKE

# CONTACT US

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