

5448

Franklin Avenue

Los Angeles, CA



LOCKEHOUSE



Site Description

Restaurant and Retail Available

Address: 5448 Franklin Ave. (Los Feliz)

Size: 5,920 SF (demise into 969 and 978 SF)

Frontage: 75 Feet on Franklin Ave. & 65 Feet on Western Ave.

Possession: Immediate

Term: Ten Years

Building Completion: October of 2023

History: New Construction

One of the most anticipated new developments in Franklin Village “delivering” in Q4 2022 with restaurant-ready infrastructure and abundant on site surface parking.

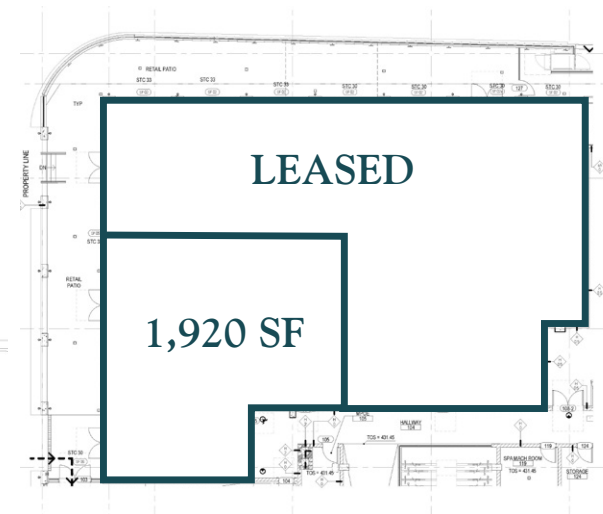
Highlights

- Newly constructed urban mixed-use development within Franklin Village consisting of 87 luxury rental apartments above 6,000 SF of ground floor retail space.
- Retail space will be delivered with all of the restaurant infrastructure, including fire-rated venting shaft, grease interceptor and all utilities and HVAC stubbed to the space.
- Landlord will consider logical divisions.
- Abundant on-site parking
- Sizable TIA available.
- Type-47 CUP in place allowing for the onsite and offsite consumption of alcohol from 6:00 AM to 2:00 AM daily

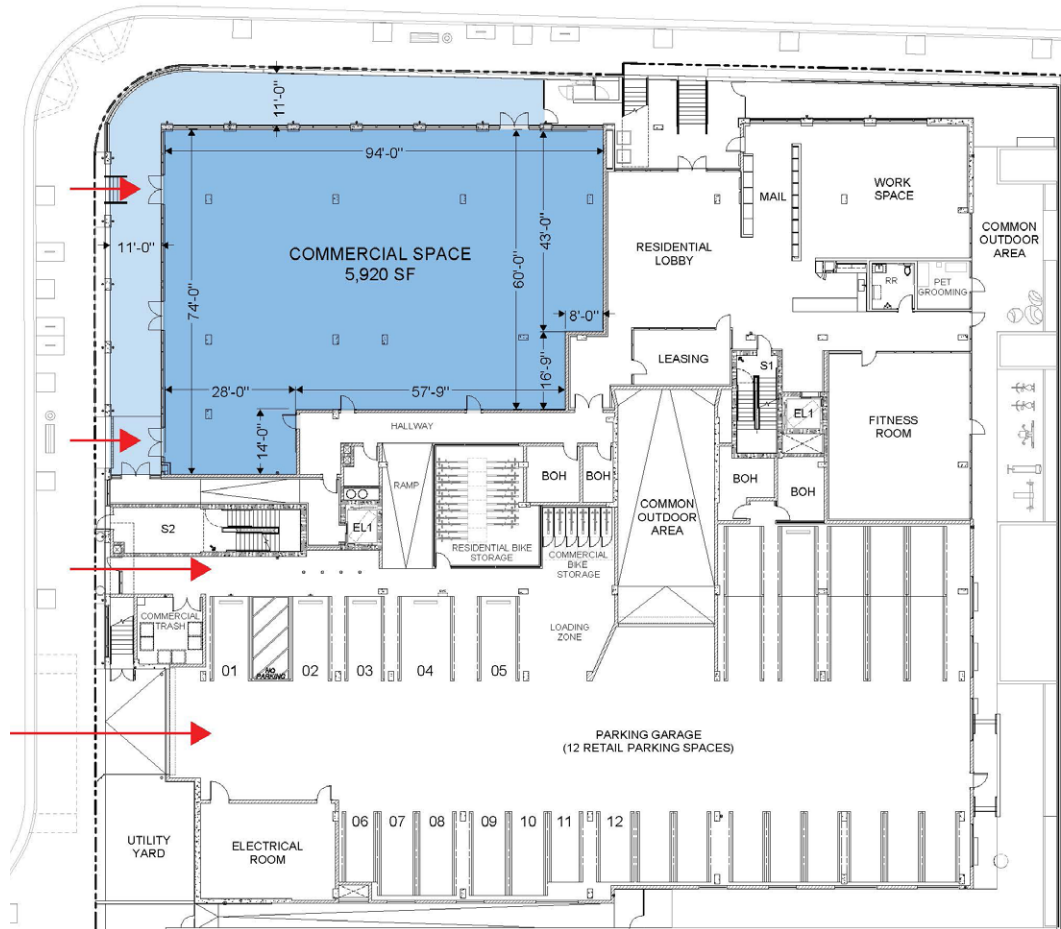
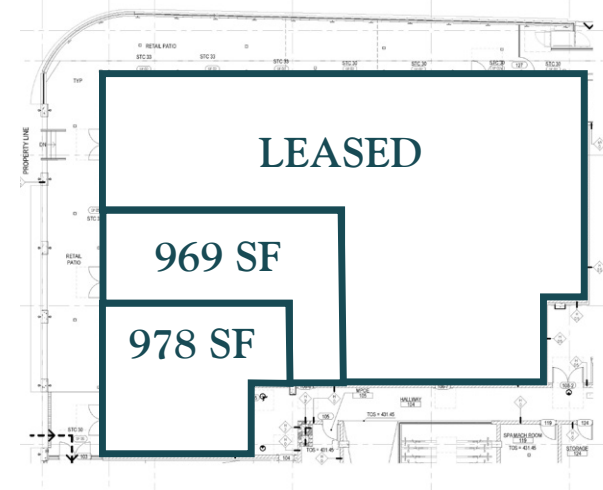


Demising Options

Retail Plan #1
1,920 SF



Retail Plan #2
978 SF, 969 SF
TOTAL: 1,920 SF





- Within ten minutes drive time to Pantages Theatre, Griffith Observatory, Greek Theatre, Hancock Park, Franklin Village and Downtown Los Feliz
- Caddy corner from American Film Institute and Immaculate Heart High School
- Prominent corner at the gateway to Los Feliz and Franklin Village





Largest Employers in Hollywood



VIACOM

Paramount

nickelodeon



j2 Global

THE
LOS ANGELES
FILM SCHOOL

TRAILER PARK GROUP
Trailer Park [artmachine] MIRADA



JOE'S



POPULATION

1 MILE	3 MILES	5 MILES
56,820	352,593	1.03 M



TOTAL RETAIL EXPENDITURE

1 MILE	3 MILES	5 MILES
\$906.89 M	\$6 B	\$16.44 B



TOTAL FOOD & BEVERAGE EXPENDITURE

1 MILE	3 MILES	5 MILES
\$283.58 M	\$1.87 B	\$5.13 B



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
26,497	164,320	449,965



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$1406,881	\$116,329	\$116,701



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.01 M	\$1.08 M	\$1.09 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
47.8%	48.6%	44.5%

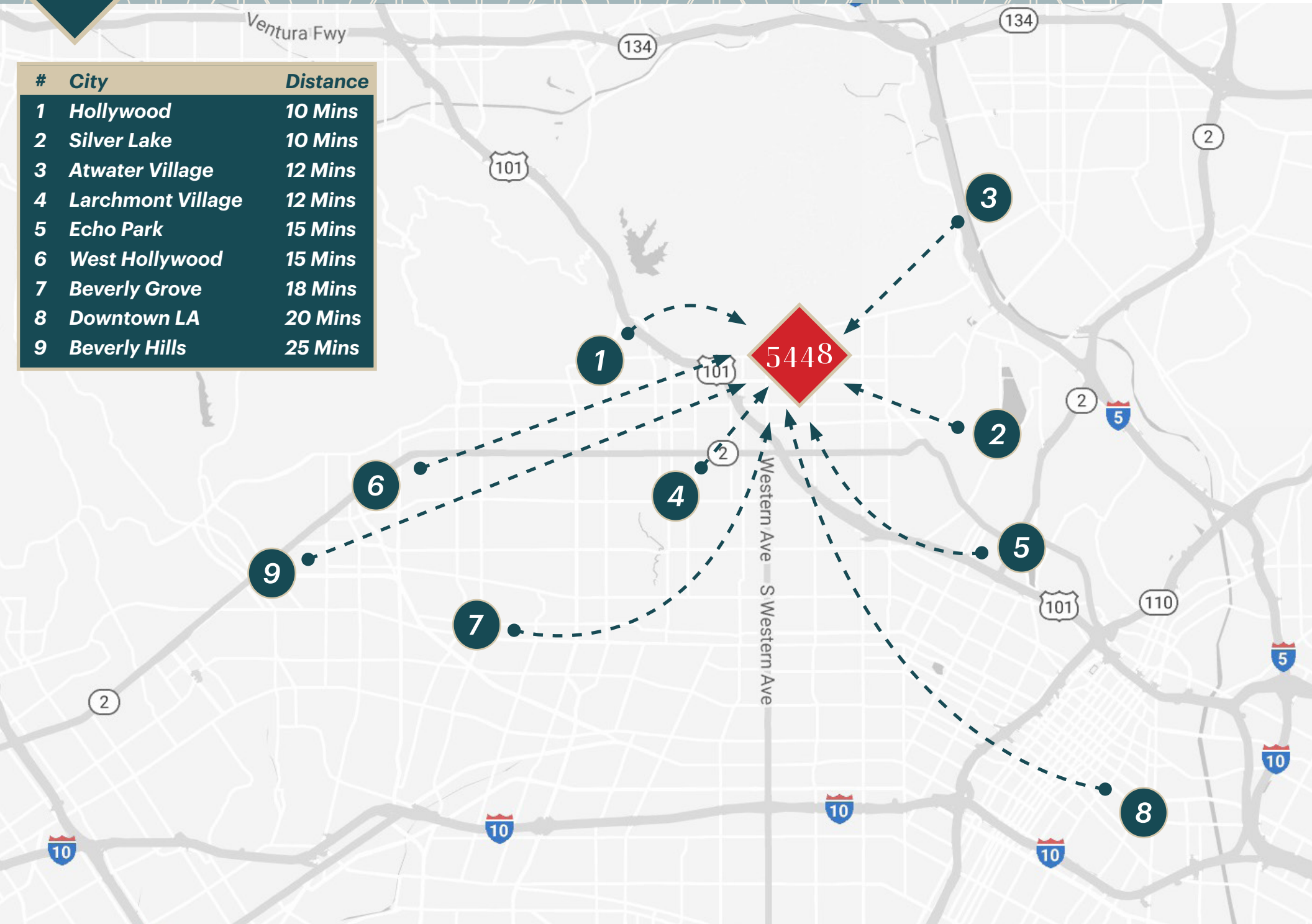
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DRIVE TIMES

6 |



#	City	Distance
1	Hollywood	10 Mins
2	Silver Lake	10 Mins
3	Atwater Village	12 Mins
4	Larchmont Village	12 Mins
5	Echo Park	15 Mins
6	West Hollywood	15 Mins
7	Beverly Grove	18 Mins
8	Downtown LA	20 Mins
9	Beverly Hills	25 Mins



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Sourcing: *Demographics & Traffic Counts Source: Sites USA REGIS Online 9/28/22
*All Photos are Considered Renderings Provided by KTG Architecture + Planning