

4121 SANTA MONICA BOULEVARD

CIM

COMING Q4 2019



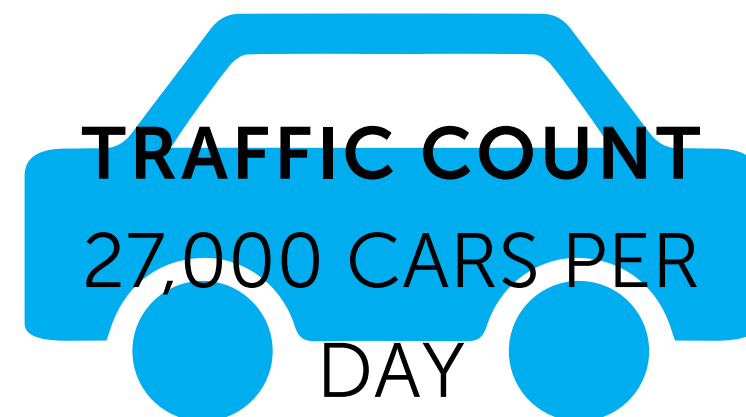
IN THE HEART OF SILVER LAKE



4121 Santa Monica Blvd is a trans-formative retail/residential development located in the heart of Silver Lake, just steps from sunset Junction, where sunset Blvd and Santa Monica Blvd intersect. Silver Lake's bohemian roots have grown into the trend-setting breeding ground that we know today, landing Silver Lake as one of LA's hippest neighborhoods. 4121 includes 15,168 SF of prime retail and restaurant space with expansive patios and breathtaking views of the Hollywood Hills and surrounding Los Angeles cityscape.

SUBTERRANEAN

**ONSITE PARKING WITH CONVENIENT ACCESS
OFF SANTA MONICA BOULEVARD**



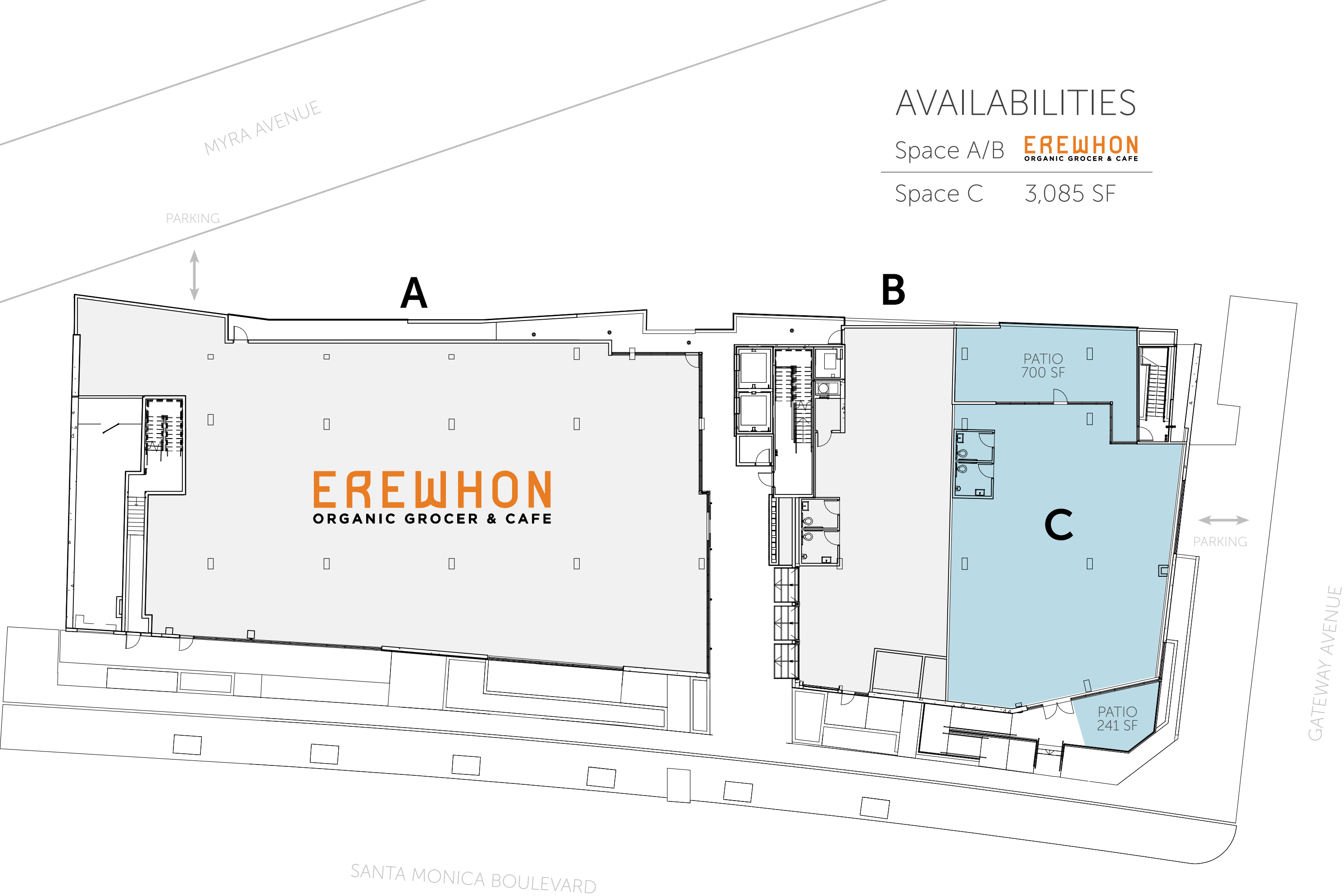
**4121 SANTA MONICA'S MULTIPLE PATIO/DECKS
OFFER BREATHTAKING VIEWS OF THE HOLLYWOOD HILLS**



AVAILABILITIES

Space A/B **EREWHON**
ORGANIC GROCER & CAFE

Space C 3,085 SF



LOCATION

10 MIN

Hollywood
DTLA
W Hollywood
Beverly Hills

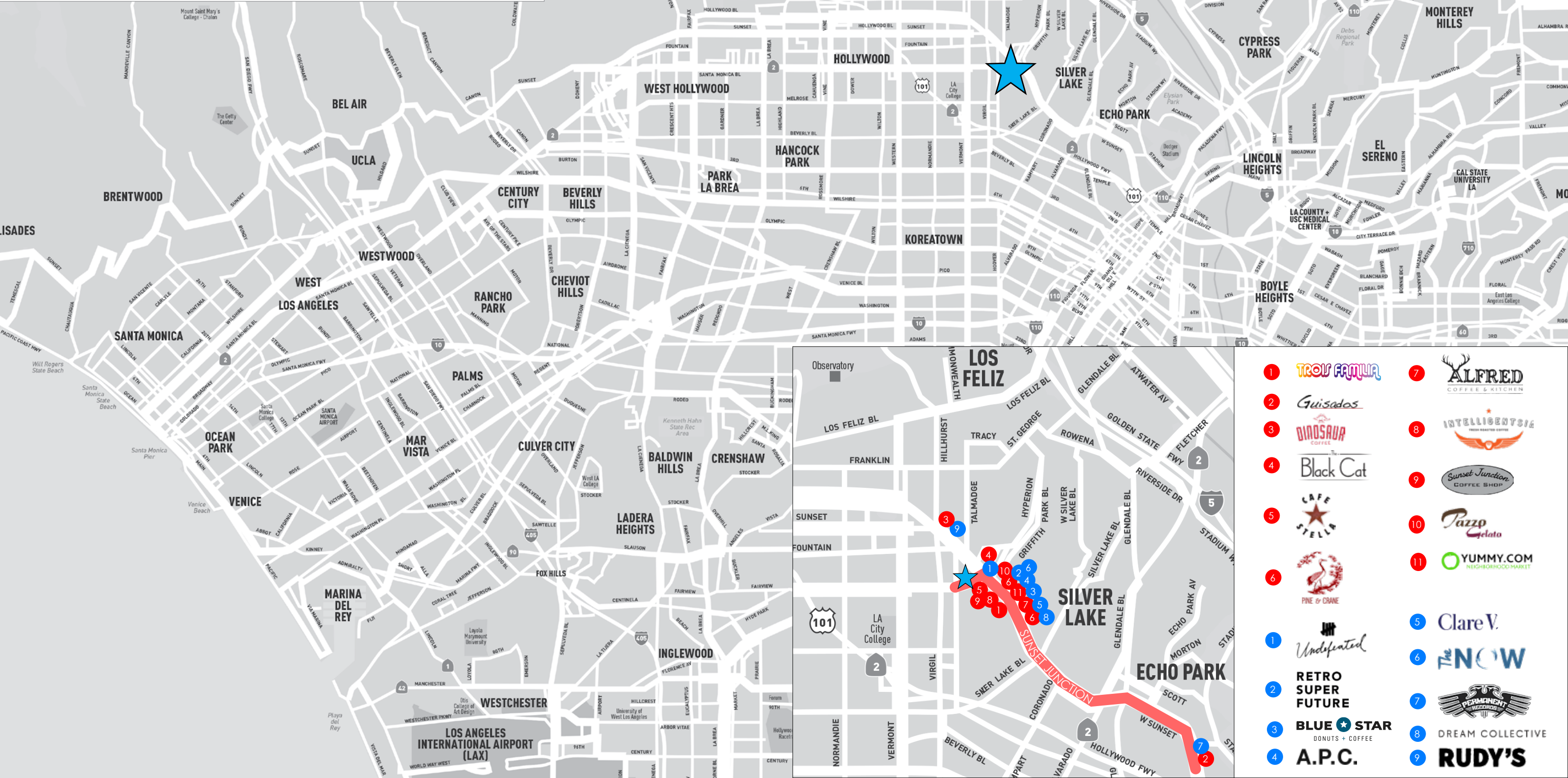
30 MIN

LAX
Pasadena
Glendale
Burbank
Studio City
Culver City

60 MIN

Santa Monica
Malibu
Venice
Marina Del Rey

4121 benefits from its proximity to 4 major freeways, the 5, the 2, the 110, and the 101, making it a convenient trip for residents of Greater Los Angeles.



THE "IT" NEIGHBORHOOD

LIBATIONS

4100 Bar
The Thirsty Crow
Bar Bandini
Tenants of the Trees
El Cid
TIKI-TI
Gold Room

FITNESS

Bar Method
Pilates Plus
Pop Physique Silver
Modo Yoga

GROCERY

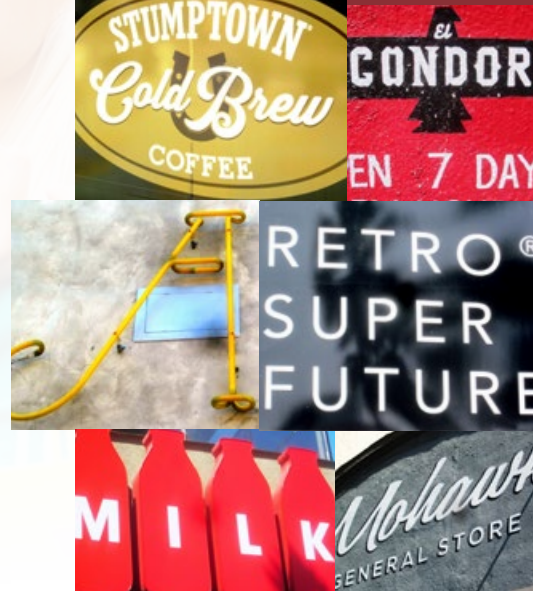
365 by Whole Foods
Gelson's
Trader Joes
Lassens
Yummy.com

EATS / CAFFEINE

Pine & Crane
Trois Familias
Intelligentsia
Alfred Coffee
Dinosaur Coffee
Café Stella
Palazzo Gelato
Silver Lake Ramen
Cliffs Edge
Sawyer
Local
Night + Market Song
L&E Oyster Bar
Millie's
Barbrix
Milk
Alimento
Juice Served Here
LAMILL Coffee
Home Restaurant
Guisados

RETAIL / CULTURE

A.P.C.
Aesop
Sweet William Mollusk
Surf Shop
RETROSUPERFUTURE
Undeclared
Mohawk General Store
Clare V.
Lacausa
Bar Keeper
Buck Mason
The ODELLS Shop
MRKT Silver Lake
Dream Collective Yolk



EXPLORE THE NEIGHBORHOOD

Our location is perfect for exploration. Tenants and their guests are a stone's throw from Chinatown, a bike ride from Echo Park, Downtown L.A. and Los Feliz. The multiple freeway accessibility also make for a quick jaunt to Hollywood, Glendale, or even USC.

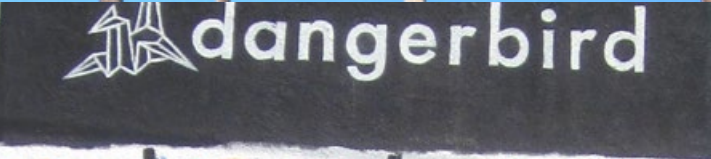
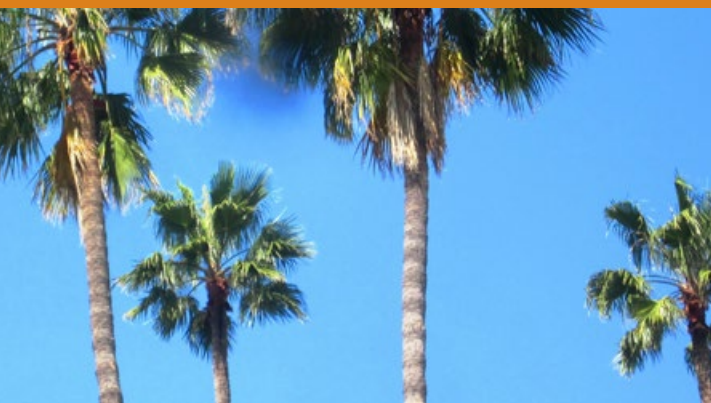
If it is local flair you are craving, you can find it all at 4121 Santa Monica Blvd.





YOUR ACCESS PASS TO HIP & COOL

4121 is your gateway to style, fashion forward boutiques, specialty coffee shops, studio fitness, and chef driven restaurants. Trend setters walking down the boulevard look impossibly hip rocking vintage shirts and designer sneakers, giving the tenants of 4121 the opportunity to be part of not just a building, but a movement.



DEMOGRAPHICS 3 MILE RADIUS



PLACE OF WORK

2018 Employees	238,739
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HOUSEHOLDS

2018 Households	202,491
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HOUSING VALUE

\$400,000-\$500,000	3,064
\$500,000-\$1,000,000	15,711
\$1,000,000 and Over	8,138



DAYTIME POPULATION

2018 Daytime Population	525,528
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CIM

Creating Value.
Enhancing Communities.

Retail Leasing:
Scott Coronel | 323.860.1759
David Attar | 323.860.4939

CIM is a community-focused real estate and infrastructure owner, operator and lender. Utilizing our in-house expertise, we strive to create value through each project, ultimately benefiting communities across the Americas. [Learn more at www.cimgroup.com](http://www.cimgroup.com).

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