

# conroy

conroycommercial.com



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## Fairfax Avenue

## FOR LEASE

**101 S FAIRFAX AVE.** (Entitled Restaurant w/ Outdoor Seating)\*

Flagship on Corner of Brand New Luxury Mixed-Use Property

Size: 1,250 Sq. Ft. Ground Floor Space

+ 450 Sq. Ft. Basement Storage

Rent: \$5.15 PSF + NNN \$0.90 PSF [\$10,285 Monthly]



Building in Progress

Owner/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by other sources. Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

# Property Info

105 S FAIRFAX AVE

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**BUILDING**  
The Fairfax - 45 units

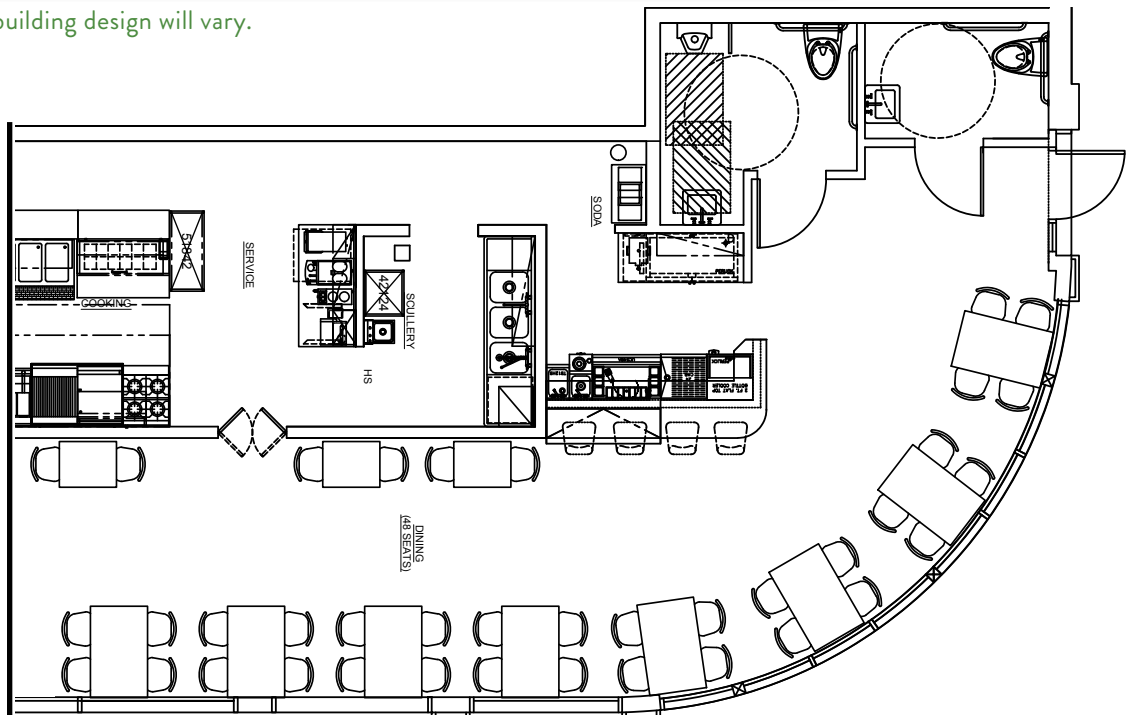
**SIZE (DIVISIBLE)**  
1,250 sq. ft. ground floor +  
450 sq. ft. basement

- FEATURES**
- Prominent corner location
  - Stubbed Mechanical & Plumbing for Restaurant/Cafe
  - Grease Interceptor
  - Floor Drains
  - Storage Area
  - Outdoor Seating possible with revokable permit

**PARKING**  
2 Onsite

**AVAILABLE NOW!**

Rendering only. Final building design will vary.



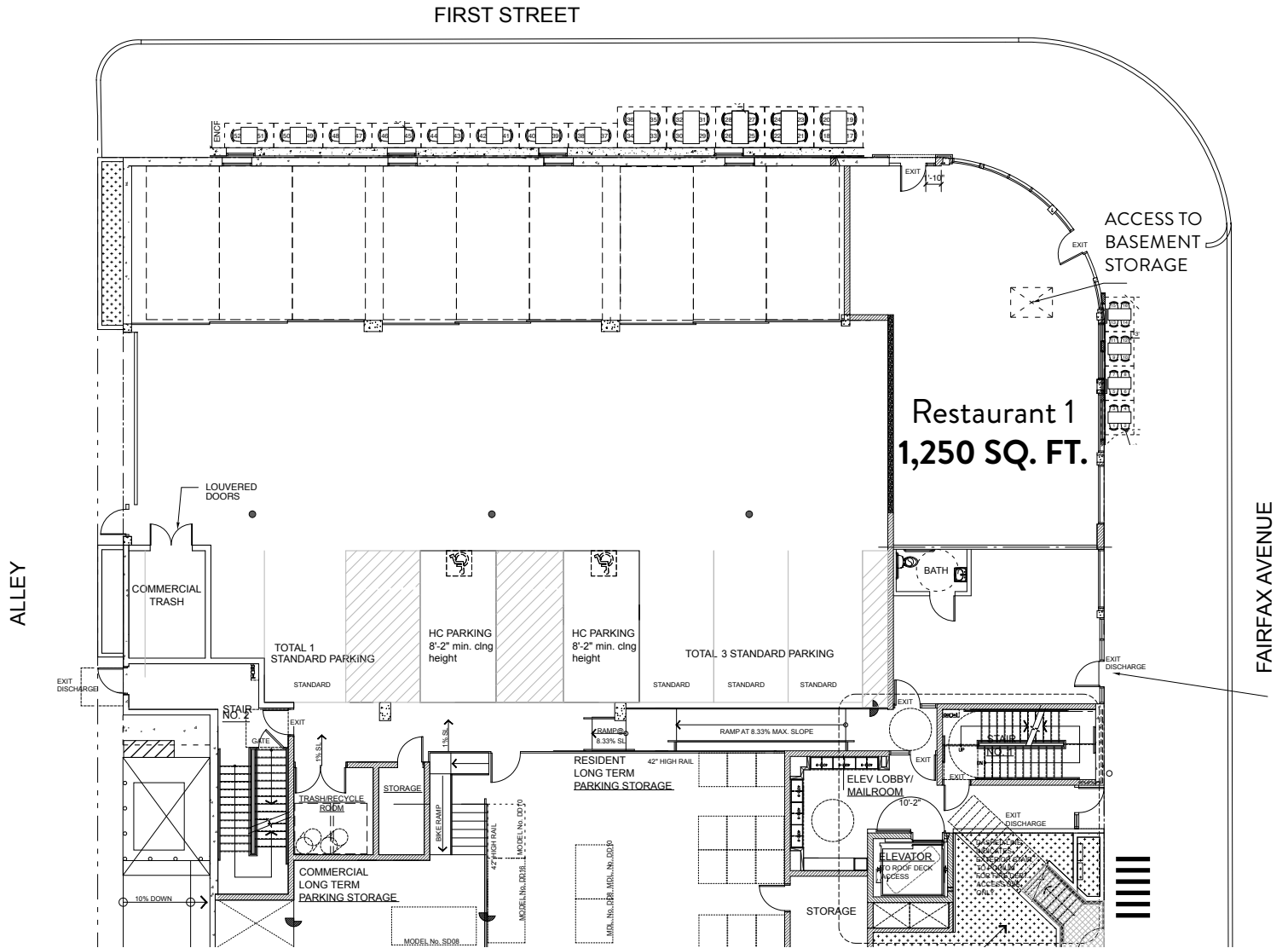
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# Restaurant Plans

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\*Potential outdoor seating plan. Tenant to verify and pull permit from Public Works

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# Property Highlights

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## FEATURES

- 45 luxury apartment units upstairs
- Unparalleled corner location
- Adjacent to the Farmer's Daughters Hotel
- Across from CBS Studios, The Grove, and Farmer's Market

**(Uber's #1 drop-off location in California)**

- Surrounded by hundreds of restaurants and retail within a one-mile radius



### Walk Score

96

Walker's Paradise via WalkScore.com



### Traffic

76,000+

2017 Daily Traffic Volume



### Population

46,008

2018 Total Population (1 Mile radius)



### Housing

\$1,068,647

2018 Median Home Value



### Population Growth

7.51%

2010-2019



### Households

\$81,737

2018 Median Household Income

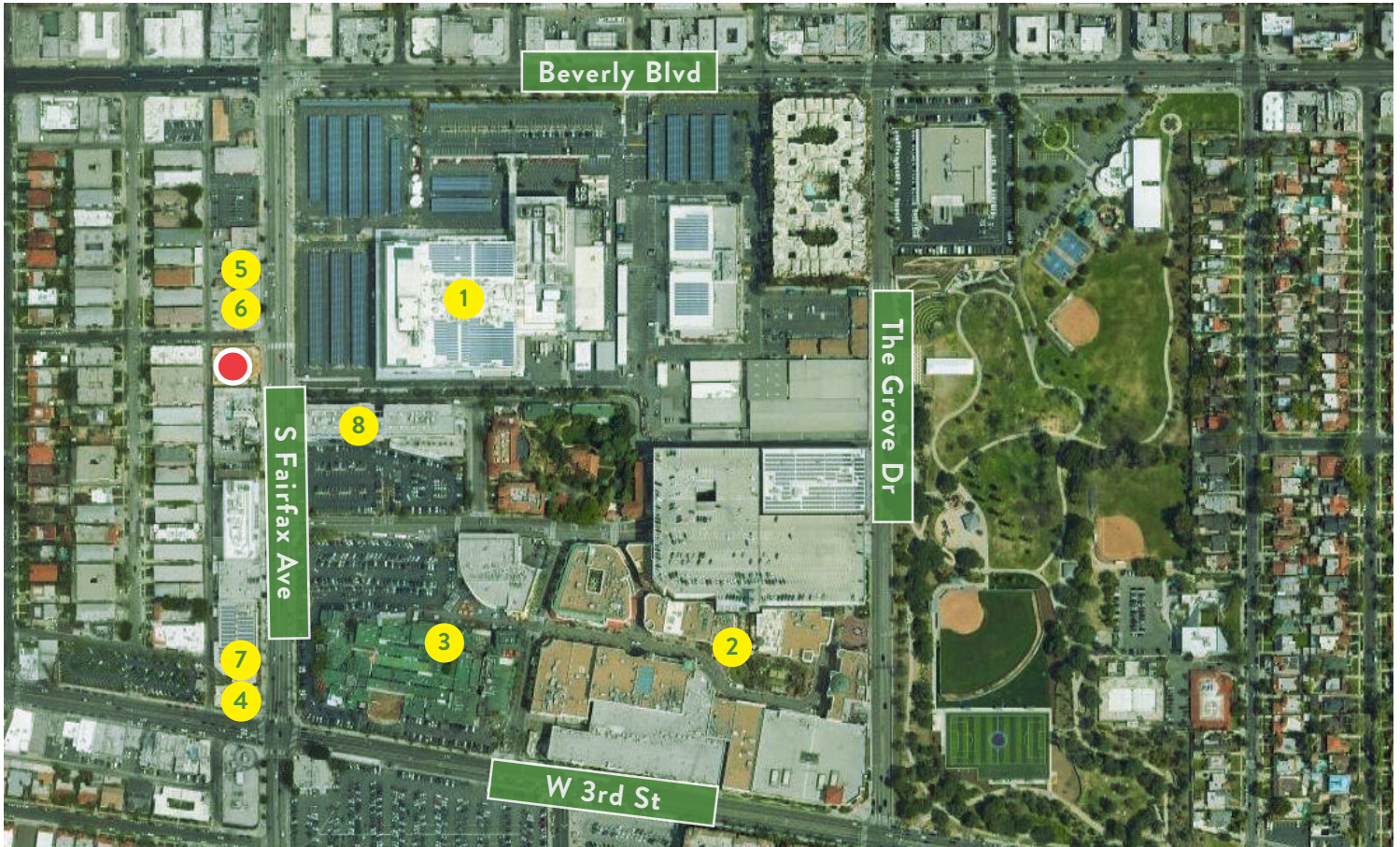
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# Location Overview

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