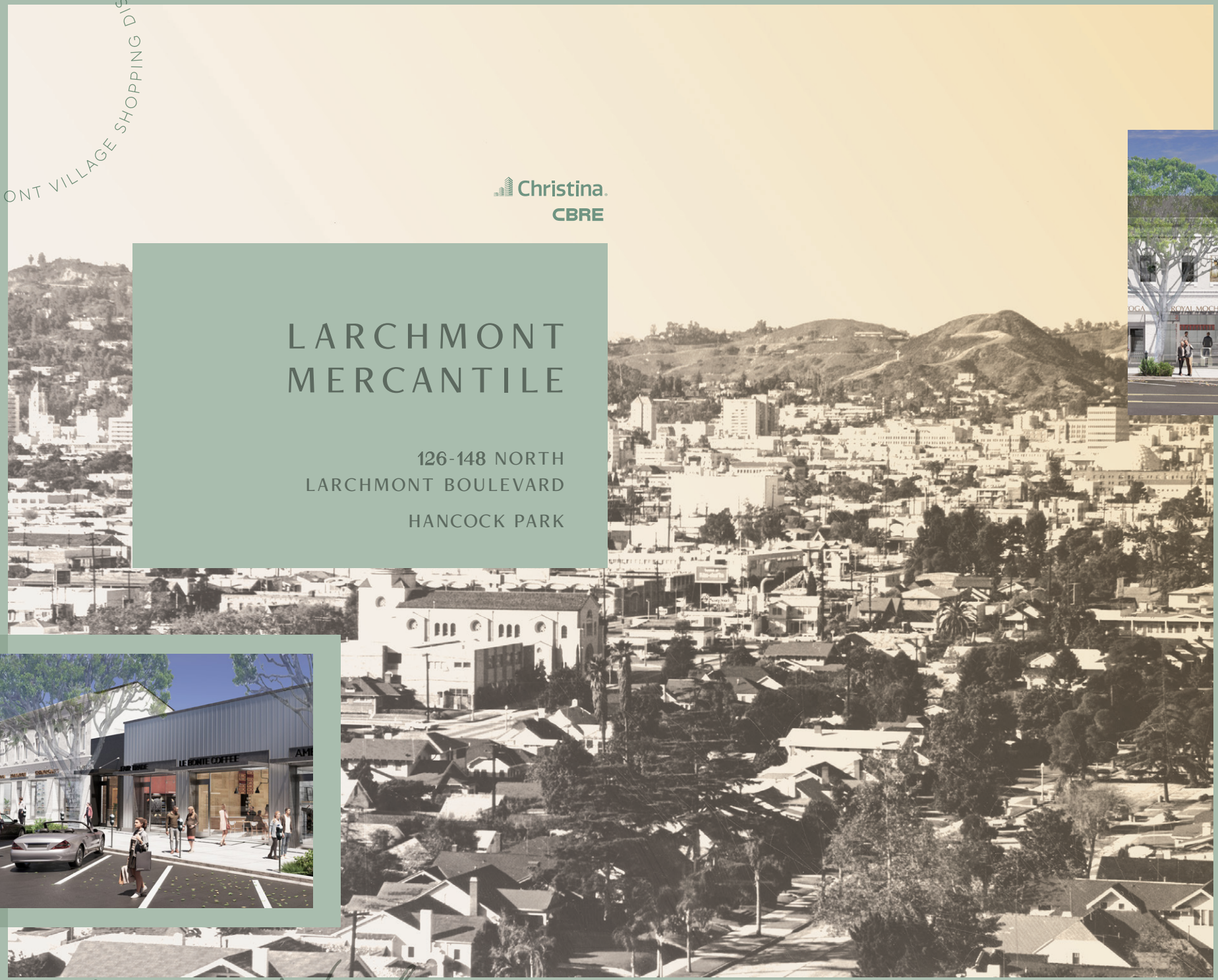


LARCHMONT VILLAGE SHOPPING DISTRICT

Christina.
CBRE

LARCHMONT MERCANTILE

126-148 NORTH
LARCHMONT BOULEVARD
HANCOCK PARK



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1965 view of neighborhood / Security Pacific National Bank
Photo Collection / Los Angeles Public Library

Larchmont Village

Outdoor Shopper's Paradise FOR LOS ANGELES



Clockwise from top left. Getty House / Los Angeles Herald Examiner Photo Collection / Los Angeles Public Library, Howard Hughes' estate / Los Angeles Herald Examiner Photo Collection / Los Angeles Public Library, Windsor Boulevard residence / Security Pacific National Bank Photo Collection / Los Angeles Public Library, Color modified photograph of Hancock Park Street by Joseph Plotz under Creative Commons license**, Pierpont Davis residence / Security Pacific National Bank Photo Collection / Los Angeles Public Library

Larchmont Village Shopping District, the heart of affluent and historic Hancock Park, has long been recognized as the hidden gem of Los Angeles. As one of the only, and perhaps the original, high-traffic pedestrian retail streets in the city, it's a classic intersection of contemporary trend-setting and homegrown sincerity.

Every Angeleno knows and loves the Village, which has been a destination for Hollywood industry and media professionals for decades, especially from

nearby Paramount Studios and now Netflix as well as other businesses located in the surrounding area. Even many in-the-know tourists make it a destination. That's because, unlike any other neighborhood in Los Angeles, Larchmont is recognized as authentic and soulful. It's a California version of a Main Street community, immediately likable and effusively charming with its collection of distinctive fashion brands, vibrant cafes, diverse restaurants and retail destinations.



34 Million Square Feet of Office in a 3 Mile Radius

Nearby Tenants include: Paramount / Netflix / BuzzFeed / Technicolor / CNN / Showtime / Live Nation / Viacom / SiriusXM / Quibi / KTLA



Enduring Vision



Street car from Larchmont Boulevard to Melrose Avenue, 1931



Larchmont Boulevard / Security Pacific National Bank Photo Collection / Los Angeles Public Library



Los Angeles railway line pass

In the early 20th century, Julius La Bonte envisioned the Larchmont Village Shopping District as a streetcar suburb, creating a Main Street experience to serve the prosperous adjacent Hancock Park community. It's a timeless and enduring vision that remains universally relevant, even in the face of changing lifestyles: a place where people can park, walk, shop, eat, relax, see and be seen.

The basic structure of La Bonte's plan remains essentially the same today, as the Village still provides a compelling mix of retailers, restaurateurs and services. That's why the Larchmont Mercantile's location is so relevant - the neighborhood infuses it with meaning. As a central piece of this outdoor shopper's paradise, the Larchmont Mercantile helps guide the larger vision today, invigorating the neighborhood with tenants to match the evolving aspirations of today's community and lifestyle.



LA BONTE CO.

REAL ESTATE

128 NORTH LARCHMONT BLVD. • LOS ANGELES 4 • HOLLYWOOD 6-2700



Businesses on Larchmont Boulevard / Security National Bank Photo Collection / Los Angeles Public Library



Color modified photograph of Larchmont sidewalk by Wikimedia user Arspickles17 under Creative Commons license**

Larchmont Mercantile

Larchmont Mercantile is the most distinctive project on the street, located on the best block in the Village. It offers the largest contiguous street frontage in the neighborhood which, beyond generating a cohesive vision to the built environment, also plays a key role in representing the Larchmont Village Shopping District's future. With 14 contiguous retail stores and 4 unique

architectural facades, Larchmont Mercantile features generously-sized storefronts and shallow 60-foot bay depths. It spans over more than 17,000 square feet of commercial space, with storefronts that range in size from 993 to 1,311 square feet. The Larchmont Mercantile offers signage and secured rear entrances for each retail store, as well as a spacious parking lot inclusive

of ~60 parking spaces* with valet assist and an entrance just adjacent. The scale and walkability of the Larchmont Village Shopping District reinforces the experience of a unique small town gem.

LARCHMONT VILLAGE SHOPPING DISTRICT

A Look AT THE VILLAGE



+17,000 SF
STORES RANGING FROM ~993 TO ~3,010SF

14 Contiguous Retail Spaces

250 FT
OF LINEAR FRONTAGE
ON LARCHMONT BOULEVARD

60 FT Bay Depths

4 Unique Architectural Facades



Re-imagined by Gensler

Building Signage

AVAILABLE ON BOTH FRONT AND REAR OF THE BUILDING

Parking Ingress/Egress

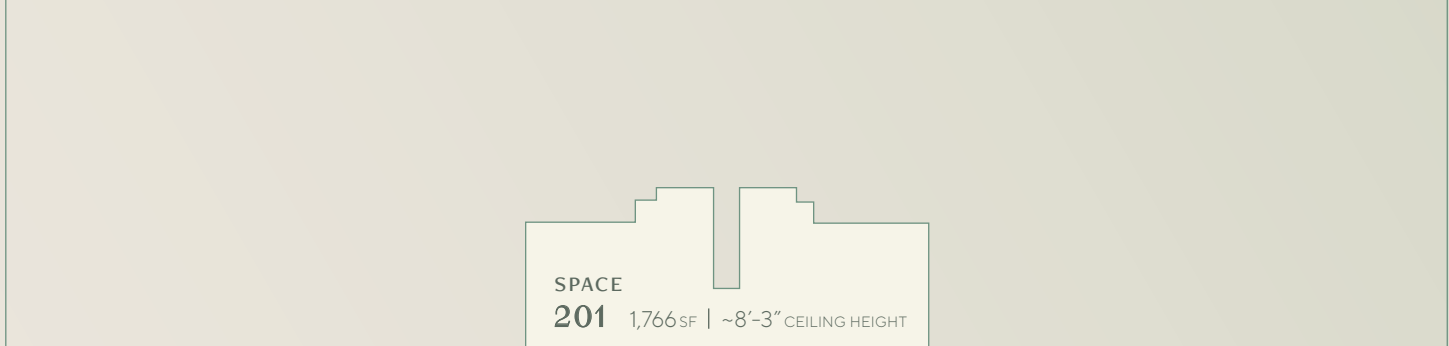
FROM LARCHMONT BOULEVARD

~60 Parking Spaces*

IN A REAR SURFACE PARKING LOT, WITH VALET ASSIST



Second Floor



BUILDING DIAGRAM 1.



First Floor

- BUILDING STYLE 1
- BUILDING STYLE 2
- BUILDING STYLE 3
- BUILDING STYLE 4

TO PARKING

SPACE 101	SPACE 102	SPACE 103	SPACE 104	SPACE 105	SPACE 106	SPACE 107	SPACE 108	SPACE 109	SPACE 110	SPACE 111	SPACE 112	SPACE 113	SPACE 114
993 SF	1,311 SF	1,267 SF	1,014 SF	991 SF	1,014 SF	1,100 SF	1,098 SF	1,010 SF	994 SF	1,006 SF	1,275 SF	1,253 SF	1,052 SF
~13'-8" CEILING HEIGHT	~13'-10" CEILING HEIGHT	~13'-8" CEILING HEIGHT	~13'-6" CEILING HEIGHT	~13'-4" CEILING HEIGHT	~13'-0" CEILING HEIGHT	~13'-4" CEILING HEIGHT	~13'-4" CEILING HEIGHT	~14'-1" CEILING HEIGHT	~13'-9" CEILING HEIGHT	~12'-7" CEILING HEIGHT	~13'-0" CEILING HEIGHT	~14'-2" CEILING HEIGHT	~14'-8" CEILING HEIGHT

BUILDING DIAGRAM 2.

LARCHMONT BLVD

Bringing People Together

Urban Chic

- › TECH-SAVVY PROFESSIONALS LIVING SOPHISTICATED & EXCLUSIVE LIFESTYLES
- › WELL-CONNECTED & WELL-EDUCATED
- › ENVIRONMENTALLY ACTIVE
- › MILLENNIAL/GEN X MARRIED COUPLE FAMILIES & SINGLES

Laptops & Lattes

- › AFFLUENT, COSMOPOLITAN & HEALTH-CONSCIOUS
- › WELL-EDUCATED SINGLES AND PARTNER HOUSEHOLDS IN BUSINESS, FINANCE, LEGAL, COMPUTER AND ENTERTAINMENT INDUSTRIES
- › SPEND ON CITY LIVING AND CARE ABOUT THE ENVIRONMENT

Trendsetters

- › YOUNG SINGLES LIVING LIFE TO THE FULLEST
- › SPEND ON THE MOST CURRENT FASHIONS, ART/CULTURE, EATING OUT AND TRAVELING OFTEN
- › EDUCATED & WELL-PAID — UNFETTERED BY FINANCIAL RESPONSIBILITIES
- › SOCIALLY & ENVIRONMENTALLY CONSCIOUS SHOPPERS
- › CARE ABOUT HEALTH & NUTRITION

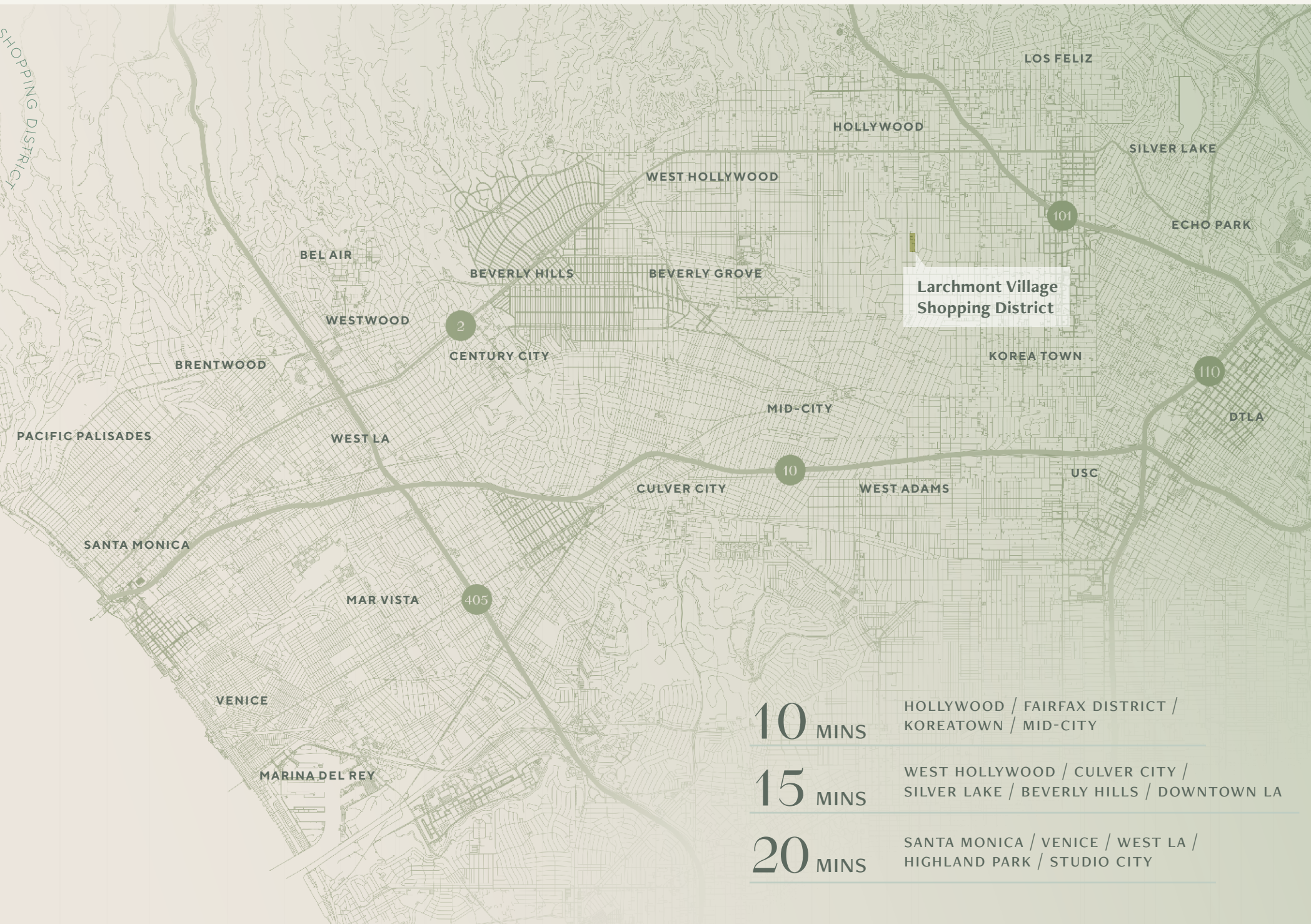
Top Tier

- › HIGHLY SUCCESSFUL MARRIED COUPLES AMONG THE NATION'S WEALTHIEST
- › PURCHASING POWER FOR INDULGENCES OF ALL TYPES
- › SOCIALLY RESPONSIBLE AND CULTURED
- › REGULARLY COOK AT HOME, WITH ATTENTION TO NUTRITION & ORGANIC FOODS

	1/2 MILE RADIUS	1 MILE RADIUS	2 MILE RADIUS
Population	5,286	40,915	270,848
Average Household Income	\$200,297	\$106,914	\$77,466
Daytime Population	5,726	46,958	266,046
Median Age	43	39	36



It Takes A City TO MAKE THIS VILLAGE



Larchmont Village Shopping District

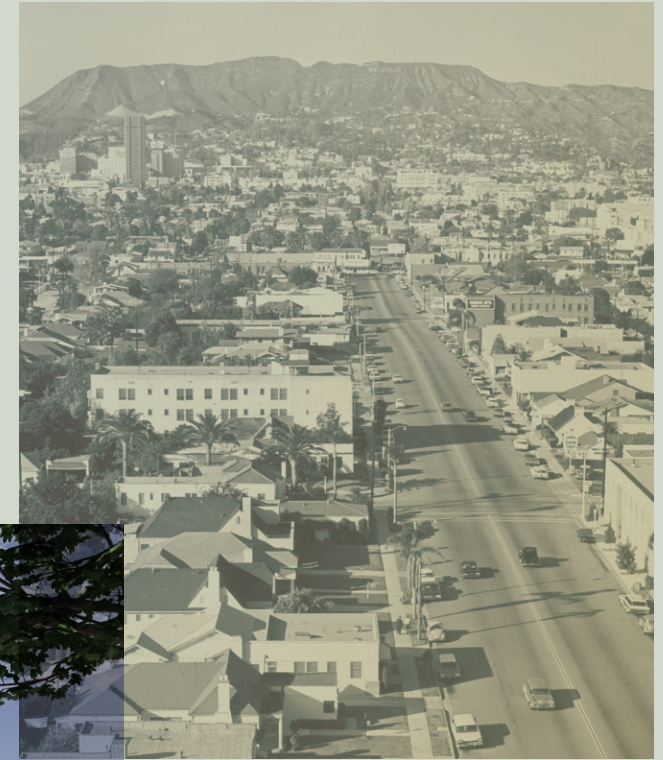
- 10 MINS** HOLLYWOOD / FAIRFAX DISTRICT / KOREATOWN / MID-CITY

- 15 MINS** WEST HOLLYWOOD / CULVER CITY / SILVER LAKE / BEVERLY HILLS / DOWNTOWN LA

- 20 MINS** SANTA MONICA / VENICE / WEST LA / HIGHLAND PARK / STUDIO CITY

LARCHMONT MERCANTILE

126-148 NORTH
LARCHMONT BOULEVARD
HANCOCK PARK



Panoramic view of Hollywood, looking north on Larchmont Boulevard /
Security National Bank Photo Collection / Los Angeles Public Library



* Conceptual, subject to change.

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Larchmont Village