



COMMERCIAL  
ASSET GROUP

# 6601-6613

W. SUNSET BLVD  
LOS ANGELES, CA 90026

PROPERTY VIDEO



1-11

SMALL OFFICE SPACES IN  
CORNER SUNSET BOULEVARD  
MIXED USE PROPERTY FOR LEASE



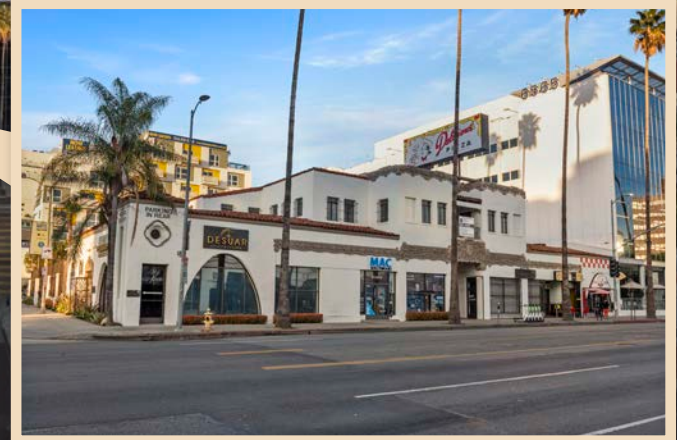
# PROPERTY HIGHLIGHTS

- Historic building with amazing character
- Small manageable office spaces
- All offices have been remodeled with hardwood floors, operable windows, exposed brick, and new LED lighting
- Located in an unbelievable dense market with multi-family units (both new and old construction) surrounding the property
- Thousands of new units in development within the market
- Dedicated secure parking lot with 3/1000 parking

## OFFICE

| SUITE                                      | SIZE (±)      | RENT                |
|--|---------------|---------------------|
| SUITE 1                                    | 400 SF        | INQUIRE WITH BROKER |
| SUITE 2                                    | 175 SF        | INQUIRE WITH BROKER |
| SUITE 3                                    | 320 SF        | INQUIRE WITH BROKER |
| SUITE 4                                    | 80 SF         | INQUIRE WITH BROKER |
| SUITE 5                                    | <b>LEASED</b> |                     |
| SUITE 6                                    | 500 SF        | INQUIRE WITH BROKER |
| SUITE 11                                   | 335 SF        | INQUIRE WITH BROKER |
| ALL PRICING IS ON FULL SERVICE GROSS BASIS |               |                     |

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.





# OFFICE SITE PLAN



[CLICK FOR COMMON AREA VIDEO](#)

# INTERIOR PHOTOS



## UNIT 1

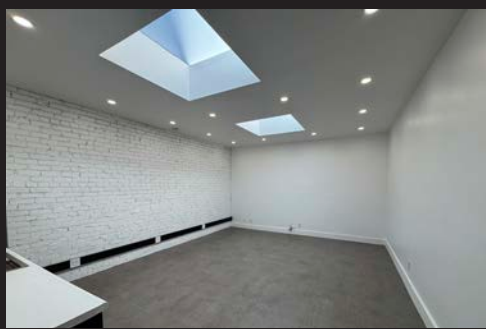
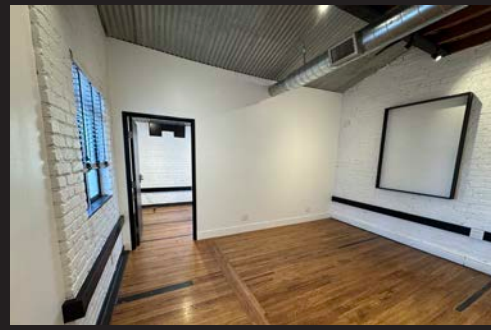
- Only available unit with a private office within the unit
- Corner unit with operable windows on multiple walls
- Very cool metal ceiling throughout unit
- Hardwood floors, exposed brick and a built in dry erase board

**[CLICK FOR VIDEO](#)**

## UNIT 2

- Real hardwood floors
- Small space
- Operable windows
- Built in dry erase board

**[CLICK FOR VIDEO](#)**



## UNIT 3

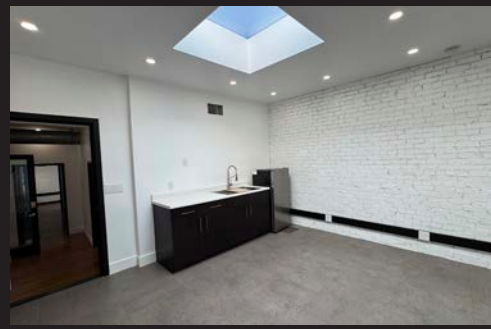
- Only unit with kitchenette
- Grey tile floors
- Multiple sky lights
- Exposed brick

**[CLICK FOR VIDEO](#)**

## UNIT 4

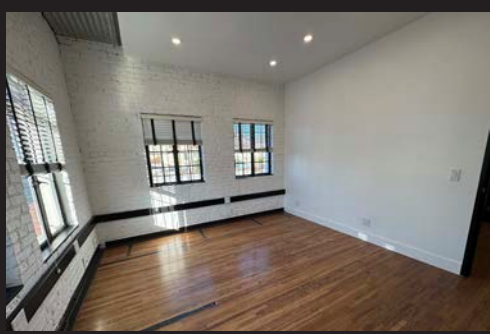
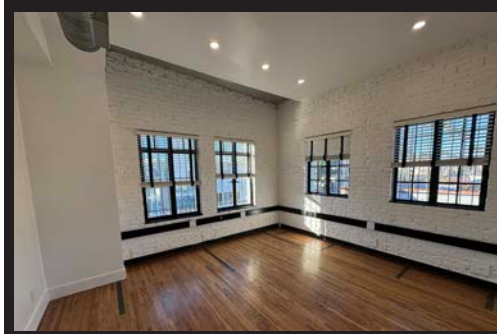
- Smallest unit
- Meant for 1 or 2 people
- Exposed brick
- Hardwood floors

**[CLICK FOR VIDEO](#)**



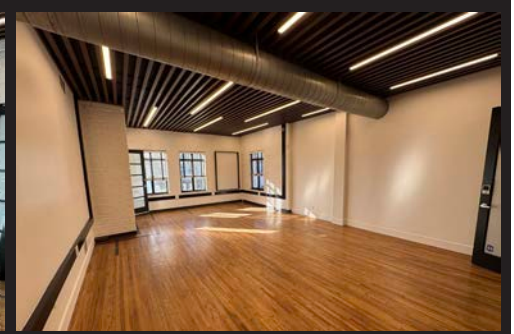
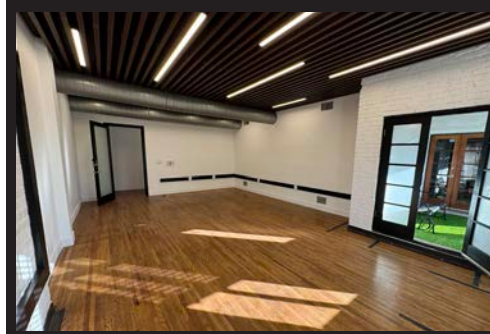


# INTERIOR PHOTOS



**UNIT 5**

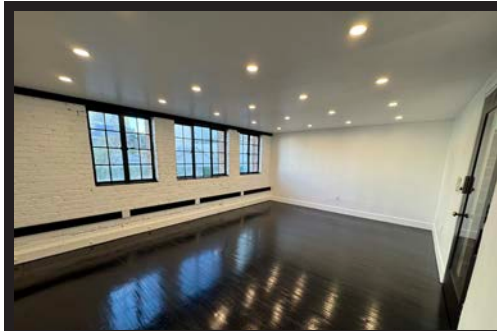
**LEASED**



**UNIT 6**

- Largest available unit
- Shared outdoor patio
- Views of Sunset Blvd
- Beautifully detailed ceiling
- Hardwood floors, exposed brick and built in dry erase board

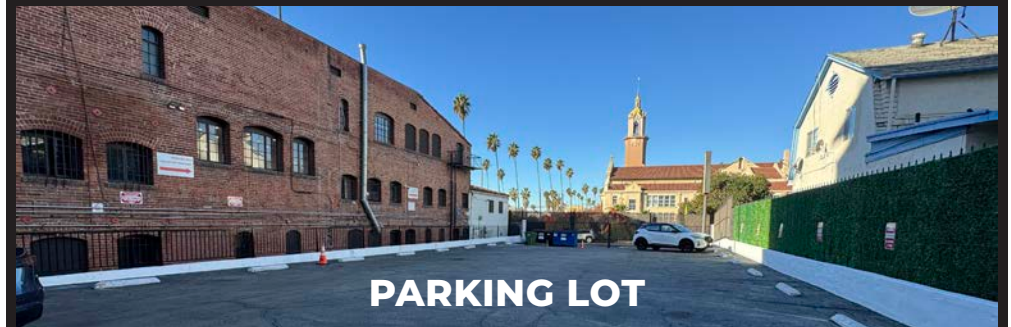
**CLICK FOR VIDEO**



**UNIT 11**

- Only unit with dedicated HVAC
- On the mezzanine level so no shared walls
- Multiple operable windows
- Dark hardwood floors

**CLICK FOR VIDEO**

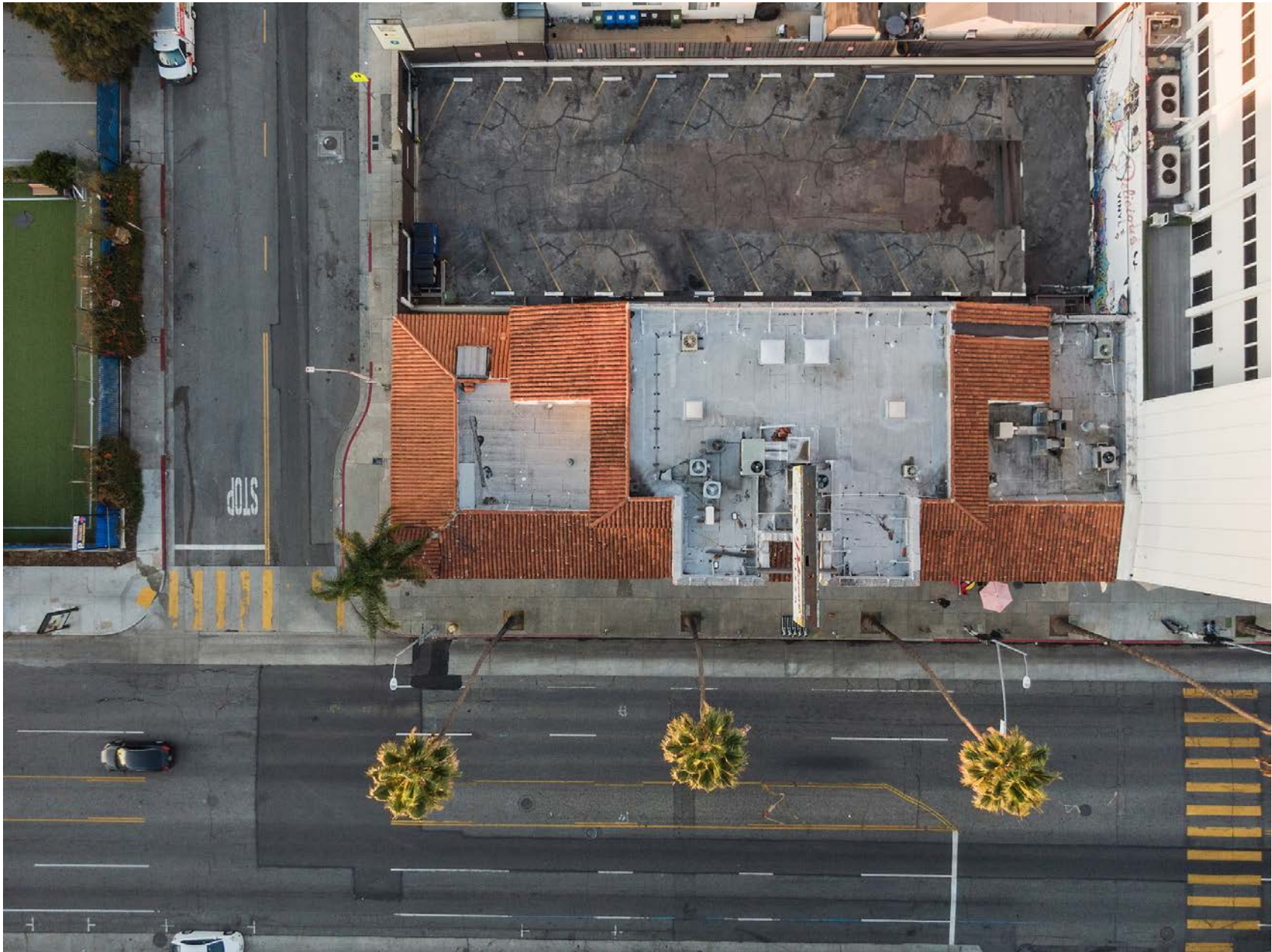


**PARKING LOT**



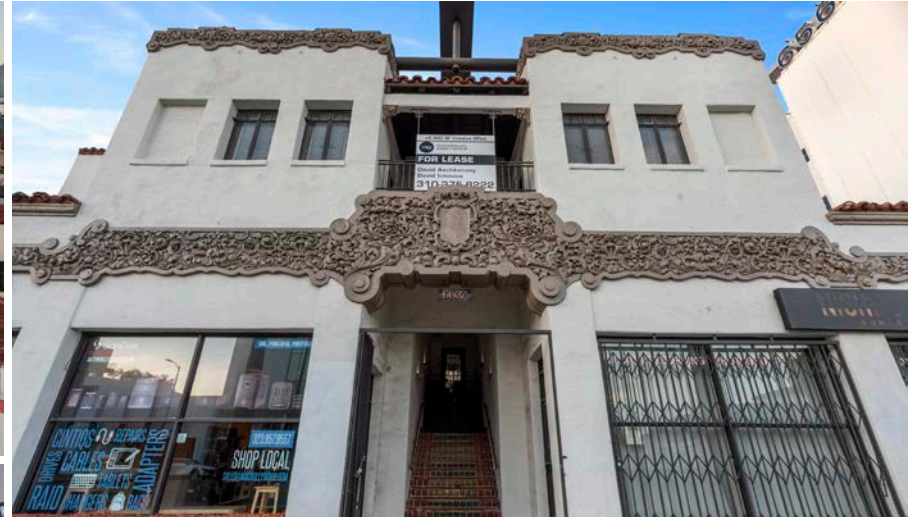
# PARKING

---





# ADDITIONAL EXTERIOR PHOTOS





# AERIAL

---

6601-6613

W. SUNSET BLVD  
LOS ANGELES, CA 90026





# HOLLYWOOD

## 2021 DEMOGRAPHICS

|                   | 1-MILE    | 2-MILE      | 3-MILE      |
|-------------------|-----------|-------------|-------------|
| POPULATION        | 68,496    | 182,977     | 376,771     |
| MEDIAN HOME VALUE | \$946,831 | \$1,040,514 | \$1,036,618 |
| AVERAGE INCOME    | \$83,304  | \$97,809    | \$93,085    |





## DAVID ASCHKENASY

EXECUTIVE VICE PRESIDENT  
P 310.272.7381  
E DAVIDA@CAGRE.COM  
LIC. 01714442

## COMMERCIAL ASSET GROUP

1801 CENTURY PARK EST, STE 1550  
LOS ANGELES, CA 90067  
P 310.275.8222 F 310.275.8223  
WWW.CAGRE.COM LIC. 01876070



cag

COMMERCIAL  
ASSET GROUP