

**FOR LEASE**



**RETAIL**



**5911 & 5913 HOLLYWOOD BLVD,  
HOLLYWOOD, CA 90028**





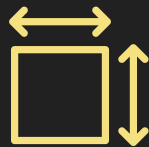
HOLLYWOOD BLVD





## PROPERTY OVERVIEW

5911 & 5913 HOLLYWOOD BLVD,  
HOLLYWOOD, CA 90028



SIZE  
2,300 SF



YEAR BUILT  
1919



RATE  
\$2.60/SF  
+ \$0.25 NNN



ZONING  
LAC4

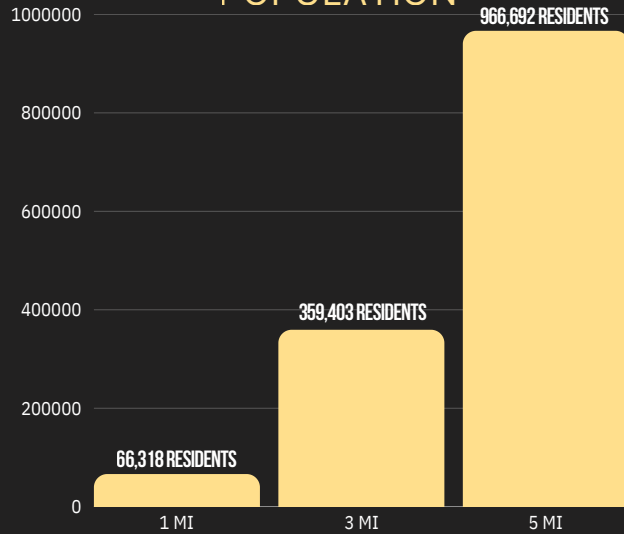


TERM  
Negotiable

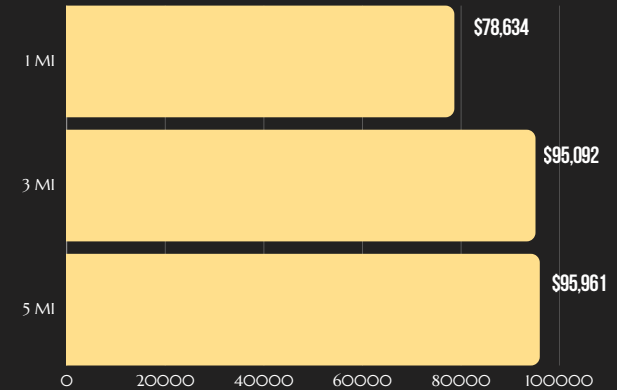
# COMMUNITY PROFILE

5911 & 5913 Hollywood Blvd, Hollywood, CA 90028

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Hollywood Blvd	N Bronson Ave	28,497 vehicles/day	.03 miles
Hollywood Blvd	N Bronson Ave	28,780 vehicles/day	.03 miles
N Bronson Ave	S Hollywood Fwy	11,088 vehicles/day	.04 miles
N Bronson Ave	S Hollywood Fwy	11,097 vehicles/day	.04 miles
Hollywood Blvd	N Bronson Ave	31,178 vehicles/day	.05 miles
Hollywood Blvd	N Bronson Ave	31,167 vehicles/day	.05 miles
N Bronson Ave	Hollywood Blvd	11,353 vehicles/day	.06 miles
N Bronson Ave	Hollywood Blvd	11,446 vehicles/day	.06 miles
Hollywood Fwy	Hollywood Blvd	7,715 vehicles/day	.07 miles
Hollywood Fwy	Hollywood Blvd	7,721 vehicles/day	.07 miles



# PROPERTY SHOWCASE

5911 & 5913 Hollywood Blvd, Hollywood, CA 90028

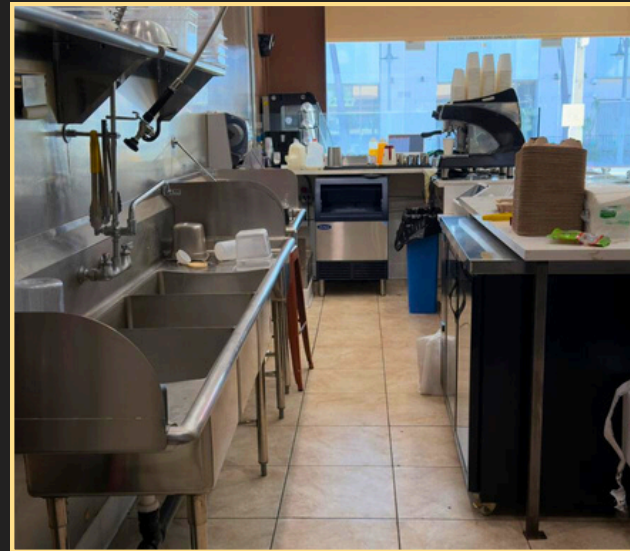
## Turnkey Coffee Shop Sublease on Hollywood Blvd

- **Turnkey coffee shop** with existing buildout ready for immediate operation
- **Sublease opportunity** with approximately 36 months remaining
- **Landlord open to negotiating** a brand new direct lease
- **Prime Hollywood Blvd frontage** with nonstop foot and vehicle traffic
- **Existing bar, prep area, and seating layout** already in place
- **Modern finishes** and a clean, welcoming aesthetic
- **Highly walkable corridor** surrounded by retail, restaurants, studios, and entertainment
- **Strong signage visibility** on one of the busiest streets in Los Angeles
- **High ceilings** with great natural light that create an elevated customer experience
- **Dense daytime population** ideal for coffee concepts
- **Key Money \$130,000.00 OBO**
- **New HVAC, Speakers and Cameras** in place
- **All licenses** in place
- **No hood** but can be installed



# PROPERTY PHOTOS

5911 & 5913 Hollywood Blvd, Hollywood, CA 90028







**Specializing in Commercial Sales &  
Leases throughout Southern California**



**ARIE ROSE**

Director of Leasing | DRE 02226762



424.421.4241



Arie@allurecommercial.com



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