

6662-6666 Hollywood Blvd.  
LOS ANGELES, CA 90028

**Ingenious**  
asset group inc  
Real Estate Management & Brokerage  
CA DRE# 01905917  
17277 Ventura Blvd Suite 207, Encino, CA 91316

- **MLS#:** 26654677
- **APPROX. BLDG SF:** 9,260
- **APPROX. LOT SF:** 9,325
- **ZONING:** LAC4
- **YR. BUILT:** 1929
- **REAR ALLEY SF:** 1,609
- **TOTAL LOT SF:** 10,934

**\*Significantly reduced price for closing by March 31st**

**ASKING PRICE:**

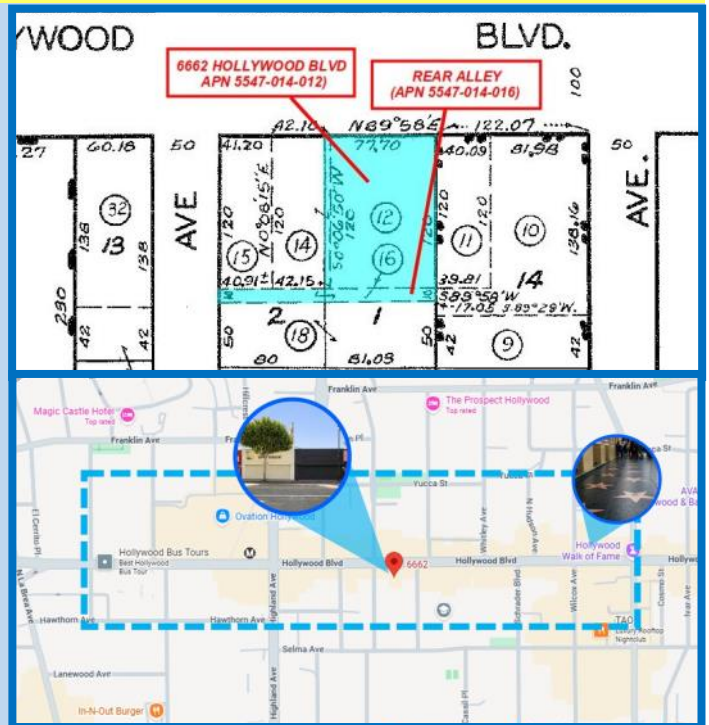
**\$4,300,000.**



**Only \$464 per sq. ft.**

**Iconic Property on Hollywood Walk of Fame. For Sale AFTER 57 Years!**

- For Sale AFTER 57 years!
- Two-unit, single-story retail bldg. with a seller-owned rear alley on the Hollywood Walk of Fame.
- **Seller will consider financing 50% for short-term at competitive rates.**
- **Environmental Phase I (completed in March 2026), concluded no issues discovered and no further assessment is warranted.**
- **The Detailed Property Condition Report (PCA) is now available for review.**
- Sold AS IS and WHERE IS with all faults, and without warranty, express or implied. Buyer to verify.
- Significantly reduced price for closing by March 31.



*Call to schedule a Showing!*



**Vineendra "Vinny" Jain, MBA, CPM®**

President, Broker/Officer

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(310) 207-2288

Cal DRE# 01413466



## OUR SERVICES

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Asset(s) Served: Residential, Commercial, Industrial, and Office  
Areas Served: Southern California

*If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.*