

1253  
VINE STREET

THE VINE



Restaurant/Food Service Opportunities for Lease





Hollywood's Boutique  
Culinary Destination

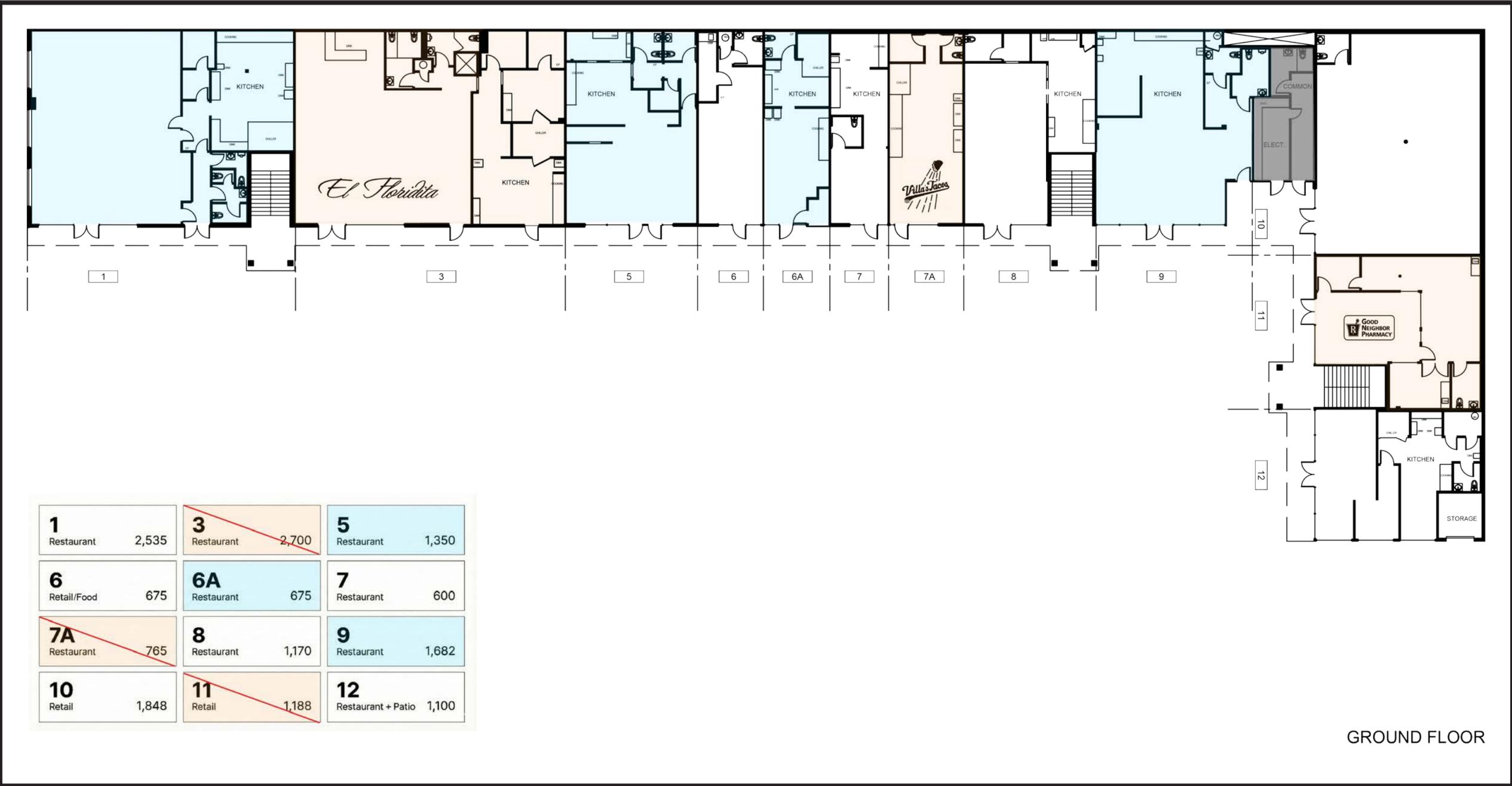




The Vine is Hollywood's newest small format restaurant/quick serve destination. The project has been completely remodeled and has numerous second generation restaurant/quick serve opportunities which need minor cosmetic renovations to make them a Tenants own. The Vine boasts some of the best surface parking in Hollywood, with over 100 spaces and is situated in the heart of one of the most dense residential and business districts in Los Angeles with just under a million residents and over a half a million employees within a 3 mile radius, making for an extraordinary customer base for in-person dining, takeout and delivery. Join El Floridita, a Hollywood legend as well as newcomer Villa's Tacos and be part of Hollywood's most exciting culinary destination.



# Ground Floor Plan



<b>1</b> Restaurant 2,535	<del><b>3</b> Restaurant 2,700</del>	<b>5</b> Restaurant 1,350
<b>6</b> Retail/Food 675	<b>6A</b> Restaurant 675	<b>7</b> Restaurant 600
<del><b>7A</b> Restaurant 765</del>	<b>8</b> Restaurant 1,170	<b>9</b> Restaurant 1,682
<b>10</b> Retail 1,848	<del><b>11</b> Retail 1,188</del>	<b>12</b> Restaurant + Patio 1,100

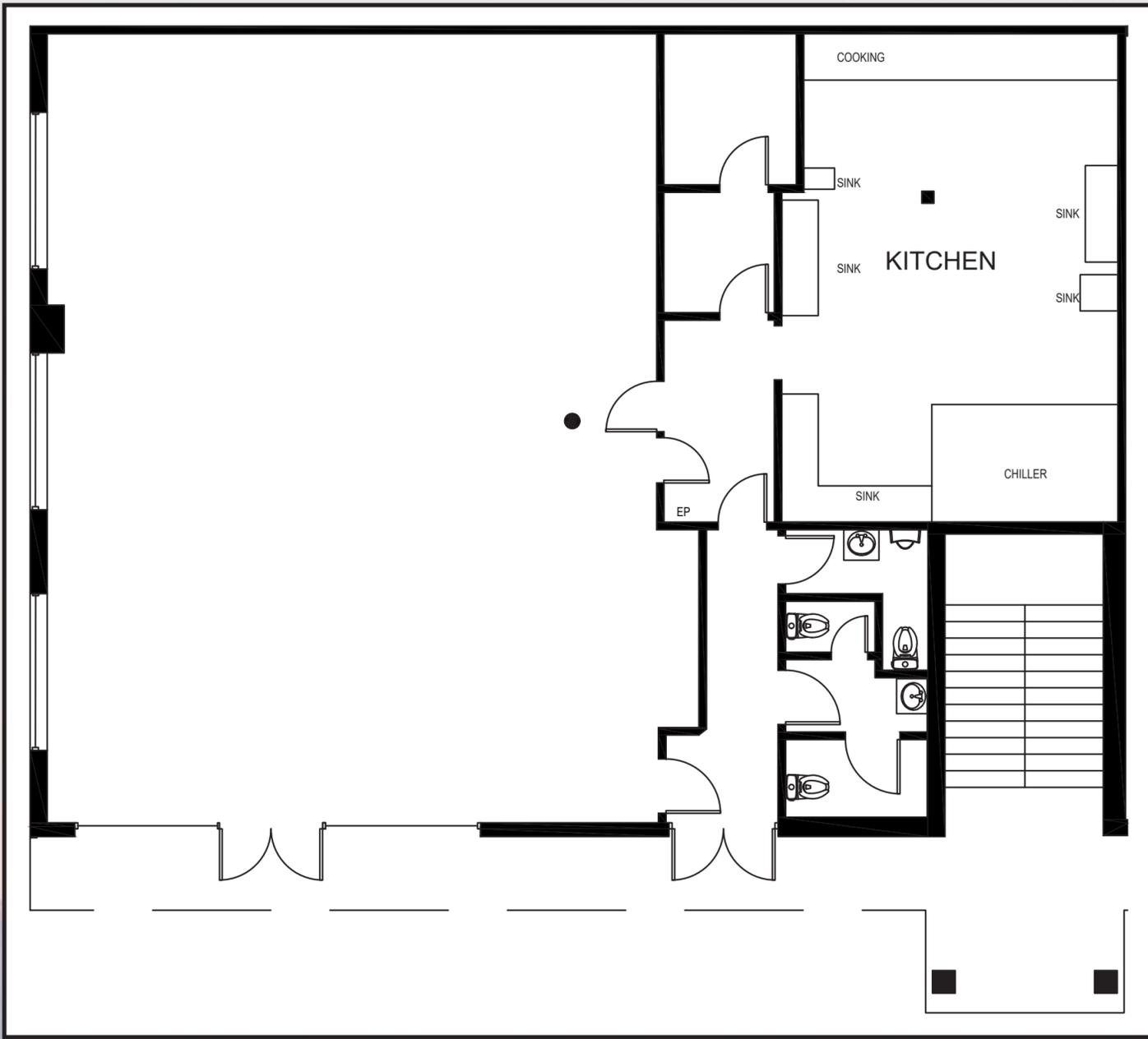
GROUND FLOOR

# Unit 1

Space Size: ±2,545 SF  
Rent: Inquire with Broker  
NNN: \$1.50 PSF for 2026

- Endcap space with Vine frontage
- 2nd generation restaurant with large hood and walk-in refrigeration
- Larger format restaurant opportunity

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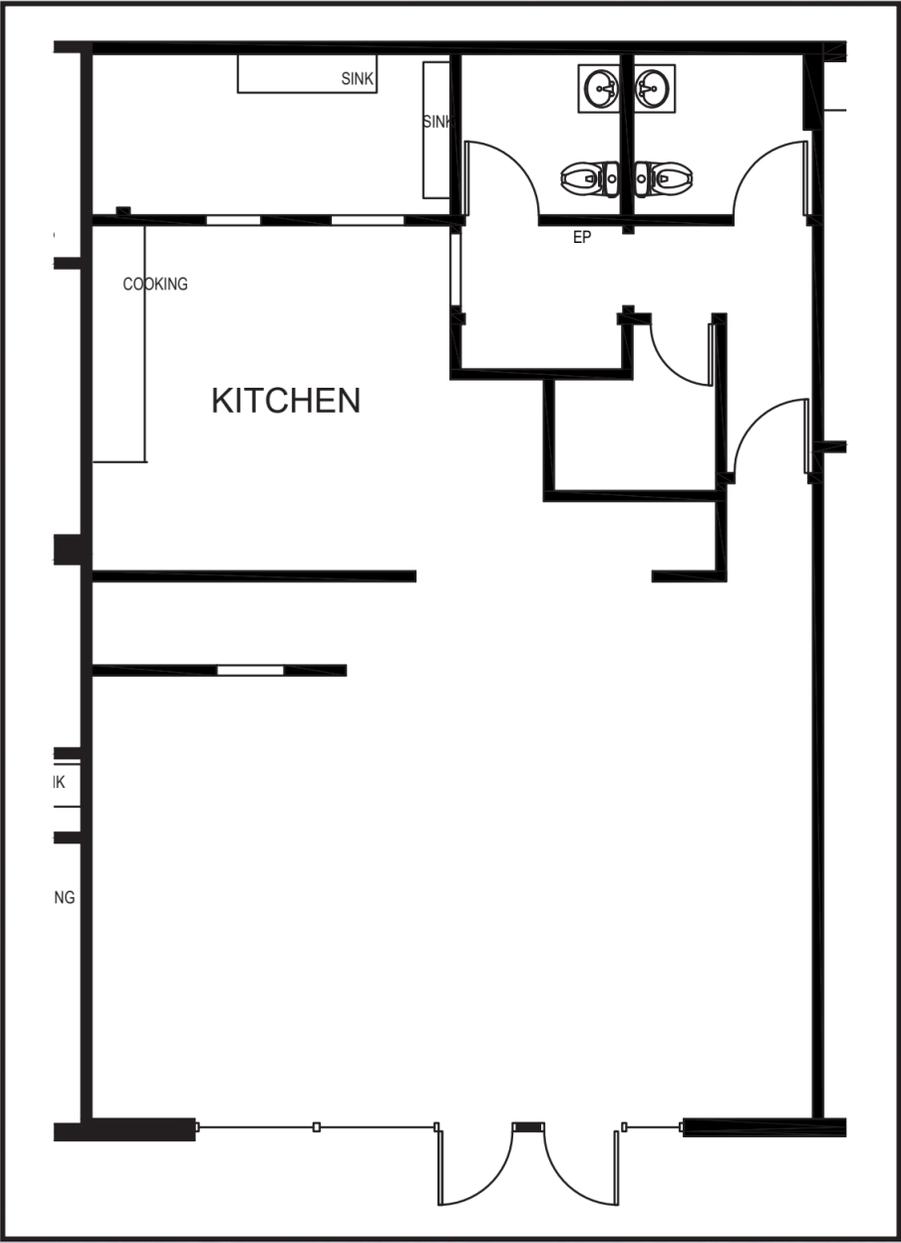


# Unit 5

Space Size: ±1,350 SF  
Rent: Inquire with Broker  
NNN: \$1.50 PSF for 2026

- Set up for small full service restaurant
- 2nd generation
- Medium sized hood with stand alone refrigeration

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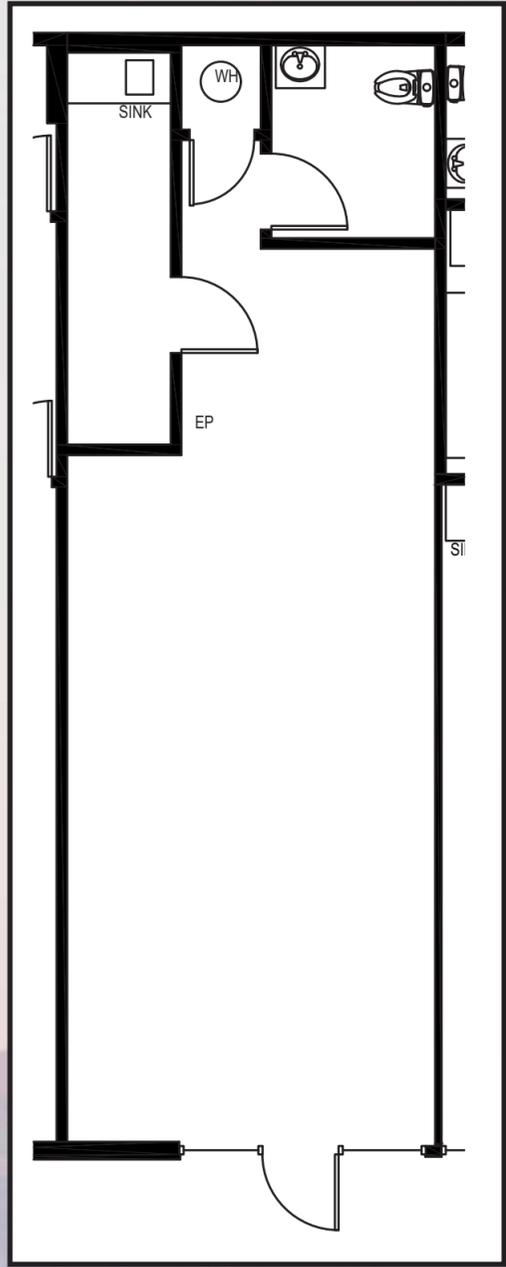
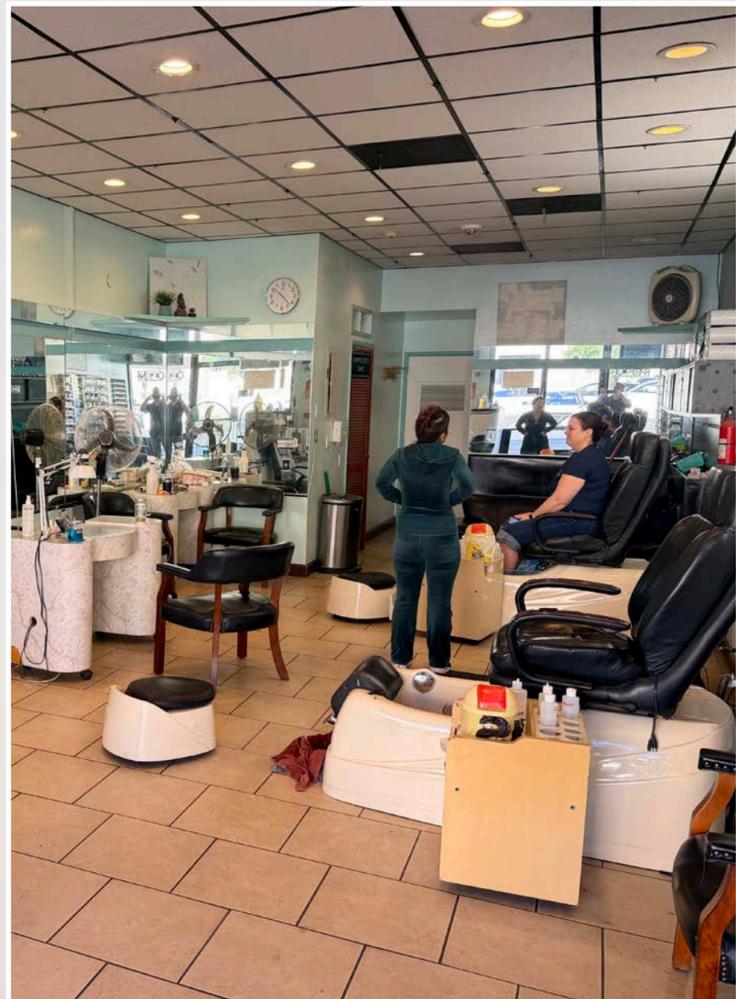
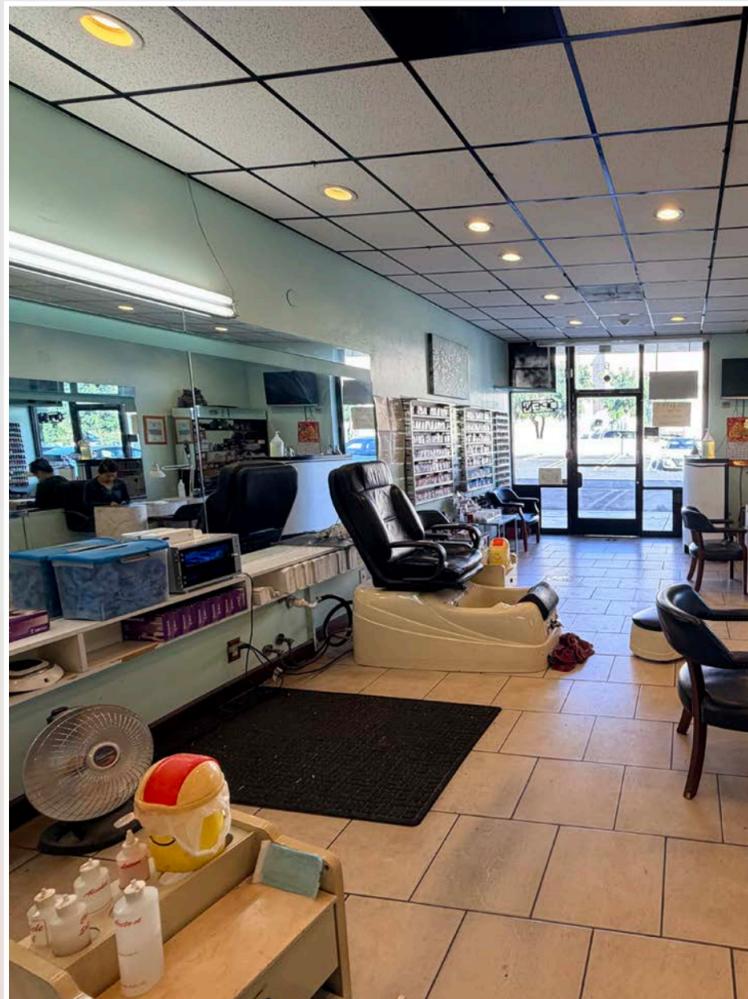


# Unit 6

Space Size: ±675 SF  
Rent: Inquire with Broker  
NNN: \$1.50 PSF for 2026

- Current nail salon
- Possible food conversion
- Perfect soft goods/packaged foods space

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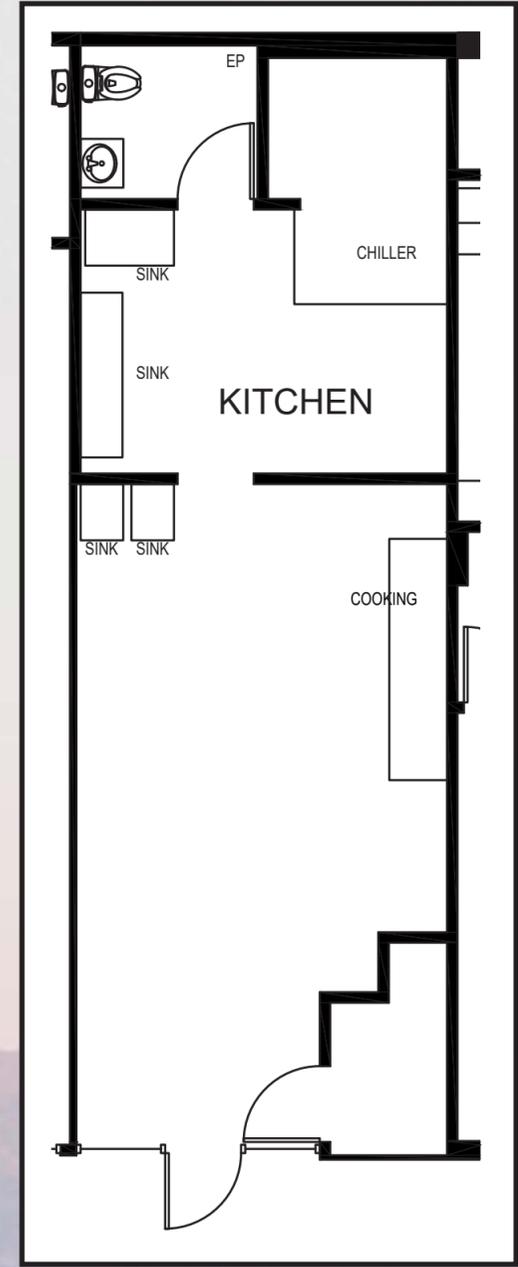


# Unit 6A

Space Size: ±675 SF  
Rent: Inquire with Broker  
NNN: \$1.50 PSF for 2026

- Perfect small to-go restaurant space
- Former pizza place
- Large hood and walk-in refrigeration

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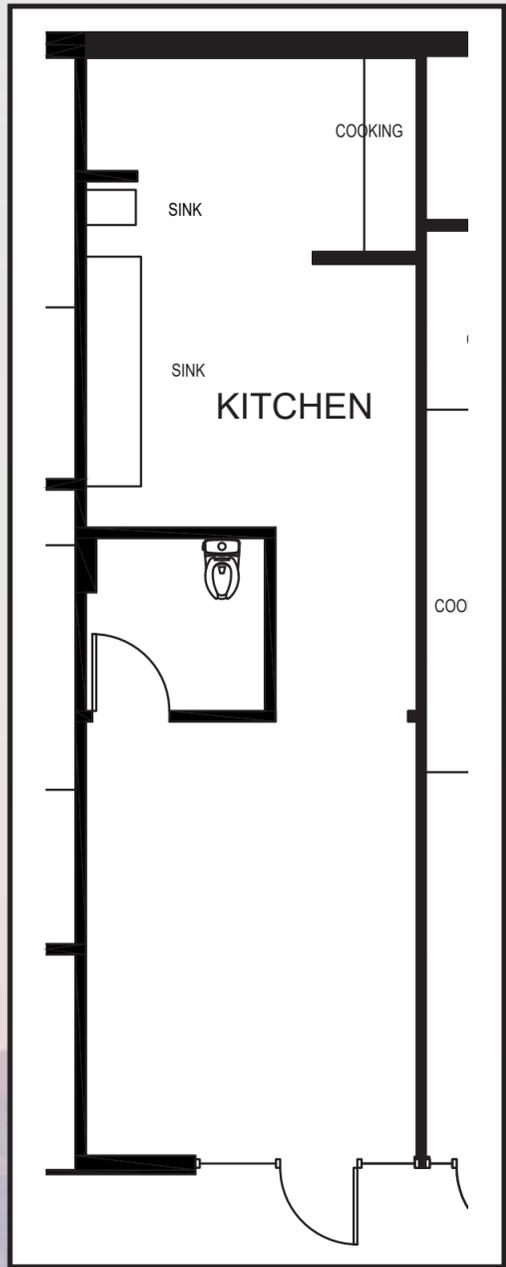


# Unit 7

Space Size: ±600 SF  
Rent: Inquire with Broker  
NNN: \$1.50 PSF for 2026

- Former Thai restaurant
- Perfect quick serve or small service restaurant
- Medium size hood with stand alone refrigeration

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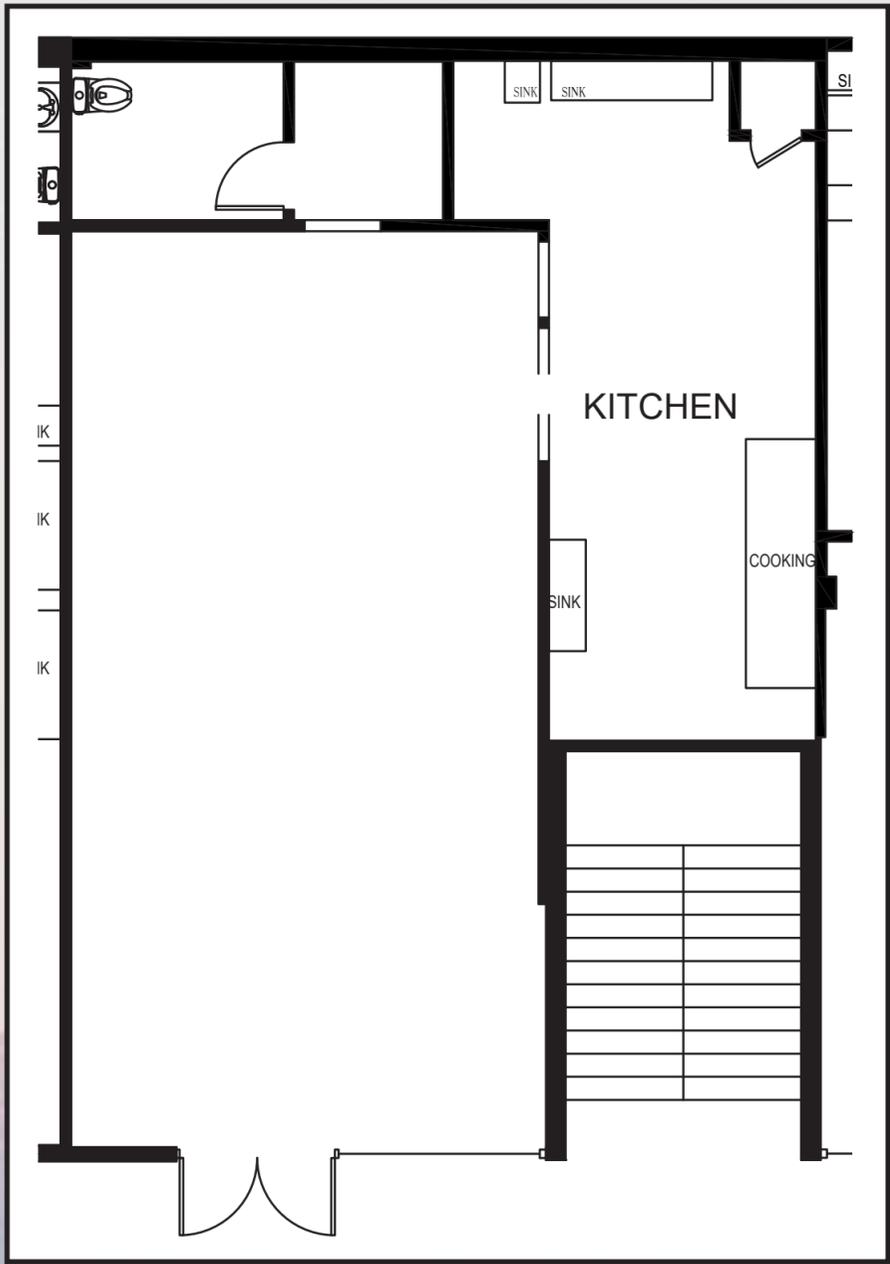


# Unit 8

Space Size: ±1,170 SF  
Rent: Inquire with Broker  
NNN: \$1.50 PSF for 2026

- Full service or quick serve restaurant
- Large hood and stand alone refrigeration
- Former Mexican restaurant

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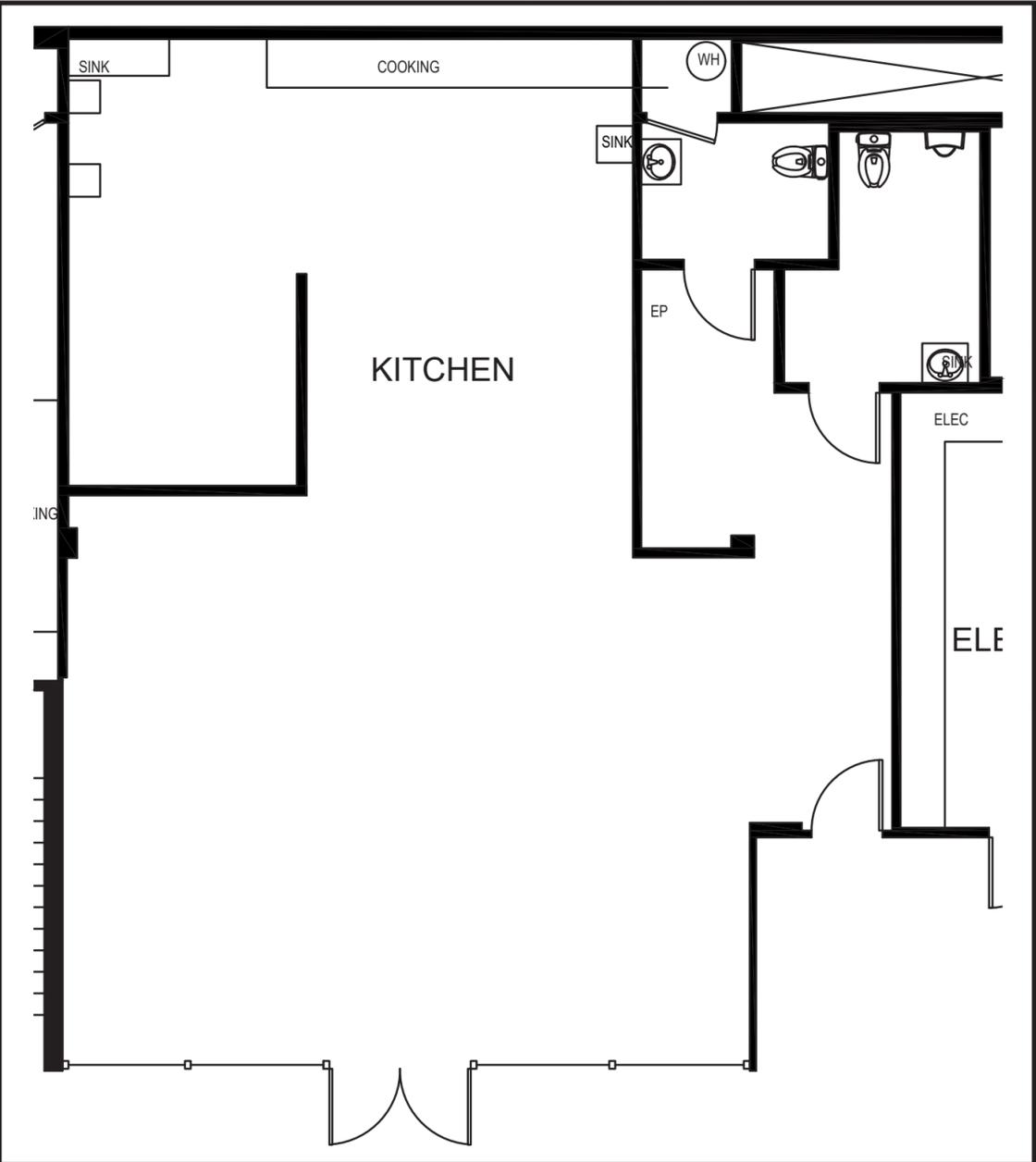
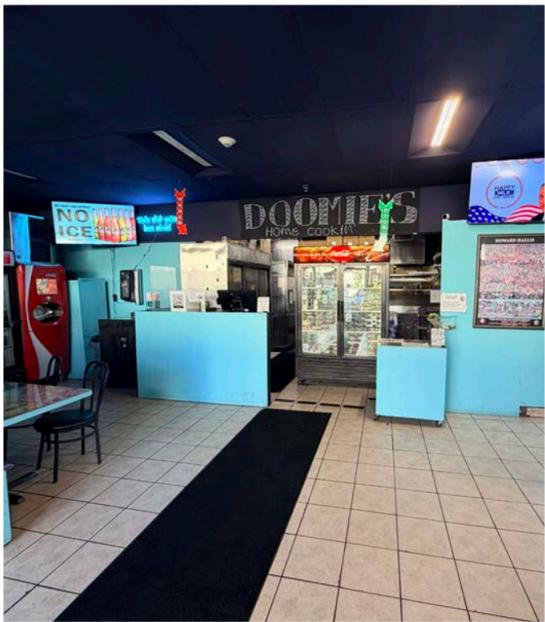


# Unit 9

Space Size: ±1,682 SF  
Rent: Inquire with Broker  
NNN: \$1.50 PSF for 2026

- Current multi-brand to-go/3rd party delivery kitchen
- Larger kitchen for quick serve or full service restaurant
- Large hood & stand alone refrigeration

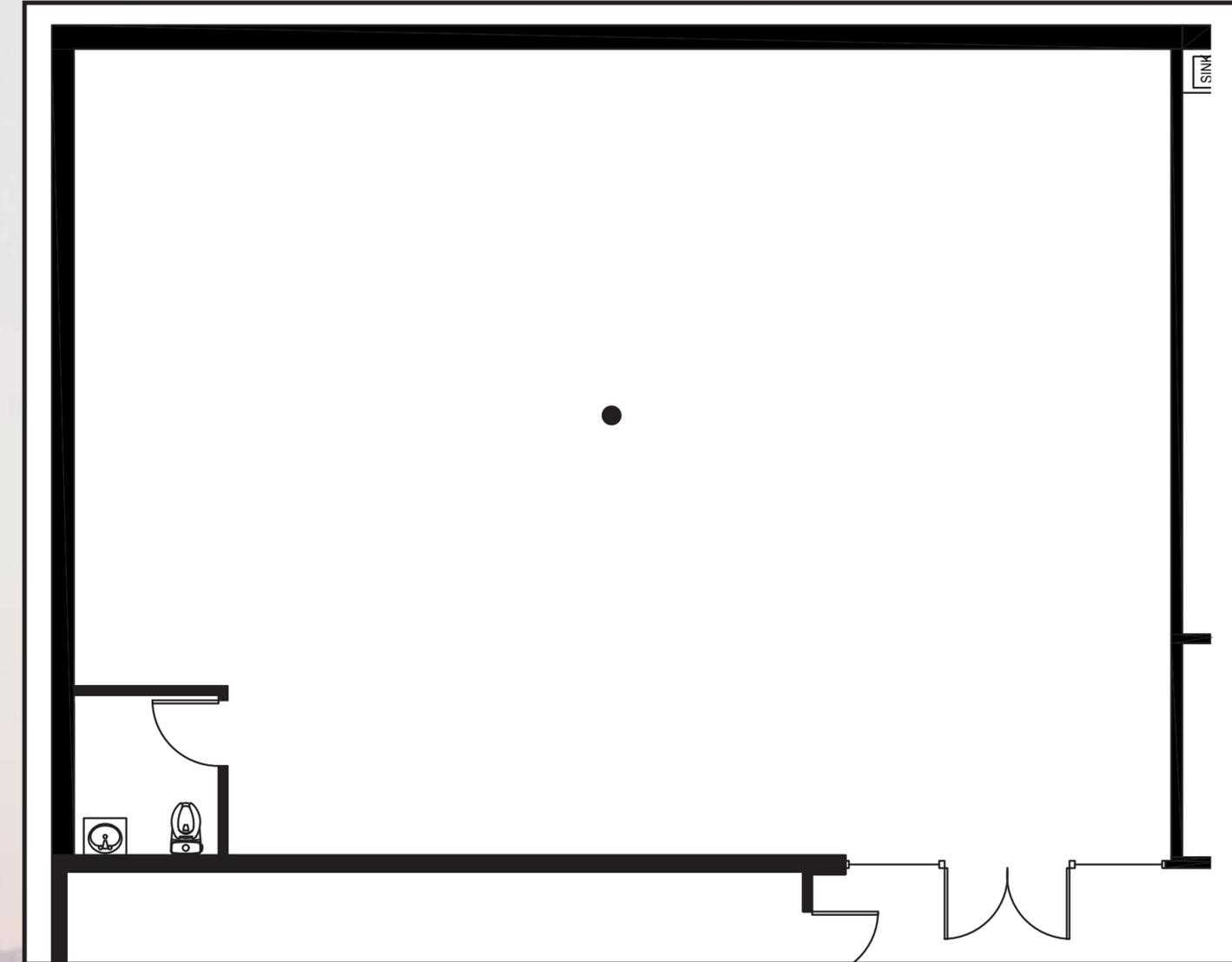
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# Unit 10

Space Size: ±1,848 SF  
Rent: Inquire with Broker  
NNN: \$1.50 PSF for 2026

- Elbow retail soace
- Minimal windowed space
- Perfect for alternate uses such as escape room, fitness uses and more

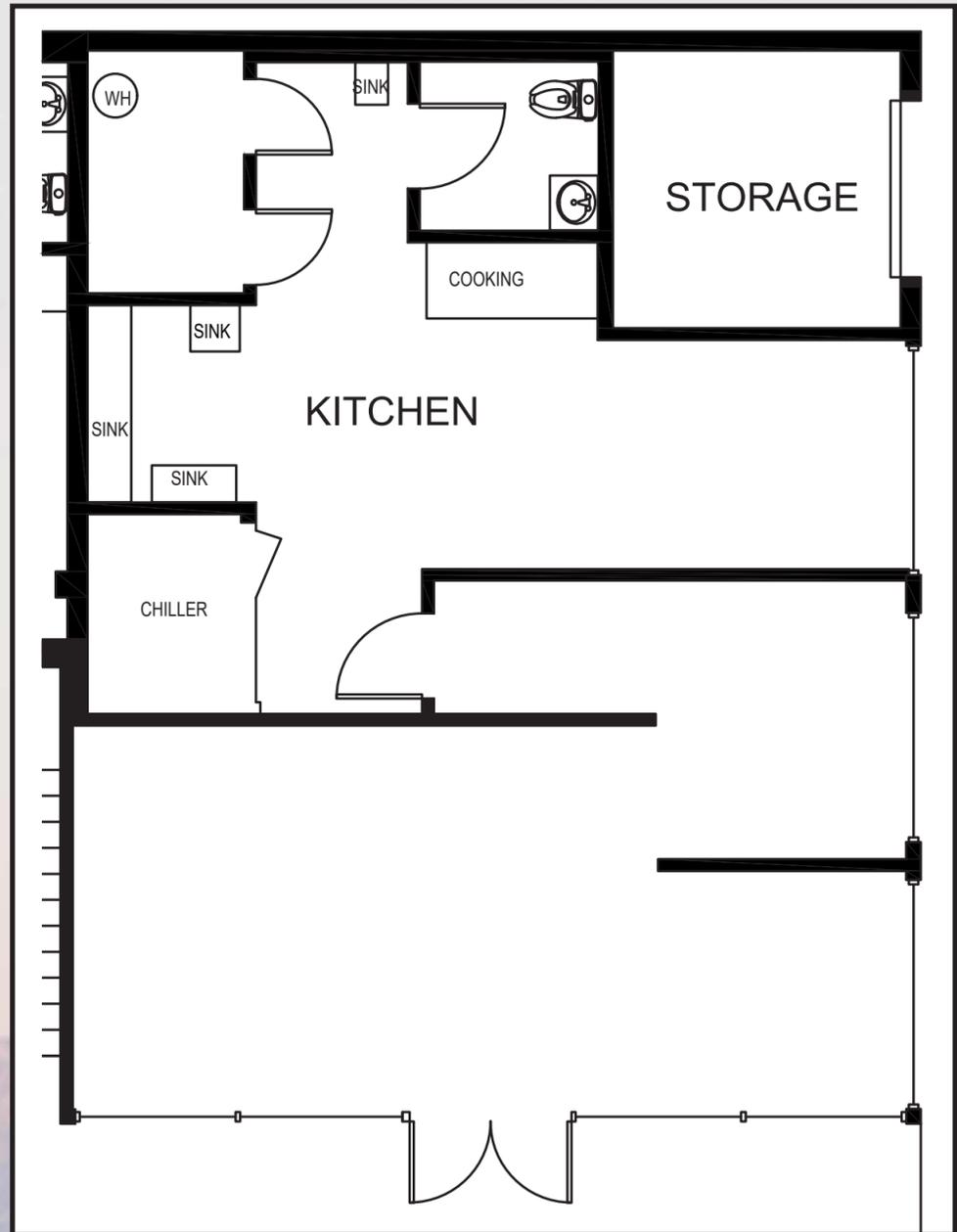


# Unit 12

Space Size: ±1,100 SF  
Rent: Inquire with Broker  
NNN: \$1.50 PSF for 2026

- Endcap food use space with large dedicated patio
- Medium sized hood & walk-in refrigeration
- Perfect coffee shop/bakery/breakfast space

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# Demographics

<u>POPULATION</u>	<u>1 MILE</u>	<u>2 MILES</u>	<u>3 MILES</u>
2024 Population - Current Year Estimate	58,053	397,803	944,702
2029 Population - Five Year Projection	59,481	403,303	954,975

<u>HOUSING INCOME</u>	<u>1 MILE</u>	<u>2 MILES</u>	<u>3 MILES</u>
2024 Average Household Income	\$94,902	\$117,875	\$118,474
2024 Median Household Income	\$62,365	\$75,144	\$75,533
2024 Per Capita Income	\$51,600	\$59,418	\$53,839

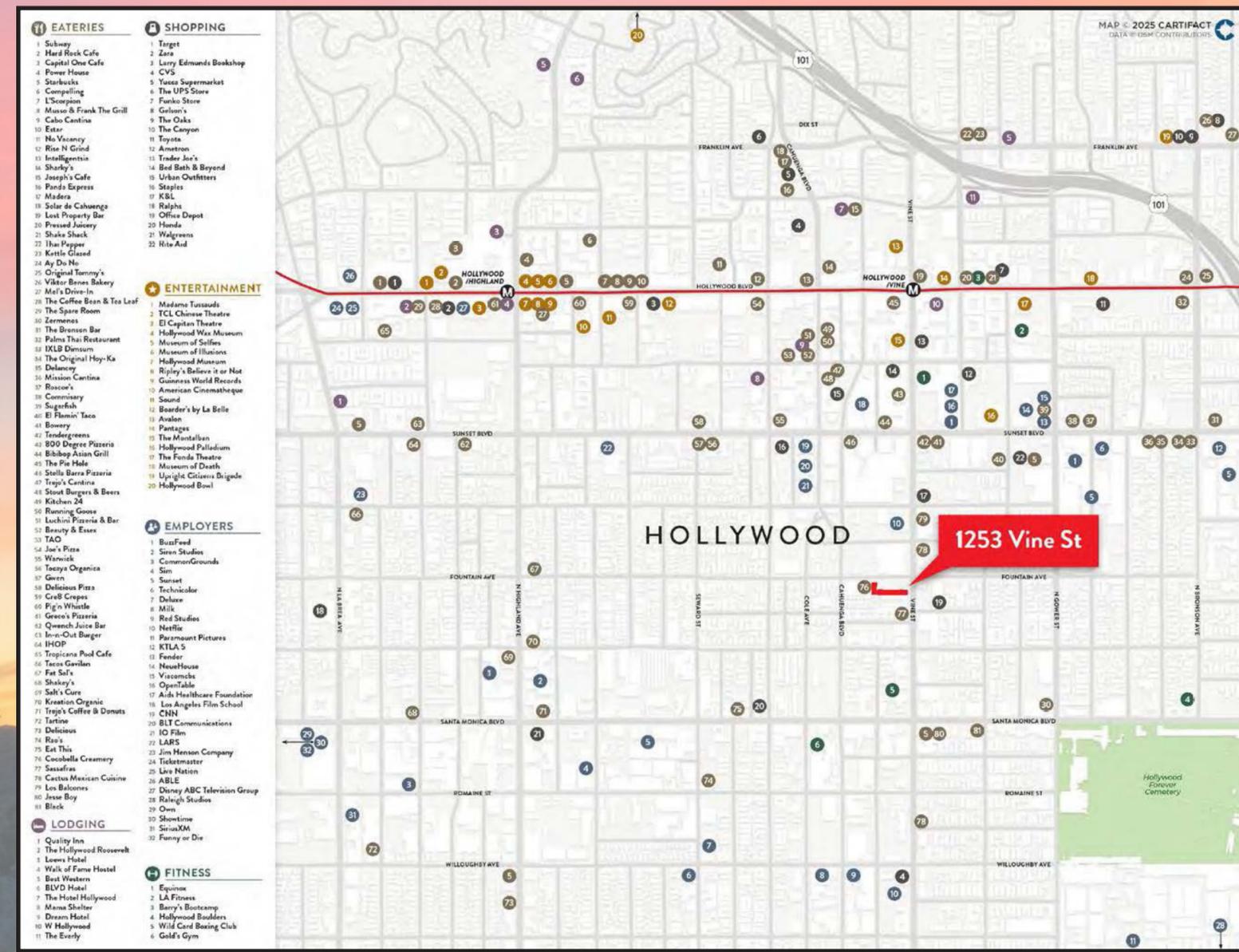
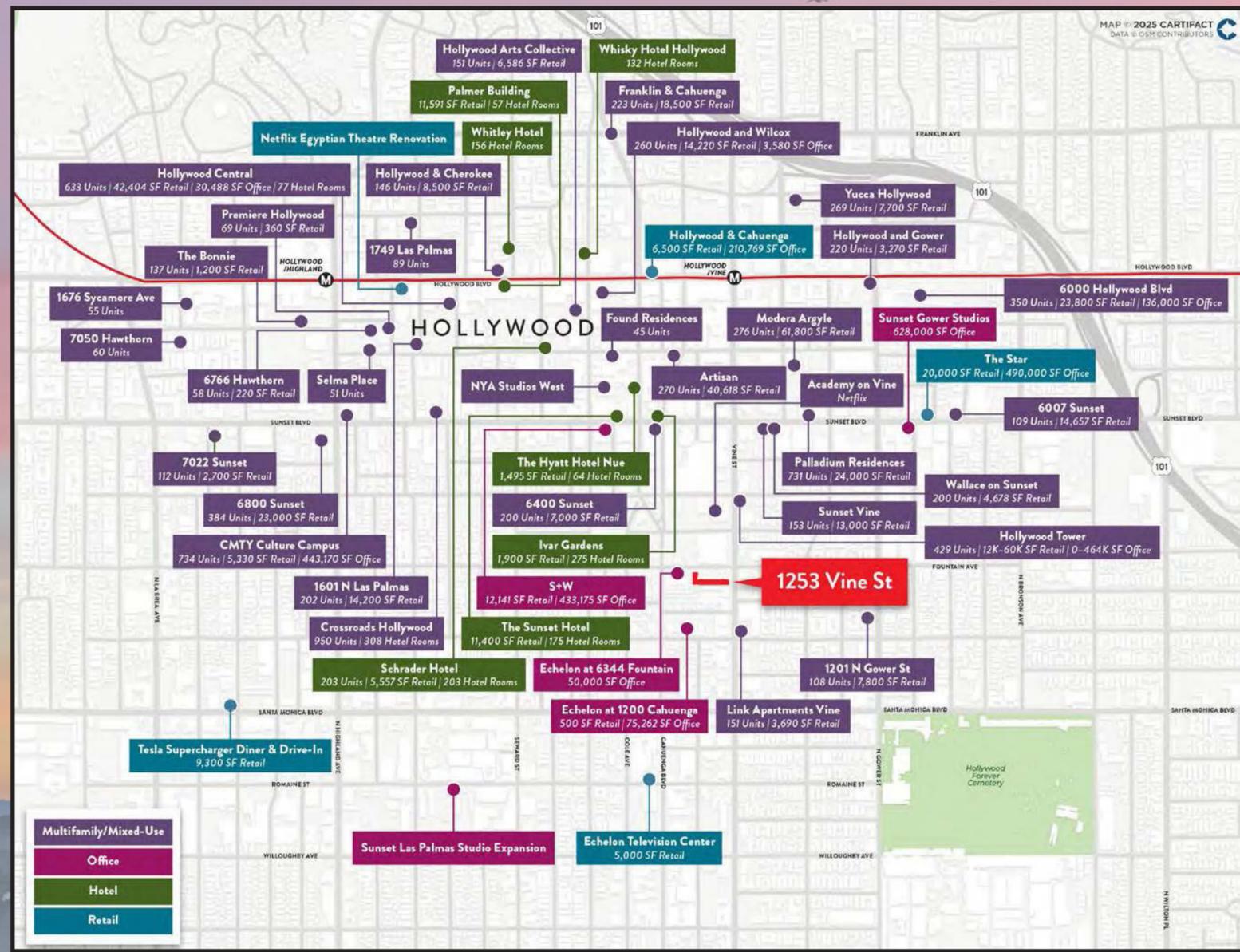
<u>HOUSING UNITS</u>	<u>1 MILE</u>	<u>2 MILES</u>	<u>3 MILES</u>
2024 Housing Units	36,457	220,411	470,850

<u>PLACE OF WORK</u>	<u>1 MILE</u>	<u>2 MILES</u>	<u>3 MILES</u>
2024 Businesses	4,815	28,938	70,052
2024 Employees	47,578	208,588	534,606



# Nearby Developments & Amenities





# For More Information

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