

FOR LEASE  
**700 N.  
HIGHLAND  
AVENUE**

HOLLYWOOD, CALIFORNIA

**RESTAURANT OR RETAIL**  
HARD CORNER OF MELROSE & HIGHLAND

**NEAL GOLUB**  
Vice President

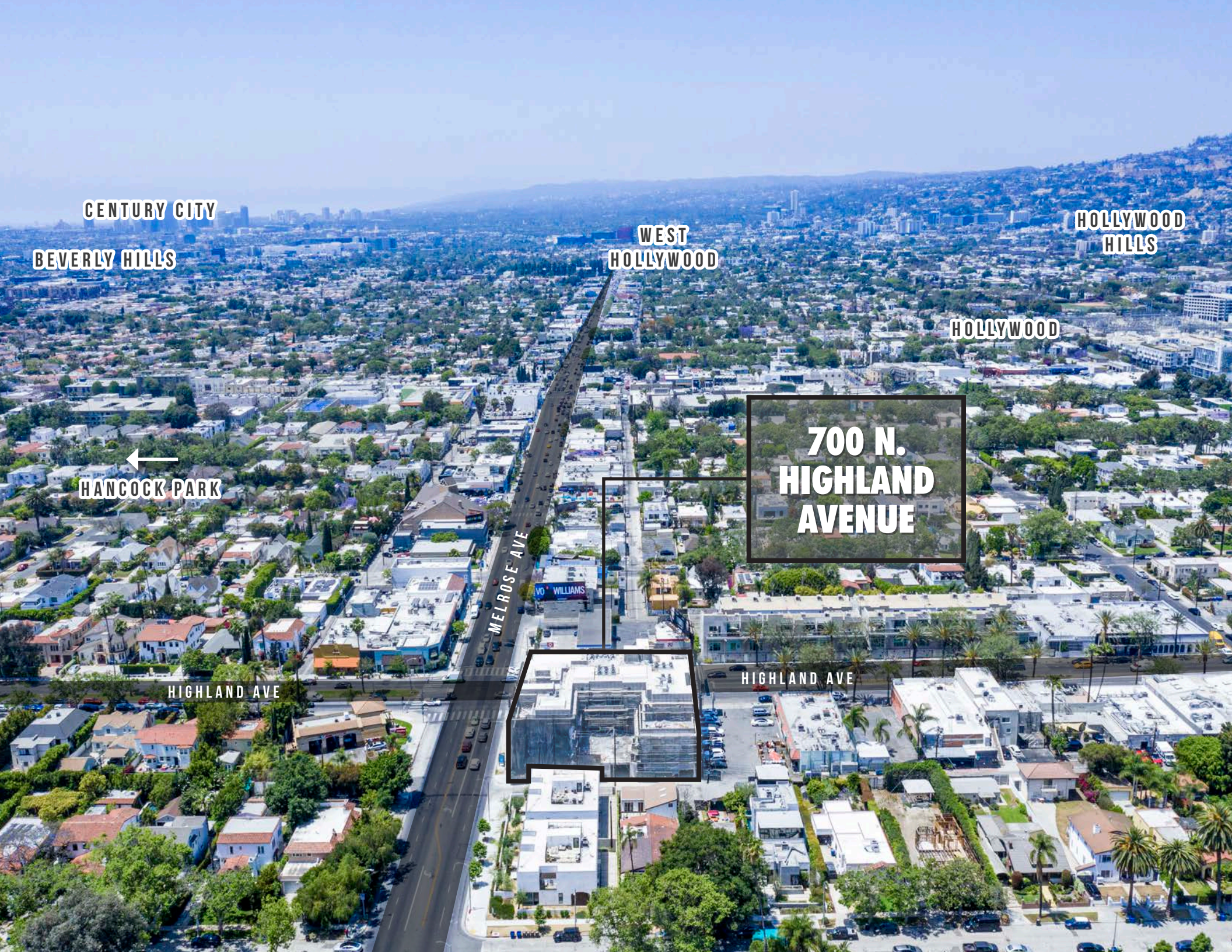
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**CBRE**





CENTURY CITY

BEVERLY HILLS

HANKOCK PARK

HIGHLAND AVE

WEST  
HOLLYWOOD

HOLLYWOOD  
HILLS

HOLLYWOOD

700 N.  
HIGHLAND  
AVENUE

HIGHLAND AVE



# FUTURE RESTAURANT SPACE

700 N HIGHLAND AVE

RATE: \$5.75PSF/Mo. NNN (NNN approx. +/- \$1.00PSF/Mo.)

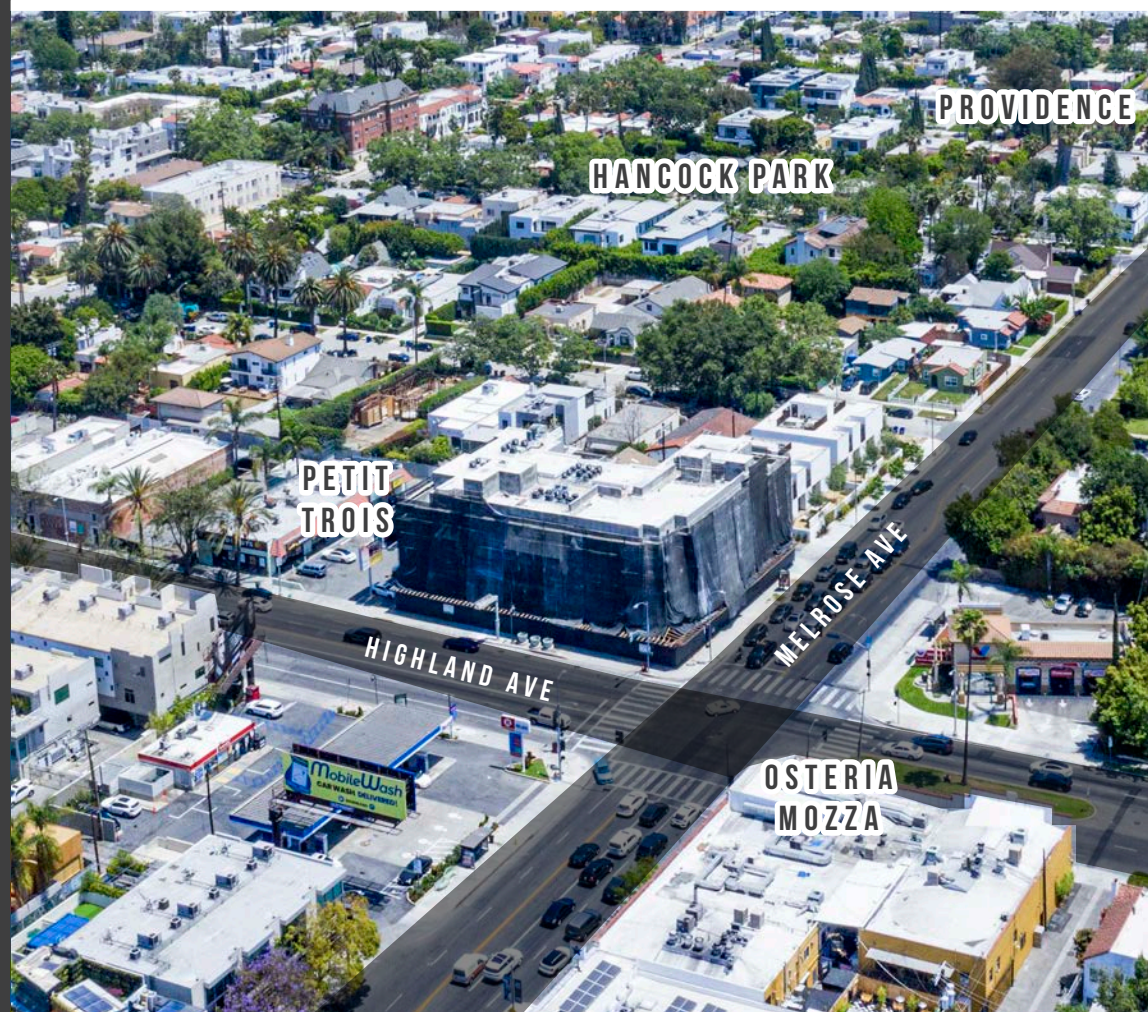
SIZE: Space A: ±1,240 SF | Space B: Sushi Palace | Space C: Coffee & Gelato





# ONE OF A KIND RESTAURANT / RETAIL OPPORTUNITY

On the ground floor of a Brand-New 33-Unit Mixed-Use Development at the corner of Melrose & Highland and adjacent to the exclusive Hancock Park Neighborhood. The project is just steps away from renowned restaurants and food users such as Pizzeria Mozza, Petit Trois, FOOD LAB, Everytable, Pink's Hot Dogs, Trejos Donuts, and more!







## HIGHLIGHTS



Rate & NNN: \$5.75PSF/Mo. &  
±\$1.00PSF/Mo. NNN



Hard Corner of Signalized Intersection



On-Site Parking Spaces & Many Street-Metered Parking Spaces



Potential Outdoor Patio Space



High Ceilings and Bright Space



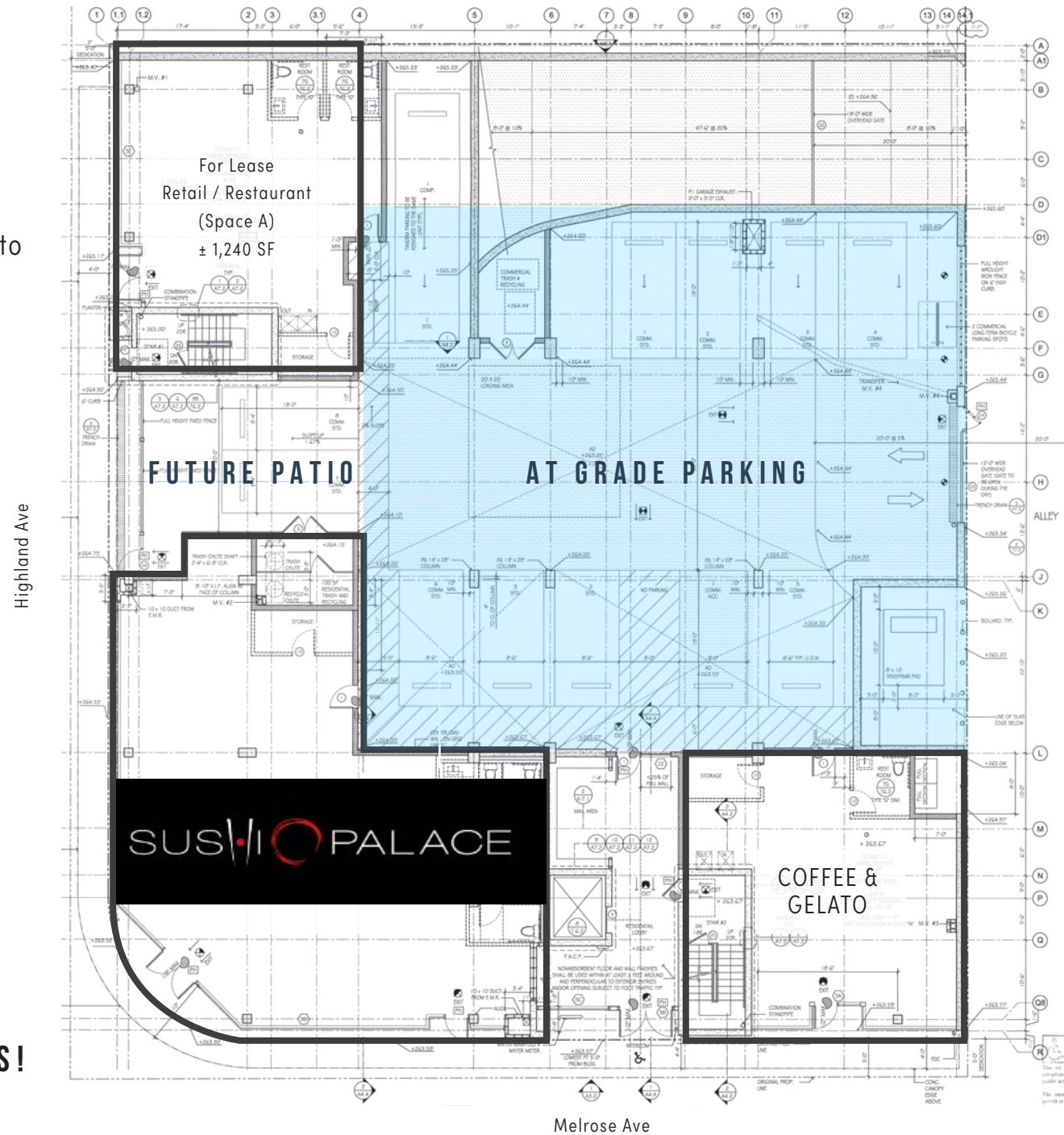
# FLOOR PLAN

700 N Highland Ave

Space A: ±1,240 SF

Space B: Sushi Palace

Space C: Coffee & Gelato



VERY HIGH CEILINGS!



# LOS ANGELES

**\$734B**

IN ECONOMIC OUTPUT

**\$257BN**

IN SALARY + WAGES

**\$318MM**

IN CONSUMER  
EXPENDITURES

**4th**

AMONG INTERNATIONAL CITIES  
IN TOTAL BILLIONAIRES

**Top 10**

INTERNATIONAL CITY  
FOR LUXURY HOME SALES

**\$4.6MM**

MEDIAN LUXURY HOME VALUE

**\$1BN+**

HOME FURNISHINGS SALES



# Demographics



Demographic Brief	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2020 Population - Current Year Estimate	42,471	467,710	1,022,959
2025 Population - Five Year Projection	46,229	484,597	1,055,772
2010 Population - Census	38,055	445,605	980,164
2000 Population - Census	41,252	468,116	1,006,461
2010-2020 Annual Population Growth Rate	1.08%	0.47%	0.42%
2020-2025 Annual Population Growth Rate	1.71%	0.71%	0.63%



<b>Households</b>			
2020 Households - Current Year Estimate	20,413	213,946	420,317
2025 Households - Five Year Projection	22,204	221,407	433,043
2010 Households - Census	18,269	204,168	403,782
2000 Households - Census	18,599	204,455	400,485
2010-2020 Annual Household Growth Rate	1.09%	0.46%	0.39%
2020-2025 Annual Household Growth Rate	1.70%	0.69%	0.60%
2020 Average Household Size	2.05	2.15	2.39



<b>Household Income</b>			
2020 Average Household Income	\$108,480	\$95,087	\$93,450
2025 Average Household Income	\$123,776	\$108,509	\$106,027



Demographic Brief	1 Mile	3 Miles	5 Miles
2020 Median Household Income	\$68,021	\$58,115	\$56,181
2025 Median Household Income	\$79,825	\$66,194	\$63,320
2020 Per Capita Income	\$52,307	\$43,615	\$38,544
2025 Per Capita Income	\$59,601	\$49,679	\$43,633

<b>Housing Units</b>			
2020 Housing Units	23,153	234,811	460,267
2020 Vacant Housing Units	2,740 11.8%	20,865 8.9%	39,950 8.7%
2020 Occupied Housing Units	20,413 88.2%	213,947 91.1%	420,317 91.3%
2020 Owner Occupied Housing Units	3,922 16.9%	36,512 15.5%	87,099 18.9%
2020 Renter Occupied Housing Units	16,491 71.2%	177,435 75.6%	333,218 72.4%

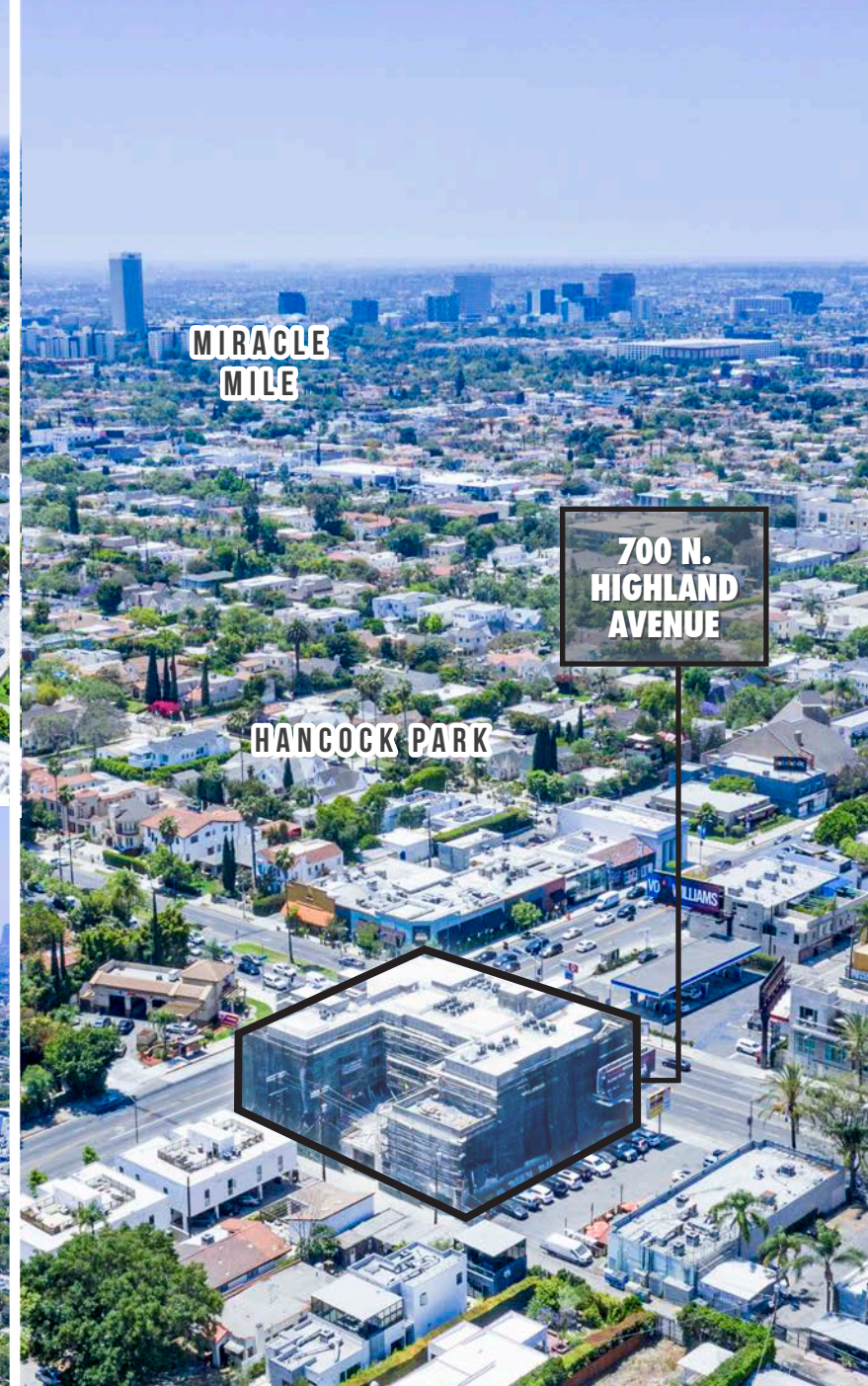


<b>Education</b>			
2020 Population 25 and Over	32,415	355,746	737,758
HS and Associates Degrees	11,299 34.9%	131,995 37.1%	282,130 38.2%
Bachelor's Degree or Higher	17,925 55.3%	176,100 49.5%	320,795 43.5%



<b>Place of Work</b>			
2020 Businesses	3,345	34,085	65,845
2020 Employees	20,738	260,194	509,921







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HOLLYWOOD, CALIFORNIA

## RESTAURANT OR RETAIL

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