



## FOR SUBLEASE | PRIME HOLLYWOOD STUDENT HOUSING (PREVIOUSLY MULTI-FAMILY)

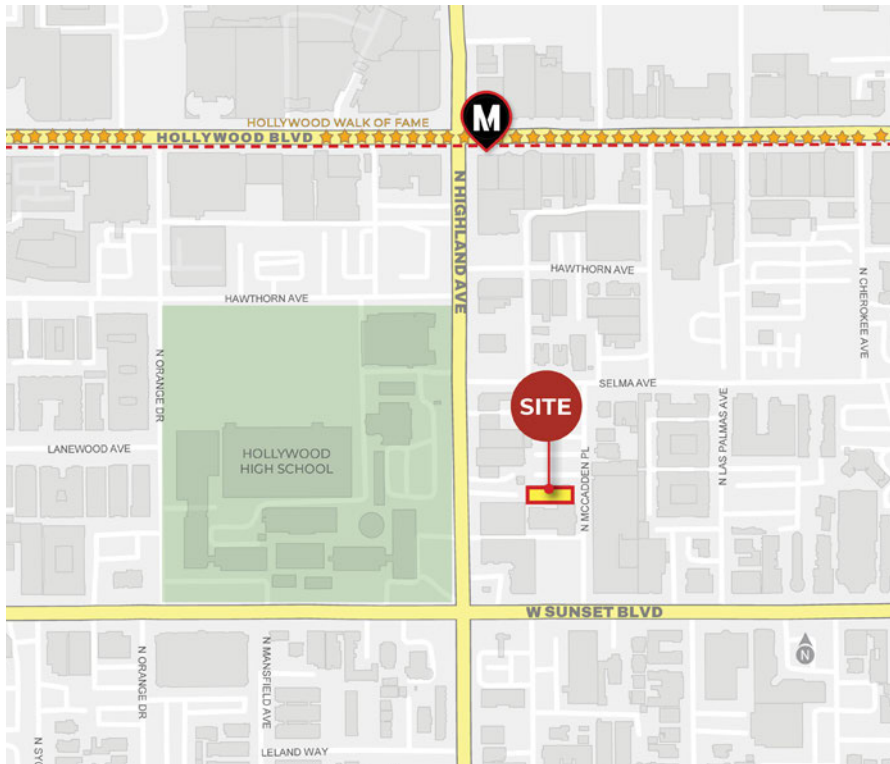
1527 N. McCadden Pl.  
Hollywood, CA 90028

Exclusively Listed By:

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# Property Description



## Property Information

<b>Rental Rate:</b>	\$29,000/Mo. (NNN)
<b>Total Building Size:</b>	+/- 9,628 SF
<b>Lot Size:</b>	+/- 6,875 SF
<b>Term:</b>	Approx. 1 year and 10 months (longer term possible)
<b>Units:</b>	20
<b>Year Built:</b>	1924
<b>Zoning:</b>	C4

## Property Highlights

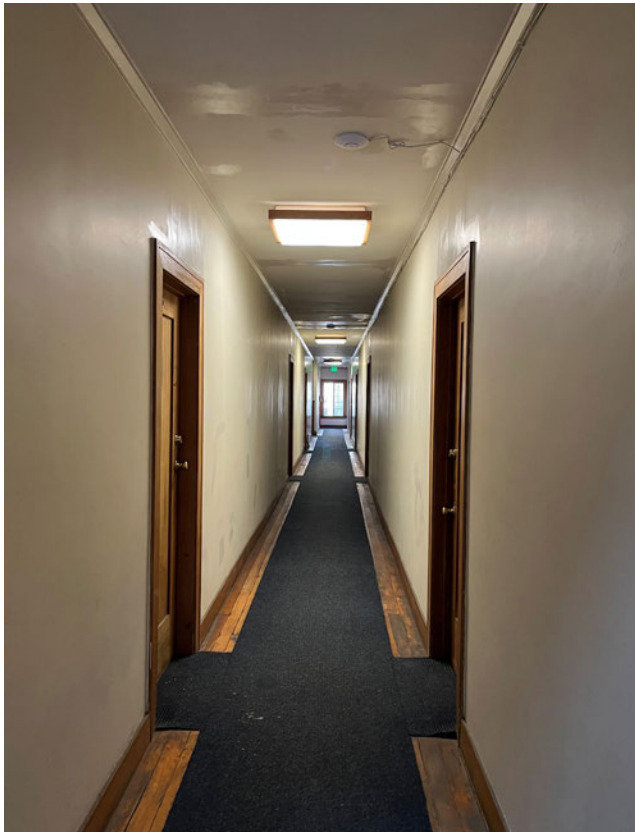
A charming 2-story building with 20 units in the heart of Hollywood

- Will be delivered vacant
- 19 Studios and 1 One Bedroom unit
- Current Use - student housing
- Each unit is equipped with a bathroom, kitchen, closet, and air-conditioning unit
- Separately metered for Gas & Electricity
- 3 blocks from Hollywood & Highland and Metro Station
- Walk Score 98 out of 100 (Walker's Paradise)
- Surrounded by new and upcoming developments

# Property Photos



# Property Photos



# Aerial Map



# Amenities Map

## RESTAURANTS & BARS

- |                                |                                 |                                |
|--------------------------------|---------------------------------|--------------------------------|
| 1 L'Antica Pizzeria da Michele | 10 Superba Food + Bread         | 19 Tocaya Organica             |
| 2 Whipp'd LA                   | 11 Luv2Eat Thai Bistro          | 20 Veggie Grill                |
| 3 Fat Sal's Deli               | 12 Javista Organic Coffee Bar   | 21 Good Times at Davey Wayne's |
| 4 Kreation Organic             | 13 Catalina Jazz Cub            | 22 Katsuya Hollywood           |
| 5 Salt's Cure                  | 14 Chick-fil-A                  | 23 Trejo's Cantina             |
| 6 Samata Vegan House           | 15 Raising Cane's               | 24 Hui Tou Xiang               |
| 7 Sugarfish by Sushi Nozawa    | 16 In-N-Out Burger              | 25 Daddy Diamonds              |
| 8 Blue Note Los Angeles        | 17 Bossa Nova Brazilian Cuisine | 26 TAO                         |
| 9 Iki Nori                     | 18 Gwen                         | 27 Mother Wolf                 |

## RETAIL & FITNESS

- |                      |                 |
|----------------------|-----------------|
| 35 Ovation Hollywood | 42 LA Fitness   |
| 36 Ralphs            | 43 Equinox      |
| 37 Pilates Platinum  | 44 Trader Joe's |
| 38 Staples           | 45 LA Fitness   |
| 39 24 Hour Fitness   |                 |
| 40 Hot 8 Yoga        |                 |
| 41 Corepower Yoga    |                 |

## ATTRACTIONS & ENTERTAINMENT

- |                                      |
|--------------------------------------|
| 46 Dolby Theatre                     |
| 47 TCL Chinese Theatre               |
| 48 El Capitan Theatre                |
| 49 Hollywood Wax Museum              |
| 50 The Hollywood Museum              |
| 51 Hollywood Pantages Theatre        |
| 52 Hollywood Bowl (Not shown on map) |

