



CONVERD COMMERCIAL

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Hollywood & Whitley

Ground Floor Restaurant or Retail Available

From 1,660 – 4,273 Square Feet

6601-6603 Hollywood Blvd, Los Angeles, CA



Cherokee Ave

Hollywood Blvd

Whitley Ave

6601

FROD MARKET

HOLLYWOOD ON THE RISE

Hollywood Restaurant or Retail Available

By now, most people are aware Hollywood, CA is making big moves: it's home to megalith media companies like **Netflix**, has approximately 12 hotels and 10,000 new housing units under construction or in the pipeline, nearly 2 million square feet of new office space, and has attracted nightclubs and restaurants like Tao and Beauty & Essex, celebrity chef-driven restaurants like Curtis Stone's *Gwen* on Sunset, social think-tanks like *Neuehouse*, and coffee shops one would associate with hip & popular retail areas like Silver Lake and Venice, such as newly-opened *Intelligentia* on Cahuenga Blvd. National and local brands are taking notice of the growth and planting roots in Hollywood, and you can too.

THE SIGN



HOLLYWOOD

NETFLIX



DREAM HOTEL



SPACE FIFTEEN TWENTY



NEUEHOUSE



ARGYLE HOUSE

FACTS & STATS

Hollywood Restaurant or Retail Available

Lease Details:

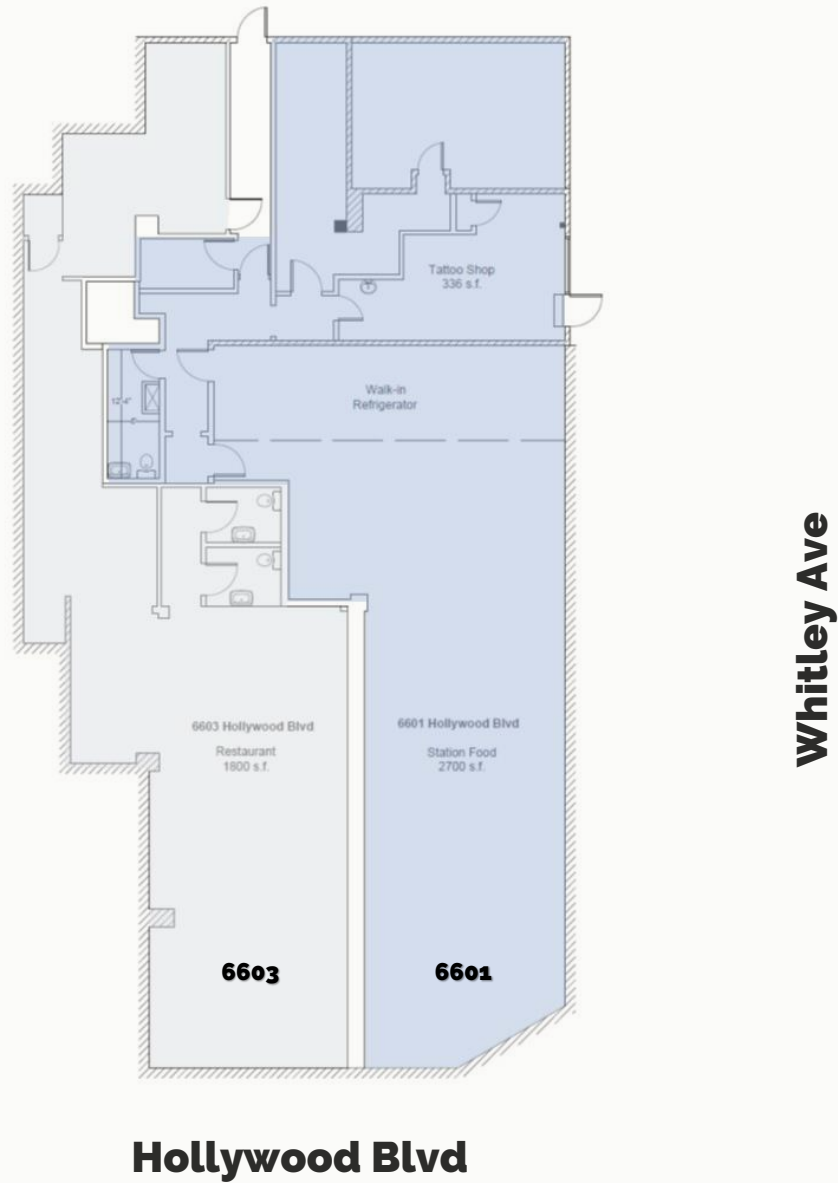
Total Sq Ft Available:	4,273 Sq Ft
Divisible:	1,660 Sq Ft/ 2,613 Sq Ft
Asking Rent:	Ask Broker
Lease Type:	NNN
NNN Expenses:	~ \$.50/Sq Ft
Existing Use:	Restaurant/ Retail
Lease Term:	5 – 10 Years

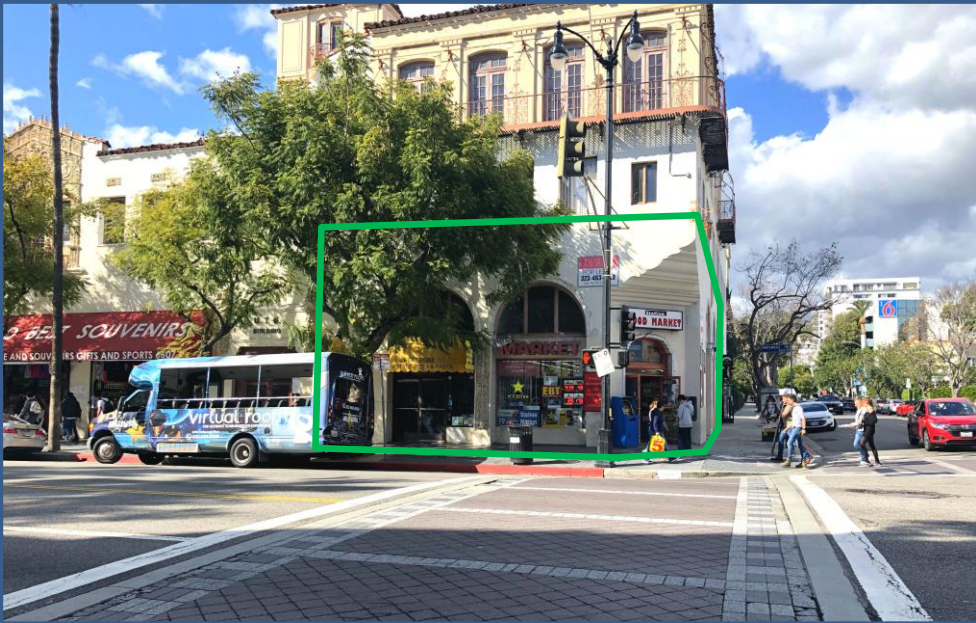
Space Highlights:

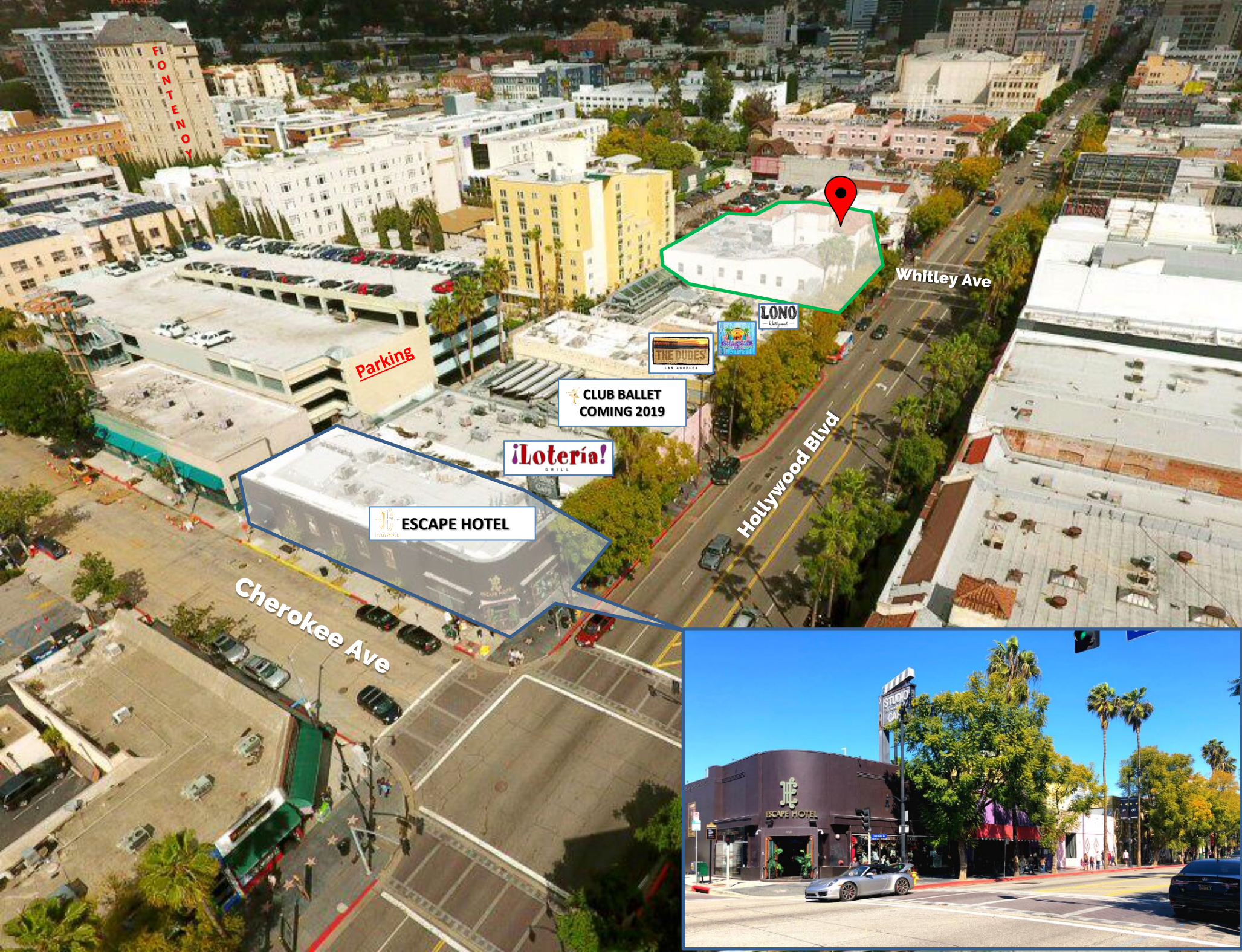
- > 2nd generation restaurant space for restaurant or retail use
- > Opportunity to combine existing restaurant and corner market for 4,273 Sq Ft
- > Superior visibility and excellent frontage
- > Existing kitchen hood, walk-in fridge and freezer
- > Part of growing block of entertainment retail & restaurants
- > Located on the ground-floor of historic Hollywood office building

SITE PLAN

Hollywood Restaurant or Retail Available







Cherokee Ave

Whitley Ave

Hollywood Blvd

Parking

CLUB BALLET
COMING 2019

iLoteria!
GRILL

ESCAPE HOTEL

THE DUDES
LOS ANGELES

LONO



ESCAPE HOTEL

STUDIO CITY

NEW KID ON THE BLOCK

Hollywood Restaurant or Retail Available

The Whitley/Cherokee block on the north side of Hollywood Boulevard is a stretch of the boulevard that is visible, and active with a healthy mix of locals and tourists. The subject opportunity is situated on east corner of the block, ground-level to a historic office building. The available corner is extremely visible, with wrap-around frontage along both Hollywood Blvd and Whitley Ave. The property is located on a growing block with entertainment retail, restaurants and bars, such as: *Loteria Grill Mexican Cantina*, *Baja Beach Bar*, and incoming *The Dude's Brewing Company*, expected to open in 2019. Newly-opened and well received nightclub, *Lono Hollywood* (opened 2018), has brought the block's level-of-class up a notch, while incoming nightclub *Ballet*, a new project by *Ace of Diamonds*, will surely bring an entirely new energy to the block's nightlife. *The Escape Hotel* is the boulevard's only escape room experience, done in old-school Hollywood fashion.

6601 Hollywood Blvd is an opportunity for a restaurant or retailer to access Hollywood's surge, in an area of the street that attracts both locals & tourists, flanked by dense & occupied apartment buildings.





Sunset Media Tower

CNN Building

W Hotel

1601 Vine

6565 W Sunset Blvd

Scientology

Dream Hotel

TAO

Mama Shelter

Tommie Hotel 2019-2020

Atlantic Records

Joe's PIZZA

Wilcox Blvd

USPS

YMCA

ENTERTAINMENT WEEKLY

RISE & GRIND

Hollywood Playhouse

Schrader Blvd

LOS ANGELES LGBT CENTER

Hustler

{tekila}

Urban Masala

Kress Building

Dirty Laundry

No Vacancy

Hollywood Blvd

Office Suites

Whitley Ave

Arirang Apartments

MOTEL 6

Boutique Hotel

HOLLYWOOD DEMOGRAPHICS

Hollywood Restaurant or Retail Available

The Community:

Population (2017 Est.)	207,211
Median Age (2017 Est.)	39.7
Average Household Income (2017 Est.)	\$84,696
Households (2017 Est.)	99,966
Population W/ Bachelor's Degree	32.32%
Median Owner-Occupied Housing Value (2017 Est.)	\$1,000,001

Source: Hollywood Chamber of Commerce
Hollywood Guide 2018-2019 Edition

Tourism:

of Unique Annual Visitors:

- **7,644,400 Visitors**
- **24.6% Increase from 2013-2017**

Average Daily Spending Per Person:

- **\$95.59 Per Person**
- **Up from \$71.12 Daily Average in 2013**

Largest Category of Visitor Spending:

- **Restaurants & Dining**
- **\$33.66 Average Daily Spending Per Person**

Average # Nights Visitors Spend in Hollywood:

- **4.3 Nights**
- **79.6% of Total Nights Visitors Spent in Los Angeles Area**



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