

6506 Hollywood Blvd.

LOS ANGELES, CA 90028

FOR LEASE



OFFERING MEMORANDUM



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The Offering

CityStreet Commercial is pleased to present the outstanding opportunity to lease the entertainment venue at 6506 Hollywood Blvd. The property consists of 12,500 SF event venue building on 65 feet of prime street frontage along the world-famous Hollywood Blvd arguably one of the most famous streets located in the entertainment capital of the world.

Property Summary

6506 Hollywood Blvd, Los Angeles, CA 90028

APN: 5547-016-002

Gross Building Area: 12,500 SF

Lot Size: 8,622 SF

Year built: 1935

Frontage: 65 feet

Zoned: LAC4

Incentives: Opportunity Zone

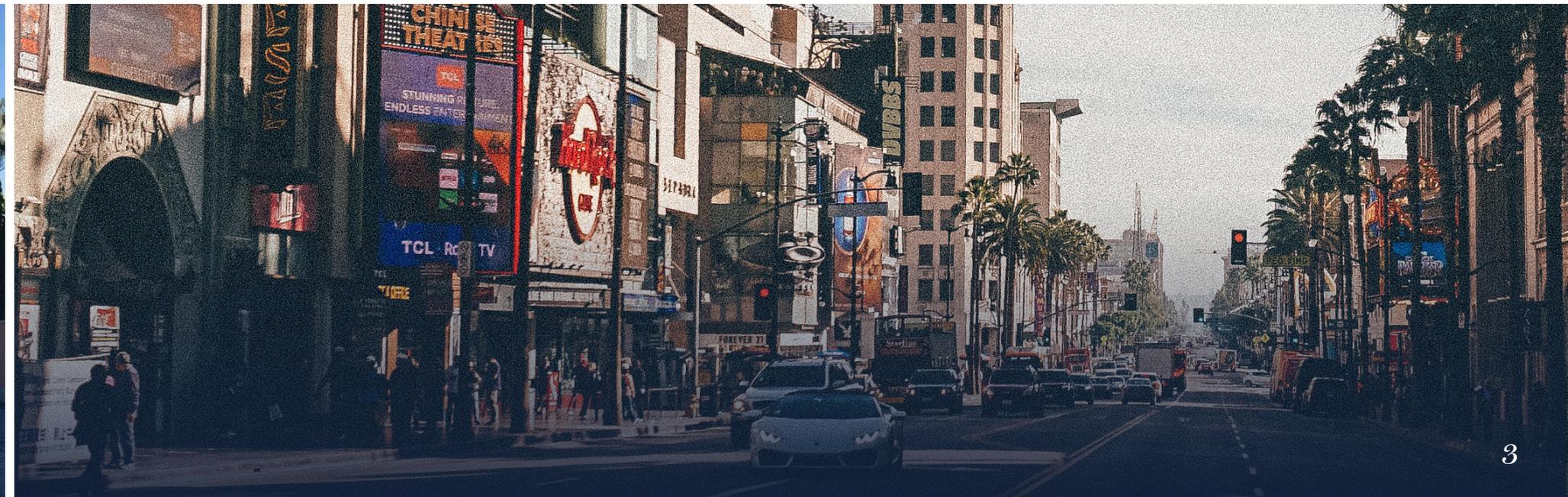


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The Location

The property sits on the world-famous Hollywood Boulevard directly in the heart of the Hollywood's entertainment district, steps from the Dream Hotel, Thompson Hotel, Tao, Beauty & Essex and Mama's Shelter. Hollywood Boulevard attracts both locals and tourist offering a variety of excellent places to pop in for a drink or some food and hitting that sweet spot of the Hollywood lifestyle.

Hollywood has become one of the hottest development markets in Southern California. With more office space under construction than any place else in L.A. County, the entertainment industry is moving back to its historic roots and thousands of new residential units are attracting young Millennials and tech savvy residents.





Area Highlights

- + Located in the true entertainment capital of the world which offers a collection of meaningful, enduring and iconic places.
- + Hollywood is experiencing a renaissance with multiple new hotels and mixed use developments offering continued growth for the area.
- + A model of urban revitalization bringing together educational, retail, hospitality and residential properties to form an eclectic neighborhood.

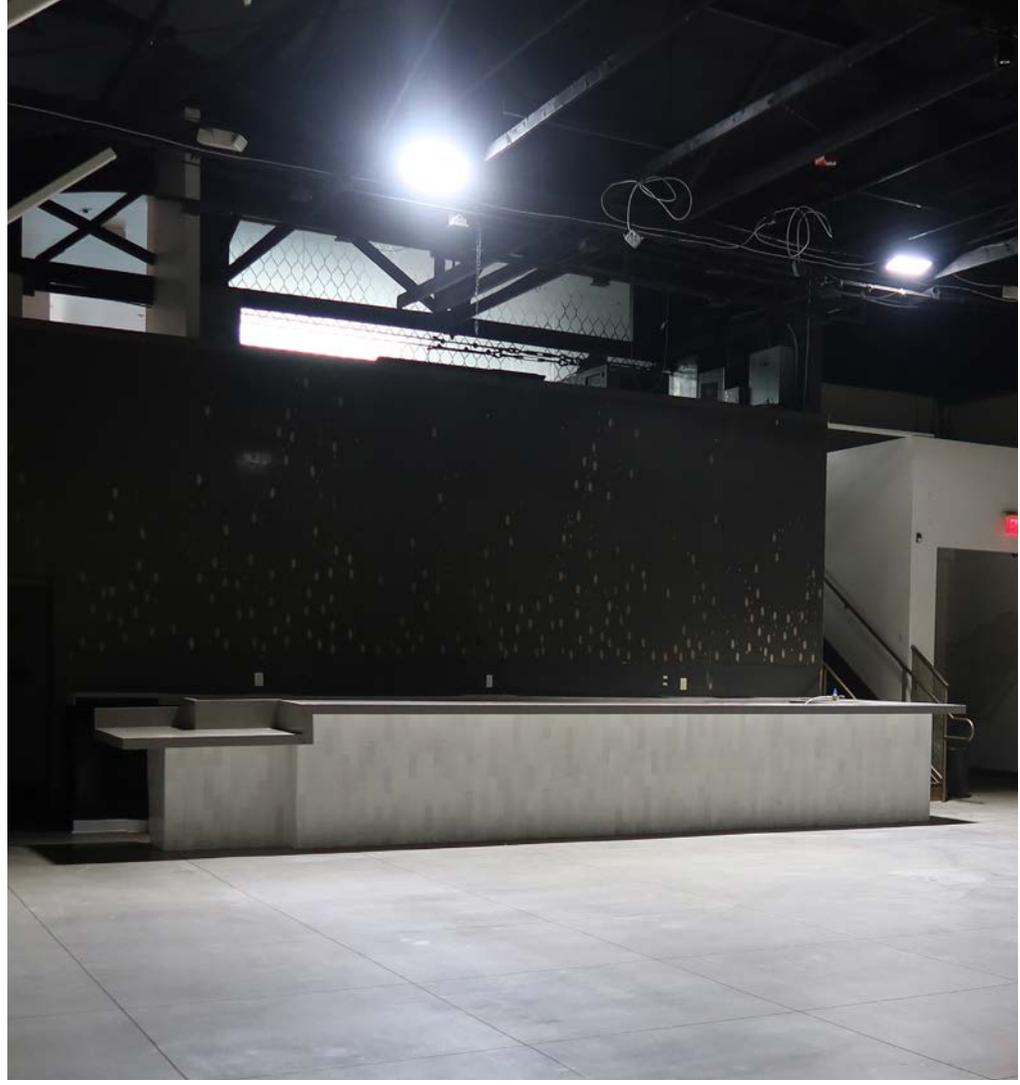
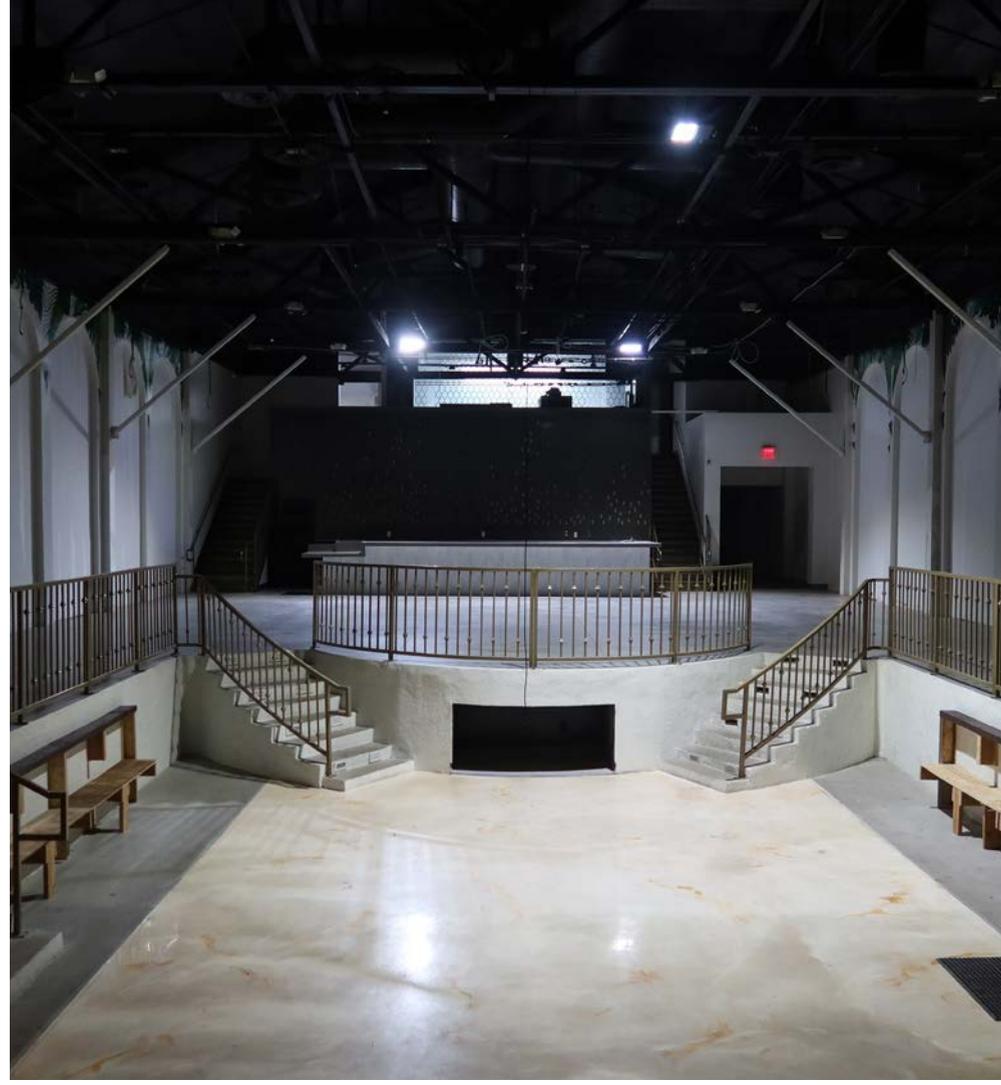
Deal Points

- + 12,500 SF Available now
- + \$35,000 / Month + NNN
- + Up to 25' Clear Height
- + Second floor mezzanine w/ retractable roof
- + ADA Accessibility
- + Digital Media Advertising Available
- + 65' of frontage on Hollywood Blvd



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Area Demographics

- HED
- Hollywood Trade Area
- Los Angeles, CA

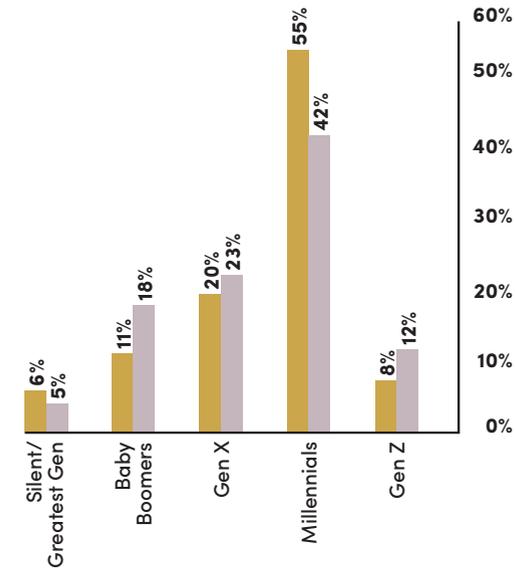
This demographic analysis of Hollywood examines two geographies within the greater Hollywood area: the HED and the Hollywood Trade Area (the Hollywood neighborhood and Hollywood Hills). The Hollywood Trade Area roughly includes the area within a two-mile radius of Hollywood & Highland.

These areas are examined side-by-side for two reasons. The first – it is important to The HP to understand the demography of the area it manages, the HED. Understanding the unique traits of the HED can lead to more intentional and impactful services. Secondly, the Hollywood Trade Area reflects the range of residents and employees that play an essential role in supporting the Hollywood economy.

19%

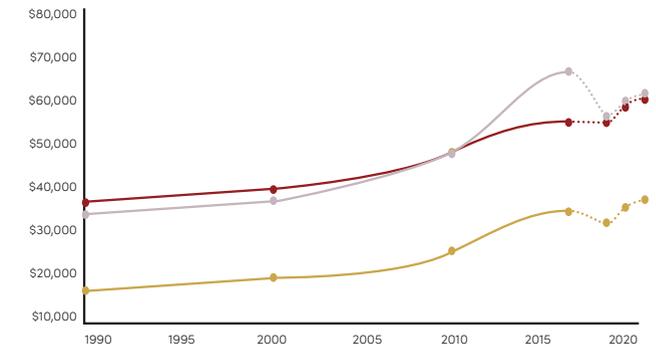
population growth between 2010 and 2020 within the HED census tracts, compared to 3% growth within the city of Los Angeles as a whole.

Generations



Source: MySidewalk

Average Household Income



Source: GIS Planning

Educational Attainment

50%

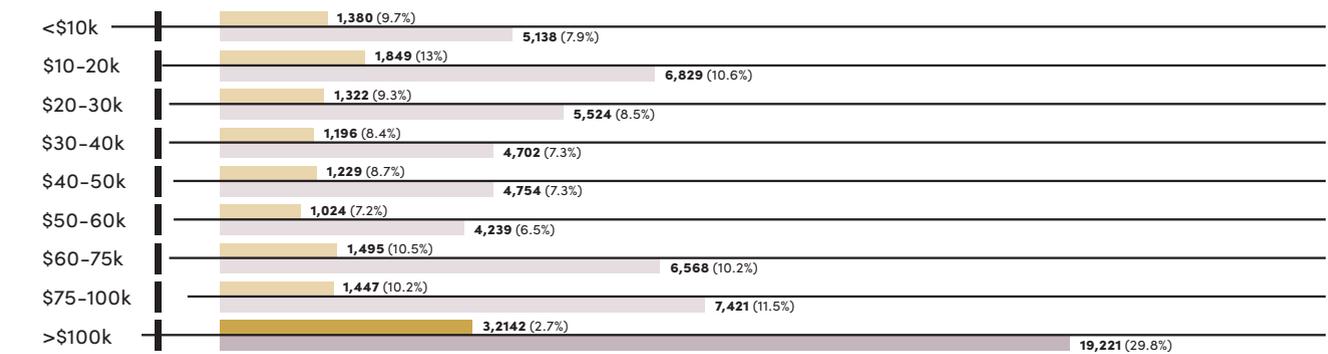
of residents over the age 25 in the HED and Hollywood Trade Area have attained a Bachelor's degree or higher.

Source: MySidewalk

Hollywood Trade Area Enrollment Numbers

10,500 K-12: Public/Private
7,500 Post-Secondary

Household Income Distribution

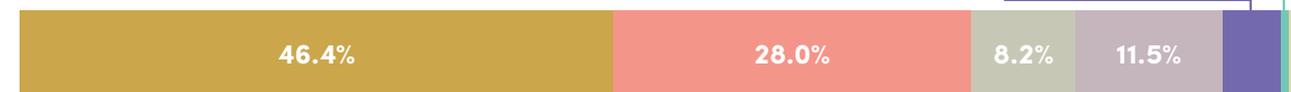


Source: GIS Planning

Race & Ethnicity

- White
- Asian
- Two or More Races Other
- American Indian
- Hispanic or Latino
- Black
- Single Race Other
- Hawaiian

HED

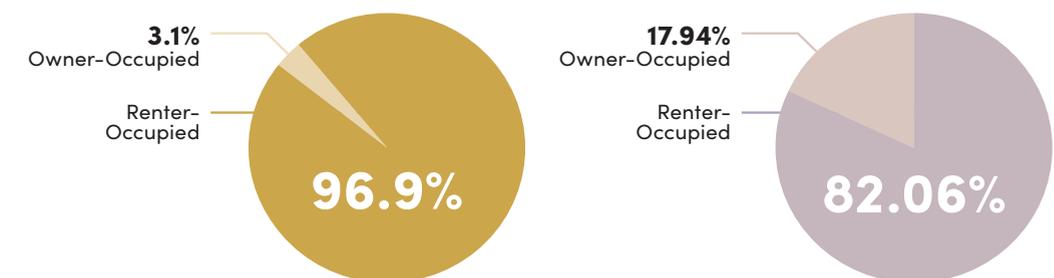


Hollywood Trade Area



Source: MySidewalk

Owner- vs. Renter-Occupied Units



Source: GIS Planning

Hotel Developments

○ Completed

● Under Construction

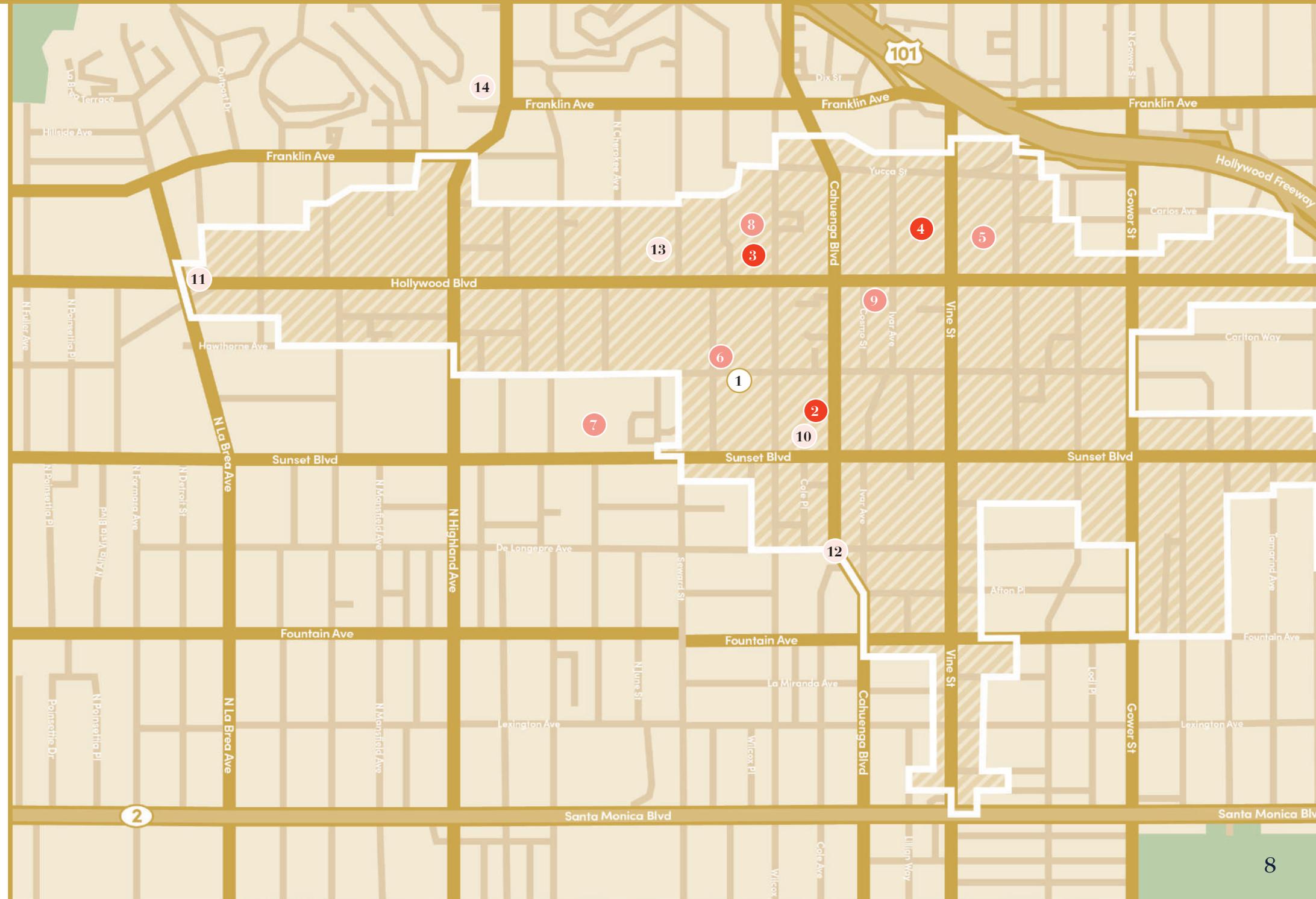
● Entitled

▨ HED Boundary

○ Seeking Entitlement

- ① tommie Hotel
- ② Hyatt's Unbound Collection Hotel
- ③ Whiskey Hotel
- ④ The Aster
- ⑤ Citizen M
- ⑥ Schrader Hotel
- ⑦ Crossroads Hollywood
- ⑧ 1723 Wilcox Ave

- ⑨ Palmer Hotel
- ⑩ 6445 W Sunset Blvd
- ⑪ 1700 N La Brea Ave
- ⑫ 1415 N Cahuenga
- ⑬ Whitley Hotel
- ⑭ 1909-1915 N Highland Ave



Multifamily Developments

Completed

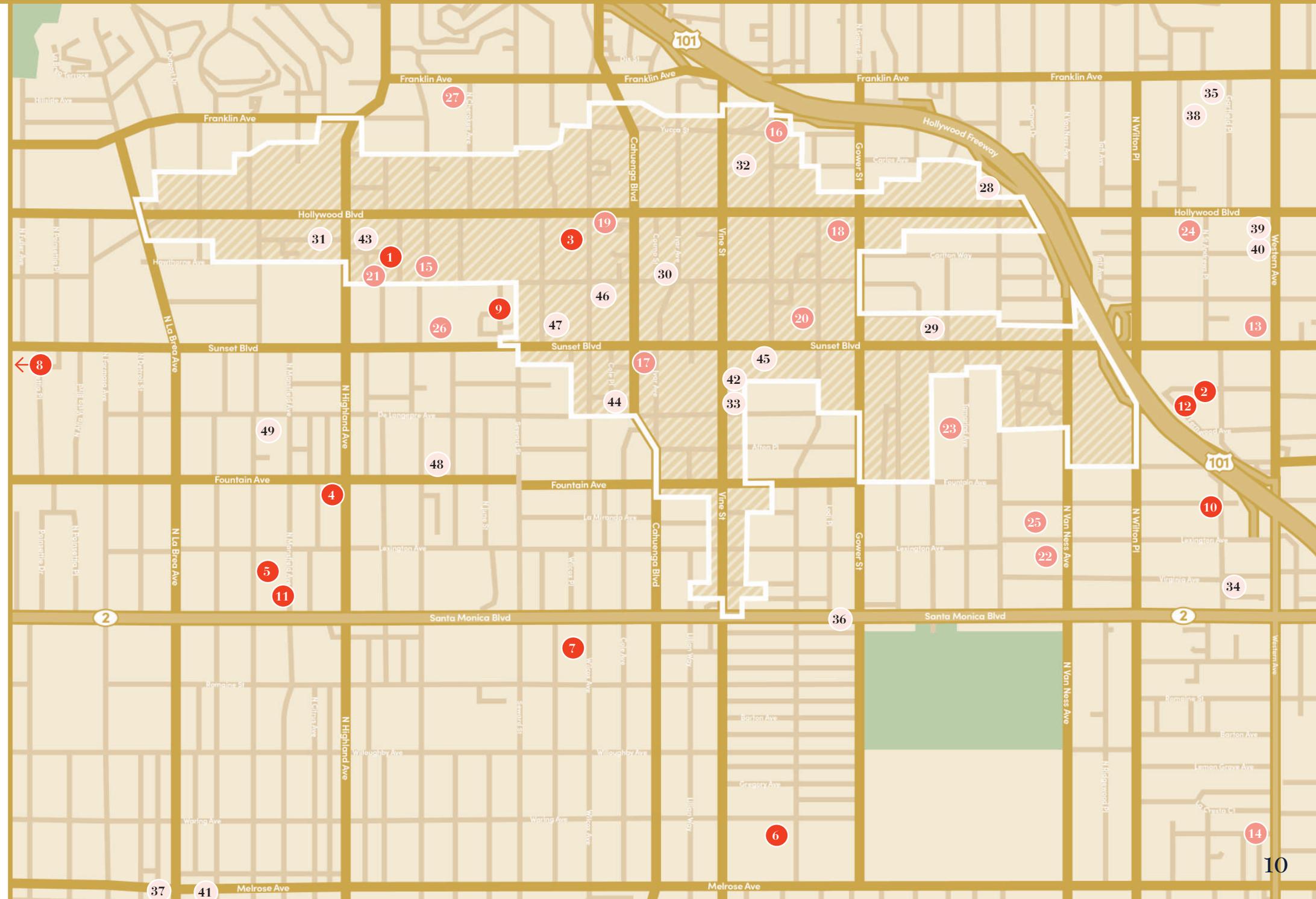
Under Construction

Entitled

HED Boundary

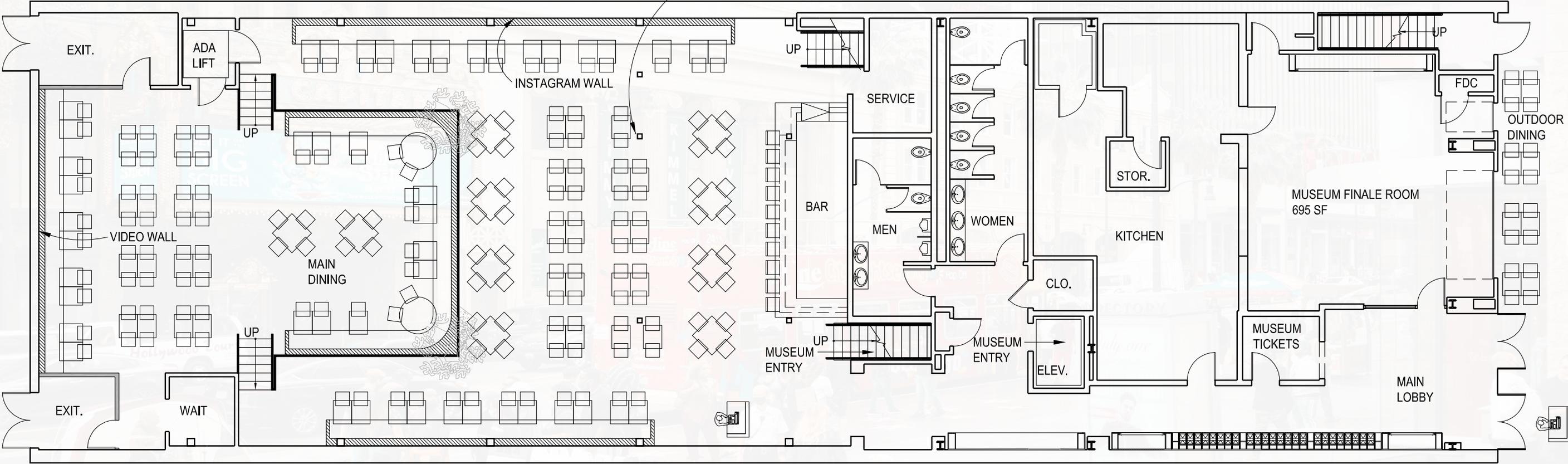
Seeking Entitlement

- 1 1621 N McCadden Pl
- 2 1375 St Andrews Pl
- 3 Hollywood Arts Collective
- 4 Citrus & Highland
- 5 1130-1134 N Orange Dr
- 6 5801-5809 Camerford Ave
- 7 1025 N Wilcox Ave
- 8 The Sunset Lofts and Sunset Regency Residences
- 9 Inspire Hollywood
- 10 La Mirada at Central Park
- 11 MR2 Lofts
- 12 PATH Villas Hollywood
- 13 SunWest
- 14 747 N Western Ave
- 15 1601 North Las Palmas Ave
- 16 6220 Yucca St
- 17 6400 Sunset Blvd (Amoeba Tower)
- 18 Hollywood & Gower
- 19 Hollywood & Wilcox
- 20 Palladium Residences
- 21 Selma Place
- 22 5806 Lexington Ave
- 23 1333 Tamarind Ave
- 24 5600 Hollywood Blvd
- 25 5817 W Lexington Ave
- 26 Crossroads Hollywood
- 27 Montecito II
- 28 The Lombardi
- 29 6007 Sunset Blvd
- 30 Artisan Hollywood Tower
- 31 The Bonnie
- 32 Hollywood Center
- 33 Hollywood Tower
- 34 1114 N St Andrews Pl
- 35 5600 Franklin Ave
- 36 6104-6118 W Santa Monica Blvd
- 37 7100 Melrose Ave
- 38 1853 N Garfield Place
- 39 5500 W Hollywood Blvd
- 40 1657 N Western Ave
- 41 7000 W Melrose Ave
- 42 1400 Vine
- 43 6766 W Hawthorn
- 44 1415 N Cahuenga
- 45 6266 Sunset Blvd
- 46 FOUND Residences
- 47 1600 N Schrader Blvd
- 48 1301 N Cherokee Ave
- 49 1352 N Orange Drive



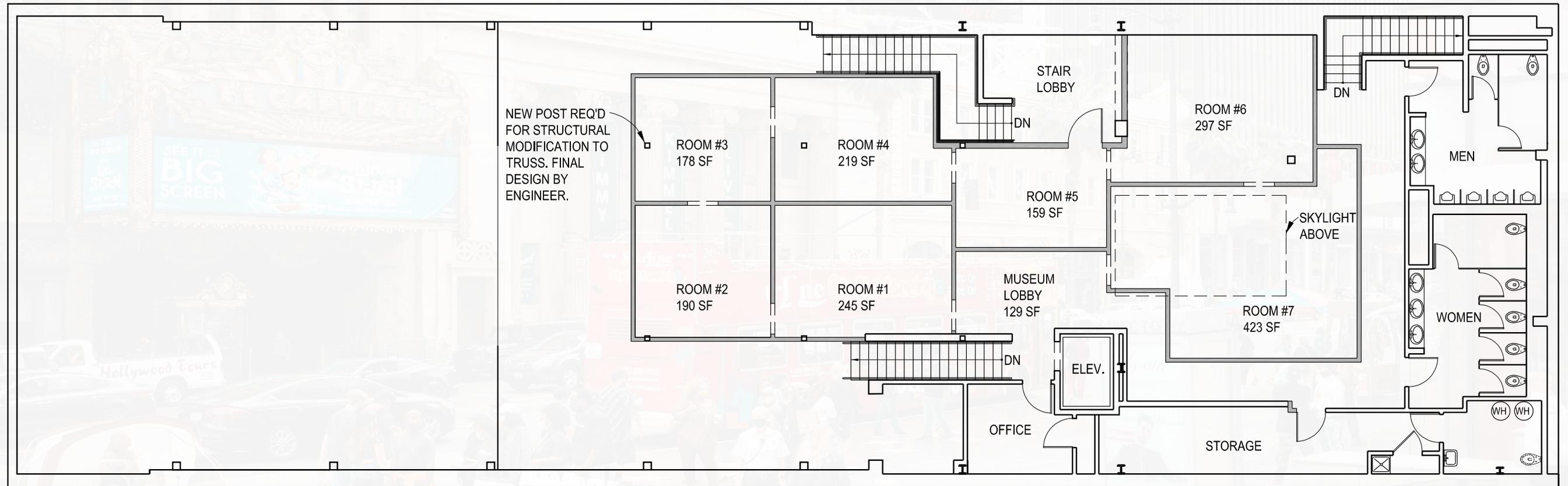
Floor Plan

Restaurant Plan
6506 Hollywood Blvd, Los Angeles, CA 90028



Floor Plan

Mezzanine Plan
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