



BRANDON COHAN

CBRE

INCREDIBLY RARE HIGH TRAFFIC RESTAURANT LOCATION

Turn Key Second Generation Restaurant on Most Prime Hard Corner on the World Famous Hollywood Blvd. Beautiful Restaurant Space Featuring expansive windows, high ceilings, and a fully built out kitchen. All Furniture Fixtures and Equipment to be given to future Tenant as part of a New Lease with the Landlord.

Incredible Demographics surrounding the area with a heavily increasing Office & Residential Expansion Plan in the immediate vicinity of Hollywood. Daily Tourist Traffic as well.

Co-Tenancies include the Hollywood Roosevelt Hotel, Buffalo Wild Wings, TCL Chinese Theater, Hollywood & Highland Complex, Dave & Buster's, The Hollywood Bowl, The El Capitan Theatre, Tao Restaurant, The Dream Hotel, Intelligentsia, California Pizza Kitchen & many more !





SPACE DETAILS

	TYPE	SF
1	RESTAURANT	6,231 SF
i.	GROUND FLOOR	3,029 SF
ii.	MEZZANINE	1,839 SF
iii.	LOWER LEVEL	1,363 SF



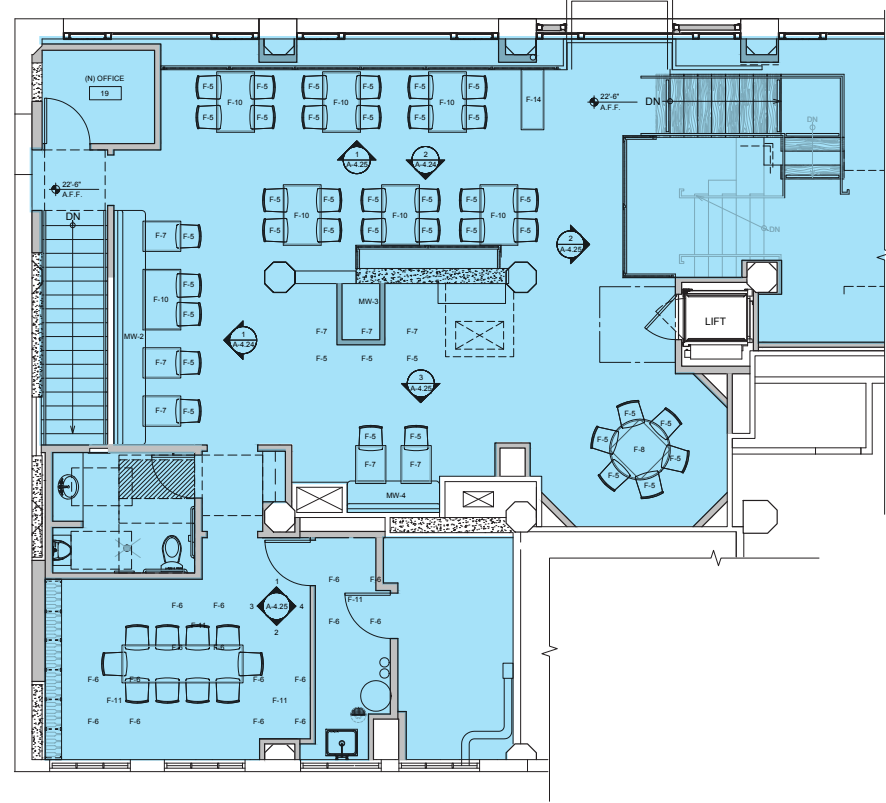




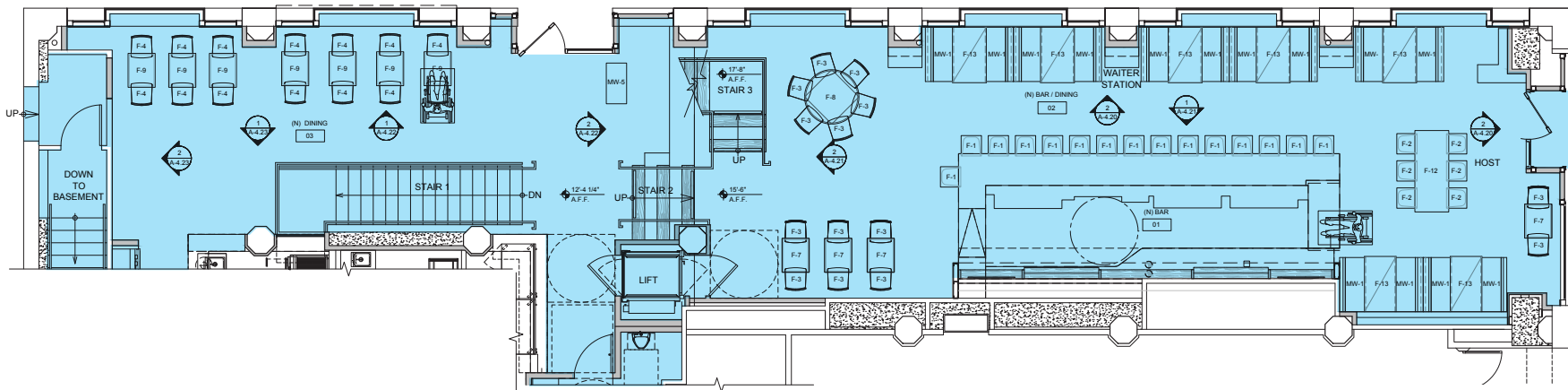


FLOOR PLANS

MEZZANINE 1,839 SF

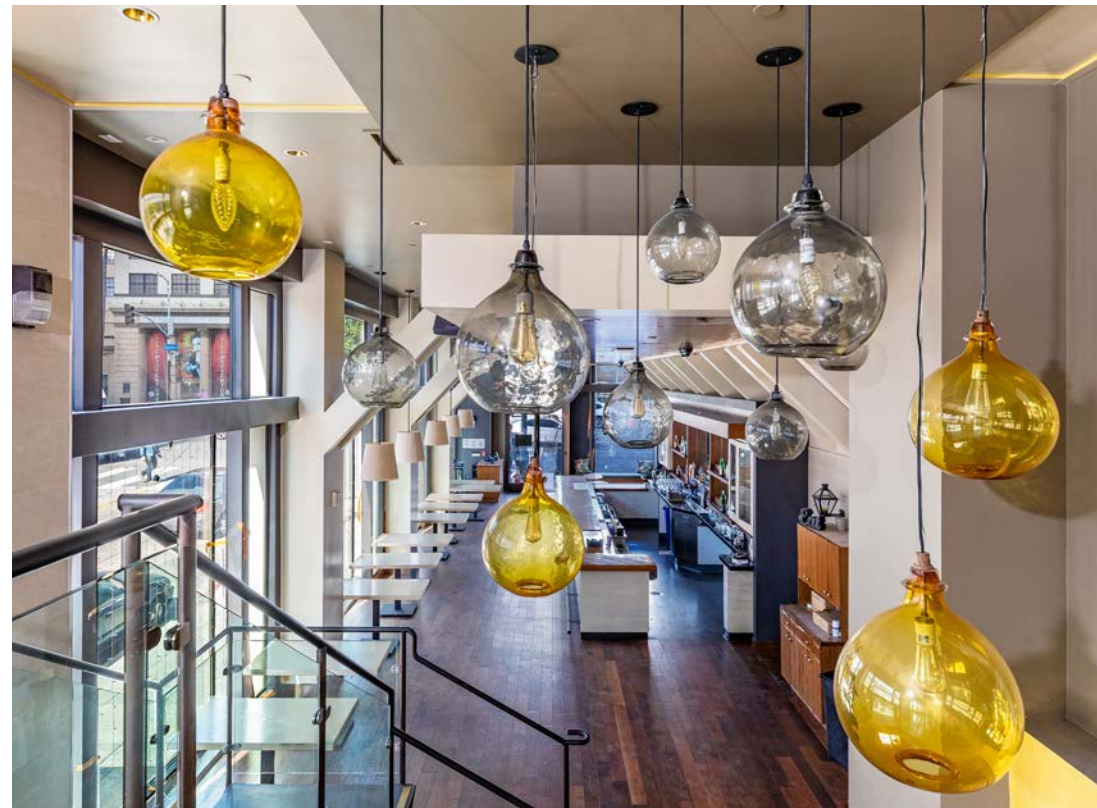


GROUND FLOOR 3,029 SF





GROUND FLOOR





MEZZANINE FLOOR



DEMOGRAPHIC KEY FIGURES

POPULATION



01	MILE	15,054
03	MILES	139,878
05	MILES	338,477

AVERAGE HOUSEHOLD INCOME



01	MILE	\$81,211
03	MILES	\$78,038
05	MILES	\$76,619



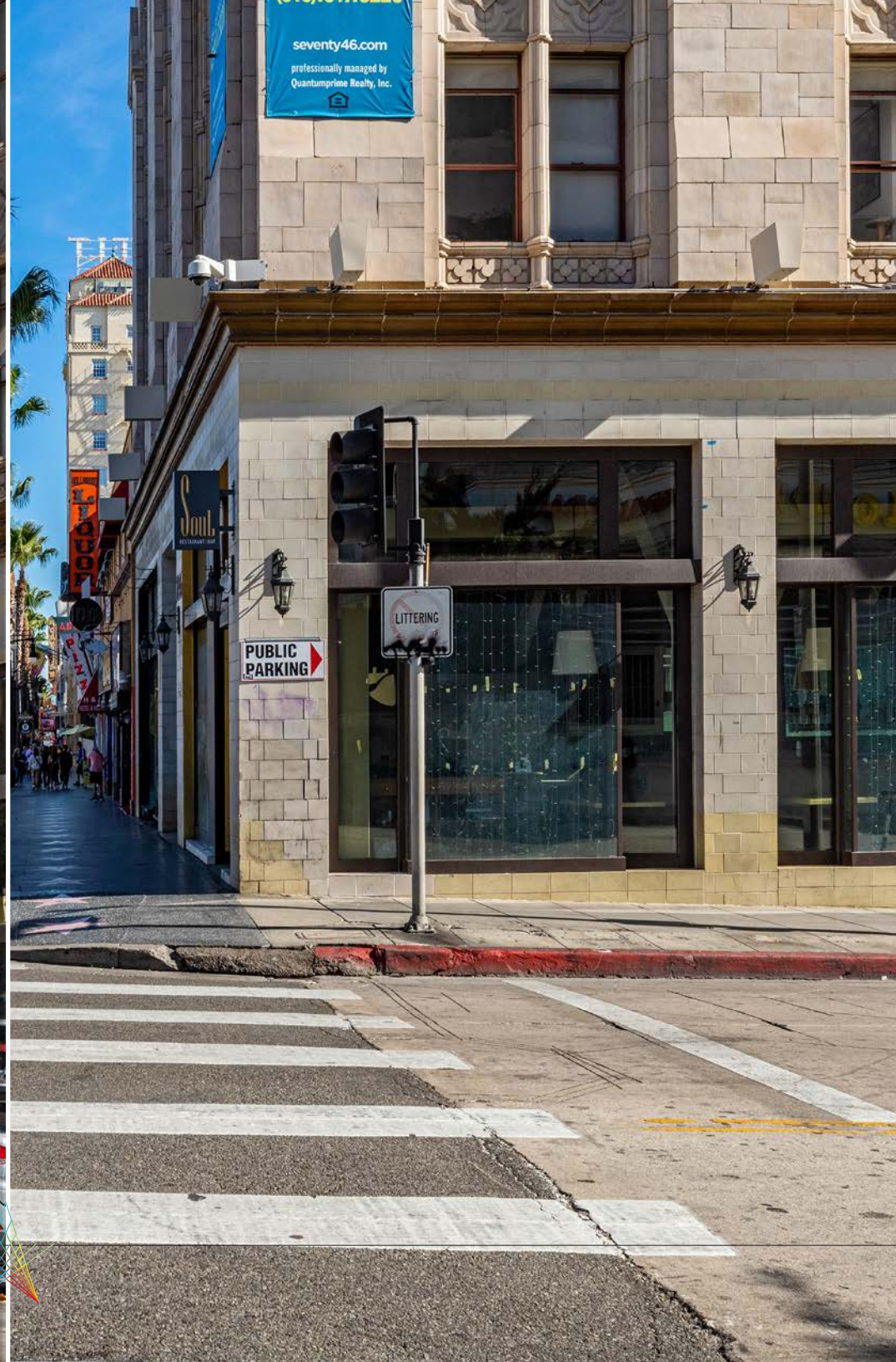
Approximately 49,806
households in a 5-mile
radius earning more than

\$100k



Approximately 42,619
households in a 5-mile
radius earning more than

\$200k



- Retail
- Eateries
- Entertainment
- Lodging
- Fitness
- Employers





BRANDON COHAN

Senior Associate

Lic. 01903949

+1 310 654 0200

brandon.cohan@cbre.com

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