



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





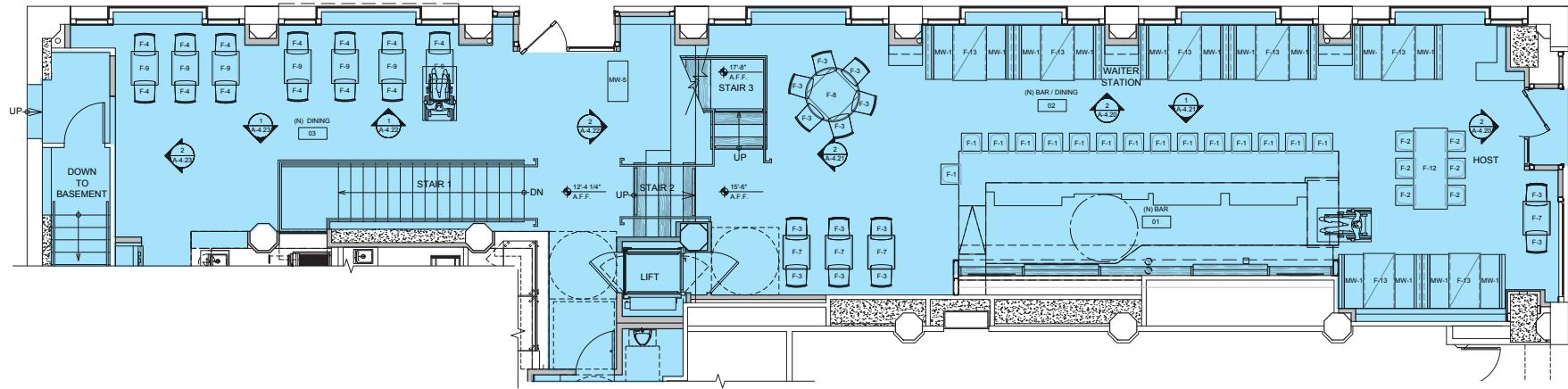
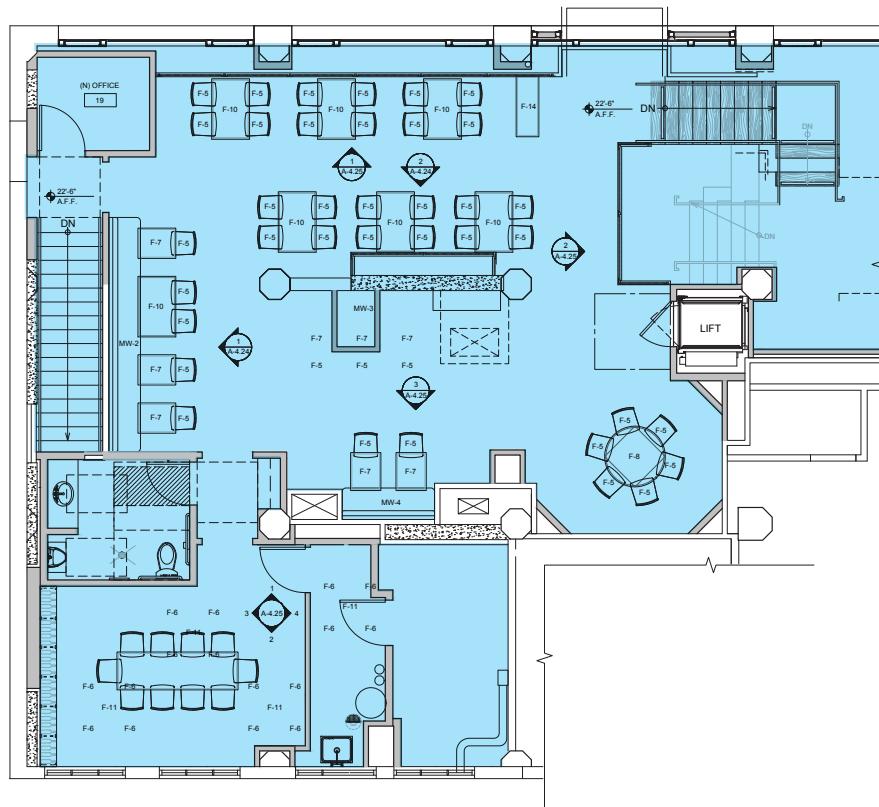




FLOOR PLANS

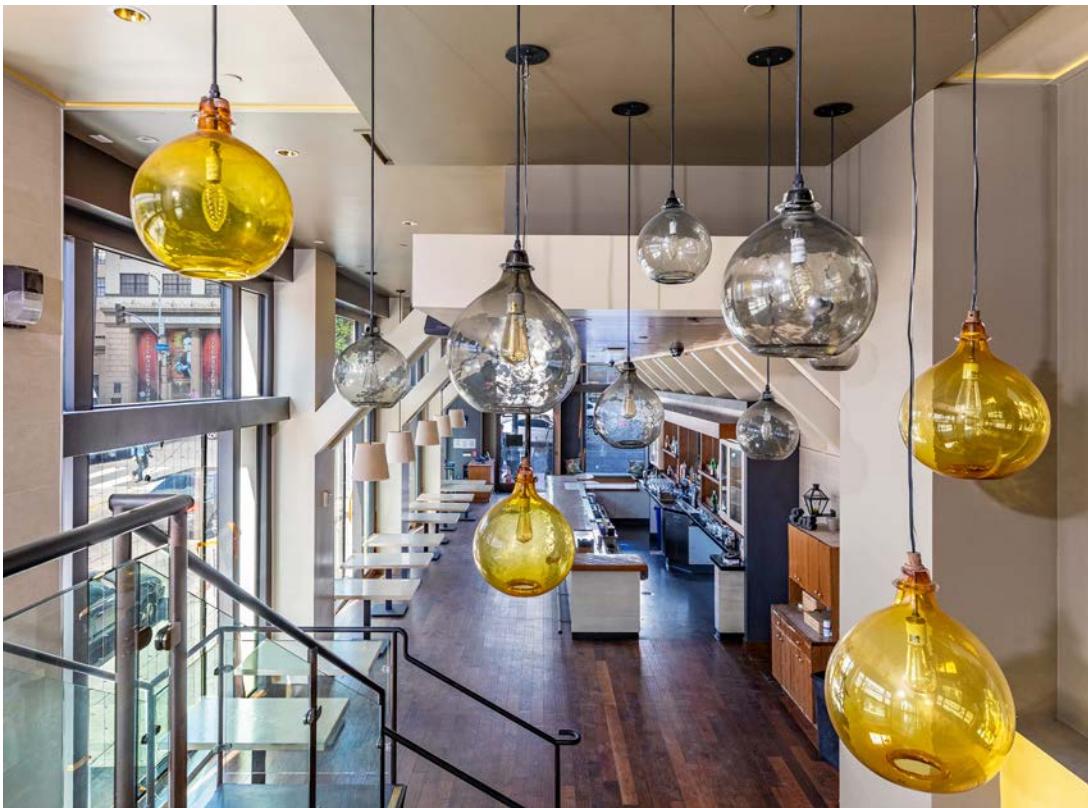
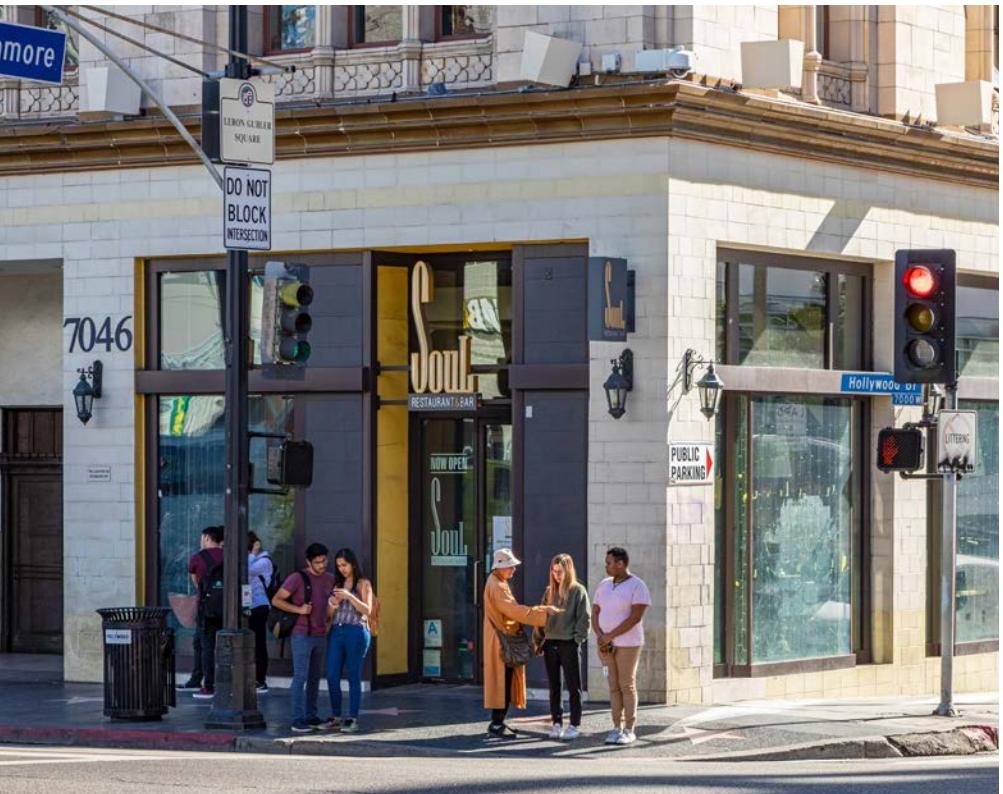
MEZZANINE 1,839 SF

GROUND FLOOR 3,029 SF



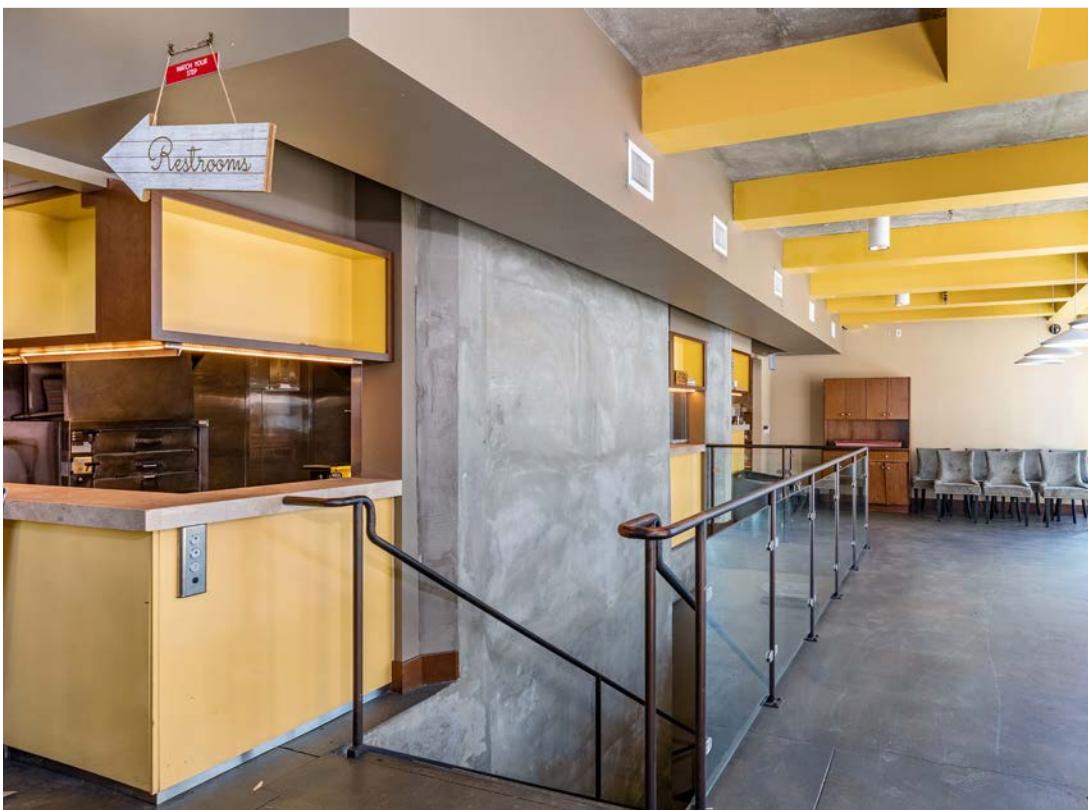


GROUND FLOOR





MEZZANINE FLOOR



DEMOGRAPHIC KEY FIGURES

POPULATION



AVERAGE HOUSEHOLD INCOME



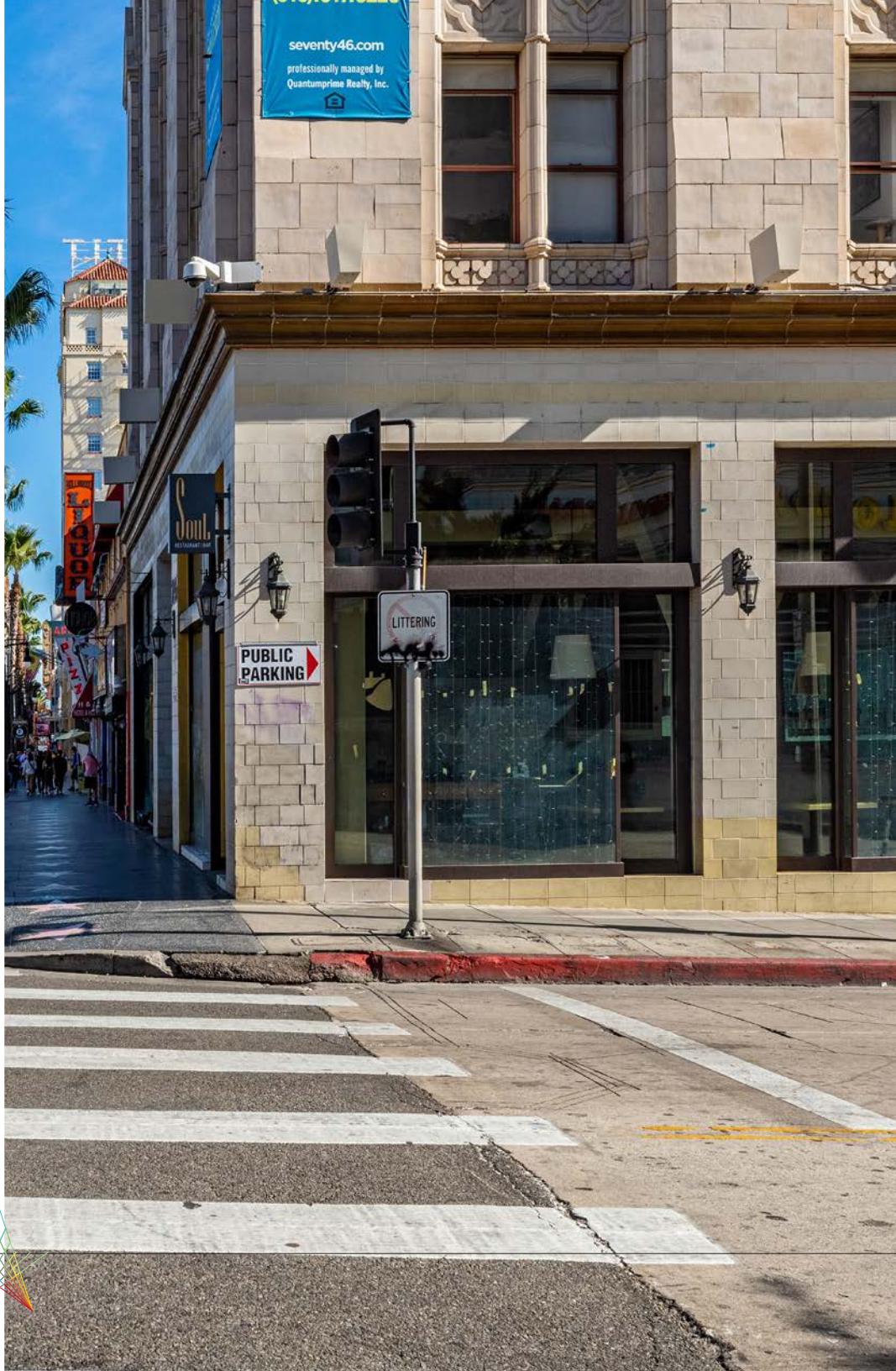
Approximately 49,806 households in a 5-mile radius earning more than

\$100k



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

\$200k







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