

**5929**  
**SUNSET BLVD**



# OLD HOLLYWOOD MEETS NEW HOLLYWOOD

**Retail | Fitness | Restaurant Spaces for Lease**

Mixed Use Building consisting of the Historic Spaghetti Factory building below a brand new structure of retail, offices, and 299 luxury apartment units





## SPACE(S)

ORIGINAL RESTAURANT SPACE:

±5,031 SQFT

NEW CONSTRUCTION RETAIL:

±2,425 SQFT

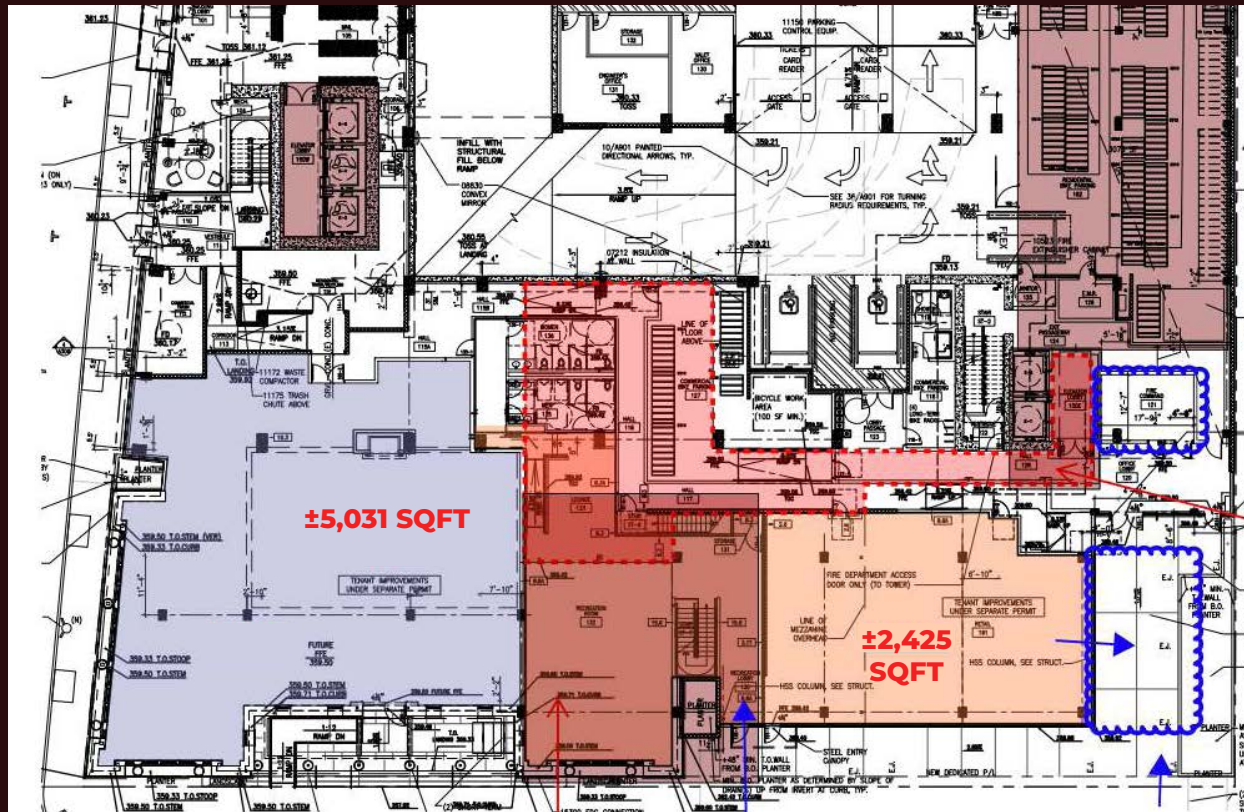
## LEASE RATE

\$4.00 - \$5.00 PSF/MO + NNN

**AVAILABLE**  
IMMEDIATELY

- Mixed use development comprising of 2 ground floor retail units, ±40,000 SQFT of office space, and 299 luxury apartment units
- The Ground floor spaces are a mixture between a ±5,031 SQFT former restaurant space which is the original and historic building from 1924 as well as a ±2,425 SQFT new construction retail space which is divisible
- The Original building, while a former restaurant, can be used for a melody of businesses such as personal fitness, beauty related, experiential uses, restaurant, or traditional retail . This historic building is Spanish style, has extremely high ceilings, unbelievable expansive beams, skylights and vast frontage
- The new construction retail portion is divisible and can be used for QSR concepts, traditional retail, fitness or beauty uses
- The mixed use project, named Lumina, is located in the heart of Hollywood and benefits from immense density, significant disposable income, and a large daytime workforce surrounding it. It is located steps from Netflix's Los Angeles Hub
- In addition, the project is located directly across the street from Emerson College and surrounded by many other mixed use projects in Hollywood

# FLOOR PLAN - 1ST LEVEL

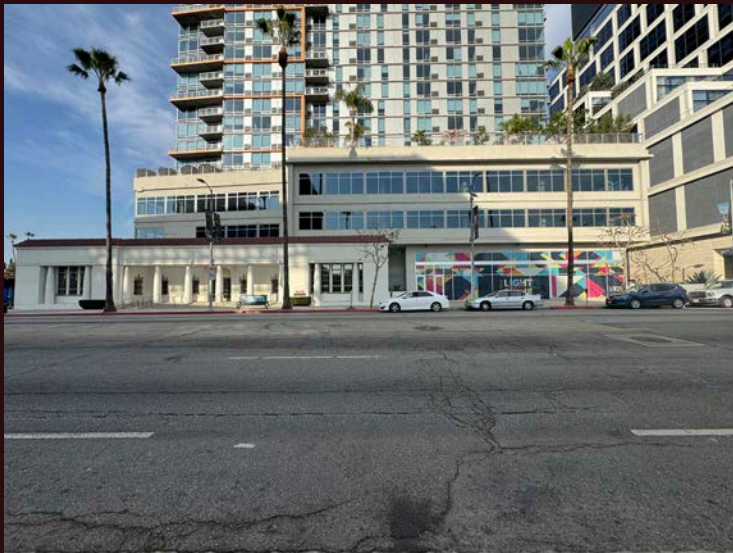


**ORIGINAL BUILDING**

**NEW RETAIL**



# ADDITIONAL EXTERIOR PHOTOS





# INTERIOR PHOTOS ORIGINAL BUILDING





# INTERIOR PHOTOS NEW RETAIL





# HISTORY

Over the course of nearly ninety years, 5939 Sunset Boulevard has undergone several transformations. Originally constructed in 1923 as a high-end automobile showroom for the Peerless, it became a public events venue known as the Hollywood Auditorium in the early 1930s. By the end of 1934, it had been revamped into studios and offices for the pioneering West Coast radio station KNX by Earl Heitschmidt. After KNX's departure in 1938, legendary theatrical impresario Max Reinhardt took over the space and turned it into his Max Reinhardt Studio Workshop. In 1944, it returned to use as a radio station when KMPC relocated there until 1968 when it was moved to 5858 Sunset Boulevard. After a fire nearly destroyed it in 1970, the building was transformed into a restaurant, the Old Spaghetti Factory, which operated for the next 25 years.







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