





CBRE

4900 HOLLYWOOD BLVD
LOS FELIZ, CA

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Modern Animal

CALIF CHICKEN CAFE

**NATIONAL
PILATES STUDIO**
LEASE PENDING

SWTHZ
COMING SOON

AVAILABLE

AVAILABLE

AVAILABLE

AVAILABLE

ONLY A FEW SPACES REMAINING
FOR LEASE

In the heart of one of LA's most unique neighborhood aesthetics that combines local art, flavors, and retail into one deeply engaged scene

HOLLYWOOD

GRIFFITH OBSERVATORY
FOUNDATION

Influenced by the charismatic culture around us, The Louise, Los Feliz curates a hidden-gem-in-plain-sight atmosphere within a community that's rich with both nature and culture.

HOLLYWOOD BLVD ±30,000 VPD

N KENMORE AVE

THE LOCATION:

Los Feliz is one of the most trendy and hip submarkets in Los Angeles. The property is within walking distance to numerous restaurants and bars, and is contiguous to Barnsdall Art Park, which is home to a Frank Lloyd Wright house with spectacular views of Griffith Observatory and the Hollywood sign. The site is one block away from a large medical center hub with 15,000 jobs, a short drive from Netflix's Southern California headquarters, an 800-yard walk to the Sunset/Vermont metro station and a 15-minute commute to downtown.



HOLLYWOOD BLVD



KENMORE AVE

EDGEMONT ST



THESE SPACES OFFER TENANTS:



Restaurant Ready with In-Place Hood Shafts



Private Patio with Expansive Views of the Hollywood Sign



"Incredible 15'9" Floor-to-Ceiling Windows



Tenant Improvement Allowance Negotiable

Walkers Paradise! Walk Score of 94

Walking distance to Kaiser Permanente, Children's Hospital Los Angeles, Hollywood Presbyterian Medical Center and the Vermont/Sunset Metro B Line station

Over 15,000 Employees Within Walking Distance From Nearby Hospitals



CHILDREN'S HOSPITAL LOS ANGELES

HOLLYWOOD PRESBYTERIAN MEDICAL CENTER

KAISER PERMANENTE

THE LOUISE IS A BEAUTIFUL TWO-BUILDING PROJECT COMPRISING OF GROUND FLOOR RETAIL + 246 FULLY OCCUPIED LUXURY RESIDENTIAL UNITS

THE LOUISE LOS FELIZ

THE LOUISE LOS FELIZ

HomeStreet Bank

CALIF-CHICKEN CAFE

Modern Animal

SWTHZ COMING SOON

SUITE F AVAILABLE

SUITE E LEASE PENDING

SUITE C AVAILABLE

SUITE B AVAILABLE

SUITE A AVAILABLE

NORTH EDMONT STREET

NORTH KENMORE AVE

HOLLYWOOD BLVD

Join the thriving tenant community



CALIF CHICKEN CAFE: NOW OPEN

California Chicken Cafe is a local counter-serve chain specializing in rotisserie chicken, wraps, and salads. They offer a variety of sides and drinks. With classics like the California Chicken Salad and the Chinese Chicken Salad, along with options like the Out West Salad, they cater to different preferences. Known for their reasonable prices, they have received positive reviews with an average Google rating of 4.4 stars.

Modern Animal: NOW OPEN

Modern Animal is a vet clinic that is changing pet healthcare. They offer a membership model with unlimited 24/7 virtual care, fast appointments, and free medication shipping. Their clinics are modern and pet-friendly. They are expanding with new clinics in California and nationwide.



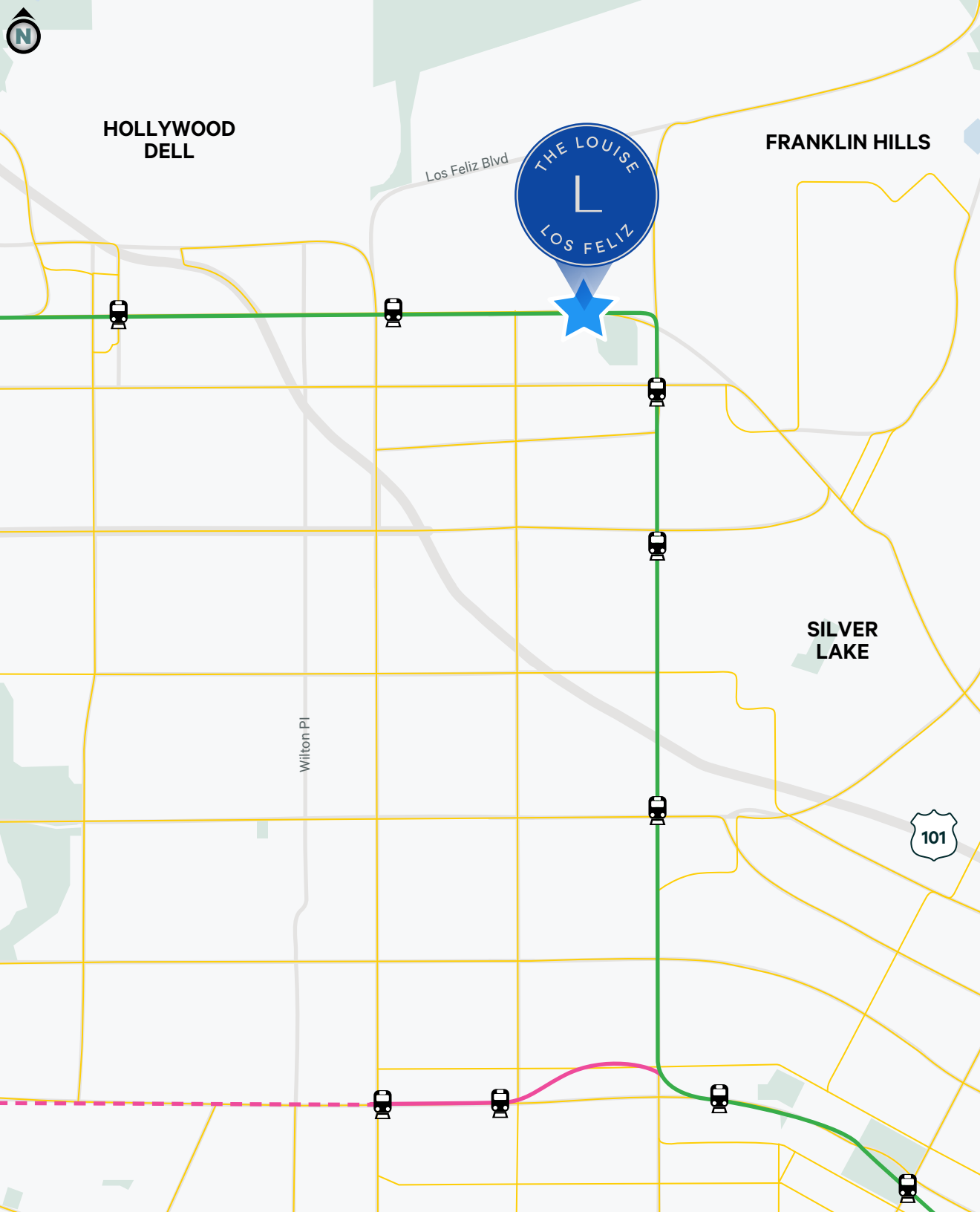
[HomeStreet]Bank: NOW OPEN

HomeStreet Bank is a community bank with over 100 years of experience. They offer a variety of financial products and services for individuals, families, and small to medium-sized businesses. They are known for their strong customer service and financial strength, receiving a four-star rating from BauerFinancial. If you want a community-focused bank with a range of financial products, consider HomeStreet Bank.

SWTHZ: COMING SOON

SweatHouz provides high-end wellness experiences with their luxurious saunas, invigorating cold plunges, and refreshing vitamin C showers. Located in a vibrant community, SweatHouz draws a consistent flow of health-conscious individuals, fostering a dynamic and supportive atmosphere.





2024 DEMOGRAPHICS:

	.5 MILE	1 MILE	2 MILE
Population	17,571	59,575	176,093
Daytime Population	28,659	63,998	170,686
Avg. Dining Out Expenditure Per Person	\$3,344.21	\$3,669.51	\$4,044.82
Avg. Household Income	\$92,485	\$101,857	\$112,960



Source: ESRI



Figaro Bistrot

The Dresden Restaurant & Lounge

Sidewalk Grill

Starbucks

Face Facial Bar
We Are Little Giants
Starday Vintage
Vintage on Hollywood
Works of Art Hair Salon

The Elinor Apartments

Children's Hospital Los Angeles

DrMobi Care @ Vermont Sunset Metro Station

Milani Hooman

Starfish Sushi

Bank of America

Rite Aid

JONS International Marketplace

Barnsdall Art Park

Kaiser Permanente

Los Feliz Elementary School

Loupiotte Kitchen
Mirate Black Rose LA

Captainevada Productions

Villa Edgemont Apartments

Heart of Hollywood Foundation



Art Prints Gallery

Edgemont Apartments

AHF Public Health Division

Food For Health Marketplace

AHF Fitness

Loading Dock

Parking

Le Gout - Bakery and Cafe

Opus Oils

Made - Well

Hollywood Barber Shop

N KENMORE AVE

HOLLYWOOD BLVD



Hollywood Walk of Fame

Angry Chickz

Papillion International Bakery

Arbat Grocery & Deli

DMV Office

Hollywood Barber Shop
Le Gout - Bakery and Cafe

Opus Oils

AHF Fitness

Food for Health Marketplace

AHF Pharmacy Hollywood Flagship

Carousel Restaurant Hollywood

Hollywood Coffee House



HOLLYWOOD BLVD



THE LOUISE





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VIDEO TOUR

RESTAURANT AND RETAIL SPACES
AVAILABLE NOW



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