



# PRIME HOLLYWOOD RETAIL SITE FOR SALE

6662-6668 HOLLYWOOD BOULEVARD, LOS ANGELES, CA 90028



**GREG OFFSAY**

(818) 697-9387 | greg@illicre.com  
DRE# 01837719

**CALEB MORRISON**

(818) 697-9364 | caleb@illicre.com  
DRE# 02137816

**TODD NATHANSON**

(818) 514-2204 | todd@illicre.com  
DRE# 00923779



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# EXECUTIVE SUMMARY

6662-6668 Hollywood Boulevard is a two-unit retail property located on the historic Hollywood Walk of Fame. The ± 9,260 square foot building is currently partially occupied by the Seller's business, The Supply Sergeant, and partially vacant, allowing Buyer's flexibility in continued use of the property subsequent to sale.

Situated on an approximately ± 9,325 square foot lot, plus the adjacent ± 1,771 square foot Seller owned alley, 6662-6668 Hollywood Boulevard offers a wide variety of opportunities for investors, owner-users, or developers seeking a prime location in the heart of Hollywood.

## PROPERTY DETAILS

Address:	6662-6668 Hollywood Blvd., Los Angeles, CA 90028
APN:	5547-014-012, 5547-014-016
Rentable Building Area:	± 9,260 SF
Site Area:	± 11,036 SF   ± 0.2141 AC
Year Built / Renovated:	1929/1942
Zoning:	LAC4
Use:	Commercial - Retail
Price:	\$5,150,000 (\$556/sf)
Total Units:	2
Parking:	Street Parking
Occupancy:	Occupied but deliverable vacant (do not disturb occupants)





# LOCATION OVERVIEW

## Hollywood Boulevard

Hollywood Boulevard is an iconic Los Angeles destination. This culturally diverse area features museums, restaurants, shopping, theaters and entertainment destinations that bring millions of tourists to the area each year. The attractions span the boulevard, starting with the iconic celebrity footprints at the TCL Chinese Theatre, extending for miles as passersby browse the stars along the Hollywood Walk of Fame.

Notable attractions along the Hollywood Walk of Fame:

- Hollywood & Highland
- El Capitan Theater
- Madame Tussauds Museum
- Wax Museum
- Chinese Theatre
- Dolby Theatre
- Hollywood Walk of Fame
- Hollywood Museum



\*REPRESENTATIVE PHOTO



# PROPERTY HIGHLIGHTS

- High ceilings
- Rooftop signage\*
- Over 70 feet of frontage on Hollywood Blvd
- Owner-User Opportunity
- Prime Hollywood Walk of Fame location
- Across from historic Musso & Frank Grill
- Nearby attractions include the El Capitan Theatre, TCL Chinese Theatre, Dolby Theatre, The Hollywood Museum, Ripley's Believes It or Not!, Guinness World Records Museum, The Hollywood Wax Museum, and much more



\*Existing rooftop sign to be donated by Seller after closing its business. Buyer to verify ability to replace rooftop signage.



# PROPERTY PHOTOS





# DEMOGRAPHIC SUMMARY

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	60,425	340,929	945,099
Number of Households	33,443	161,452	399,530
Average Household Size	1.70	2.00	2.30
Average Household Income	\$85,979	\$99,394	\$96,191
Daytime Population	50,489	282,376	776,453
Total Employees	32,266	182,634	488,961

2022 TRAFFIC COUNTS	HOLLYWOOD BLVD	LAS PALMAS AVE	AT INTERSECTION
VEHICLES PER DAY	± 32,438	± 6,548	± 38,986

According to the NOP Plog Research, there are an estimated 10 million visitors per year on the Hollywood Walk of Fame.

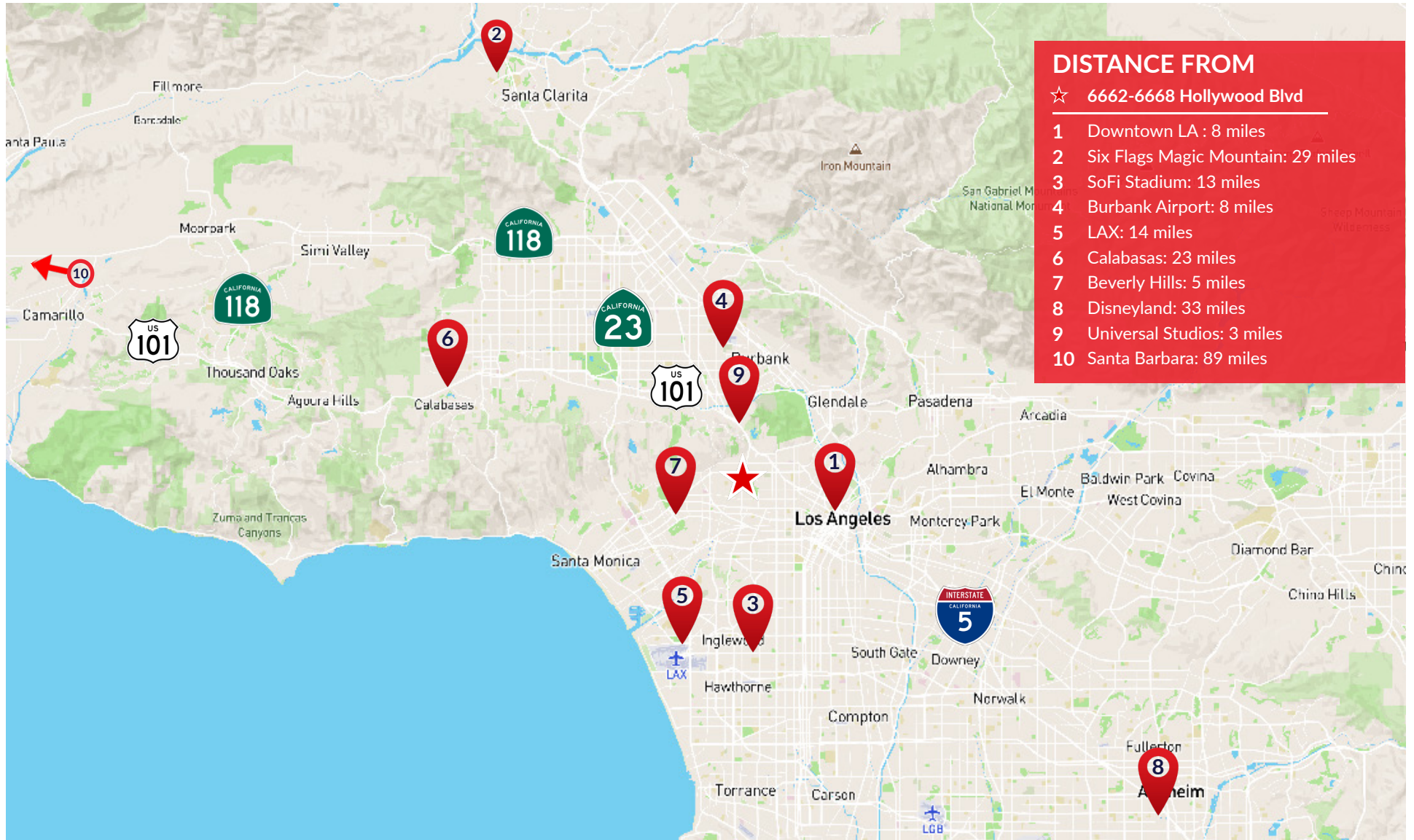


# AERIAL VIEW





# PROXIMITY MAP





# CONTACT US



**GREG OFFSAY**  
*EXECUTIVE VICE PRESIDENT*

**(818) 697-9387**

**greg@illicre.com**

DRE# 01837719



**CALEB MORRISON**  
*ASSOCIATE*

**(818) 697-9364**

**caleb@illicre.com**

DRE# 02137816



**TODD NATHANSON**  
*PRESIDENT*

**(818) 514-2204**

**todd@illicre.com**

DRE# 00923779

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