

THE VINE



FOR LEASE
HOLLYWOOD'S NEWEST SHOPPING DESTINATION

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THE VISION

Welcome to The VINE, an urban, multi-level retail destination in the heart of Hollywood that is so much more than just a physical space. Here, we embrace the local culture, champion nearby businesses, and host community events that add to the area's vibrancy and character. By fostering a sense of belonging among residents, visitors, and tenants, The VINE becomes a hub of connection—always responsive to the evolving needs and aspirations of the neighborhood. Step inside and experience a place where everyone feels welcome, inspired, and in tune with the pulse of Hollywood.

ARCHITECTURAL

We successfully utilized inventive techniques to transform the architecture through color, texture, fonti, and layering. By stripping away what was not essential, we uncovered opportunities to create a distinctive environment that reflects the area's creative culture while offering space for tenant expression.



HONEST AND LAYERED



UNIQUE
TENNANT
STORE
FRONTS



QUALITY MATERIALS



THE NEWEST SHOPPING DESTINATION IN HOLLYWOOD.

At the corner of Fountain and Vine, The Vine is ± 32,000 SF of Retail/Restaurant opportunities. Hollywood is the destination for all things food, retail, office, creativity, production, and more. The Vine is situated within walking distance to hotels, booming restaurants, an abundant and affluent residential community, and millions of office space including Netflix and more.



GROUND FLOOR:

±16,226 SF

2ND FLOOR:

±15,578 SF

HIGHLIGHTS

- Directly next door to the future PUMA offices, Go Get em Tiger, The Academy of Motion Pictures and Arts, and much more!
- ±100 on-site secure parking spaces
- One of a kind Pylon Signage
- Existing 2nd Generation Restaurant and Retail Spaces
- Excellent Co-Tenancy and nearby an Abundant Residential Community.



EATERIES

Providence
Musso & Frank
Katsuya
Hard Rock Café
Mama Restaurant
L'Antica Pizzeria
Gwen
Miceli's
Petit Trois
Osteria Mozza
El Compadre
The Griddle
Johnny Rockets
Horses
Mel's Drive-In
Ghiradelli Chocolates

Saint Felix
Te'Kila
Rao's
K'ateen
Running Goose
Angelini
Jemma
Clark Street Diner
Lemon Grove
Sincerely Syria
Uka
Shirley Brasserie
Mother Wolf
Luv2eat
Jones
Mr. T

LODGING

The W
The Godfrey
Dream Hotel
Mama Shelter
Loews Hollywood
Thompson Hotel
La Mirage Inn
Hollywood Hotel
Cara Hotel
The Prospect Hotel

SHOPPING

Amazon
Courtside
Dodgers Clubhouse
Footlocker
Forever 21
GNC
Hot Topic
Lids
QUAY
MAC
Pandora
Sephora
Shoe Palace
Victoria's Secret
DripLA
Shiekh
PUMA

ENTERTAINMENT

Madame Tussauds
TLC Chinese Theatre
El Capitan
Universal Studios
Pantages Theatre
Hollywood Walk of Fame
Hollywood Sign
The Hollywood Museum
Dolby Theatre
Museum of Illusions
Hollywood Wax Museum
Capitol Records Building
Egyptian Theatre
Sound Nightclub
Bar Lis
Avalon Hollywood
Academy LA
Houston Hospitality

EMPLOYERS

Netflix
Disney
Amazon
NBC Universal
Starbucks
Accdenture
Warner Bros.
Allied Universal
Deloitte
Live Nation
Kaiser
Broadcast Music
Ticketmaster
UTA

FITNESS

Equinox
Heimat
24 Hour Fitness
Gold's Gym
HVY Industry
Lift Society
Sweat 60
We:Lab
LA Fitness
EVERYBODY
The Easton Gym
Barry's Hollywood
The Training Loft

NEARBY AMENITIES

EATERIES

- 1 Subway
- 2 Hard Rock Cafe
- 3 Capital One Cafe
- 4 Power House
- 5 Starbucks
- 6 Compelling
- 7 L'Scorpion
- 8 Musso & Frank The Grill
- 9 Cabo Cantina
- 10 Ester
- 11 No Vacancy
- 12 Rise N Grind
- 13 Intelligentis
- 14 Sharky's
- 15 Joseph's Cafe
- 16 Panda Express
- 17 Madera
- 18 Solar de Cahuenga
- 19 Lost Property Bar
- 20 Pressed Juicery
- 21 Shake Shack
- 22 Thai Pepper
- 23 Kettle Glazed
- 24 Ay Do No
- 25 Original Tommy's
- 26 Viktor Berns Bakery
- 27 Mel's Drive-In
- 28 The Coffee Bean & Tea Leaf
- 29 The Spare Room
- 30 Zermenos
- 31 The Bronson Bar
- 32 Palms Thai Restaurant
- 33 XLB Dimsum
- 34 The Original Hoy-Ka
- 35 Delaney
- 36 Mission Cantina
- 37 Roscoe's
- 38 Commissary
- 39 Sugarfish
- 40 El Flamín Taco
- 41 Boney
- 42 Tendergreens
- 43 800 Degree Pizzeria
- 44 Bibibop Asian Grill
- 45 The Pie Hole
- 46 Stella Barra Pizzeria
- 47 Trejo's Cantina
- 48 Stout Burgers & Beers
- 49 Kitchen 24
- 50 Running Goose
- 51 Luchini Pizzeria & Bar
- 52 Beauty & Essex
- 53 TAO
- 54 Joe's Pizza
- 55 Warwick
- 56 Taeyra Organica
- 57 Gwen
- 58 Delicious Pizza
- 59 Cre8 Crepes
- 60 Pig'n Whistle
- 61 Greco's Pizzeria
- 62 Quench Juice Bar
- 63 Inev-Out Burger
- 64 IHOP
- 65 Tropicana Pool Cafe
- 66 Tacos Gavilan
- 67 Fat Sa's
- 68 Shakey's
- 69 Salt's Cure
- 70 Kreation Organic
- 71 Trejo's Coffee & Donuts
- 72 Tartine
- 73 Delicious
- 74 Rao's
- 75 Eat This
- 76 Cocobella Creamery
- 77 Sassafras
- 78 Cactus Mexican Cuisine
- 79 Los Balcones
- 80 Jesse Boy
- 81 Black

SHOPPING

- 1 Target
- 2 Zara
- 3 Larry Edmunds Bookshop
- 4 CVS
- 5 Yucca Supermarket
- 6 The UPS Store
- 7 Funko Store
- 8 Gilson's
- 9 The Oaks
- 10 The Canyon
- 11 Topst
- 12 Ametron
- 13 Trader Joe's
- 14 Bed Bath & Beyond
- 15 Urban Outfitters
- 16 Staples
- 17 KSL
- 18 Ralphs
- 19 Office Depot
- 20 Honda
- 21 Walgreens
- 22 Rite Aid

ENTERTAINMENT

- 1 Madame Tussauds
- 2 TCL Chinese Theatre
- 3 El Capitan Theatre
- 4 Hollywood Wax Museum
- 5 Museum of Selfies
- 6 Museum of Illusions
- 7 Hollywood Museum
- 8 Ripley's Believe it or Not
- 9 Guinness World Records
- 10 American Cinematheque
- 11 Sound
- 12 Boarder's by La Belle
- 13 Avalon
- 14 Pantages
- 15 The Montalban
- 16 Hollywood Palladium
- 17 The Fonda Theatre
- 18 Museum of Death
- 19 Upright Citizens Brigade
- 20 Hollywood Bowl

EMPLOYERS

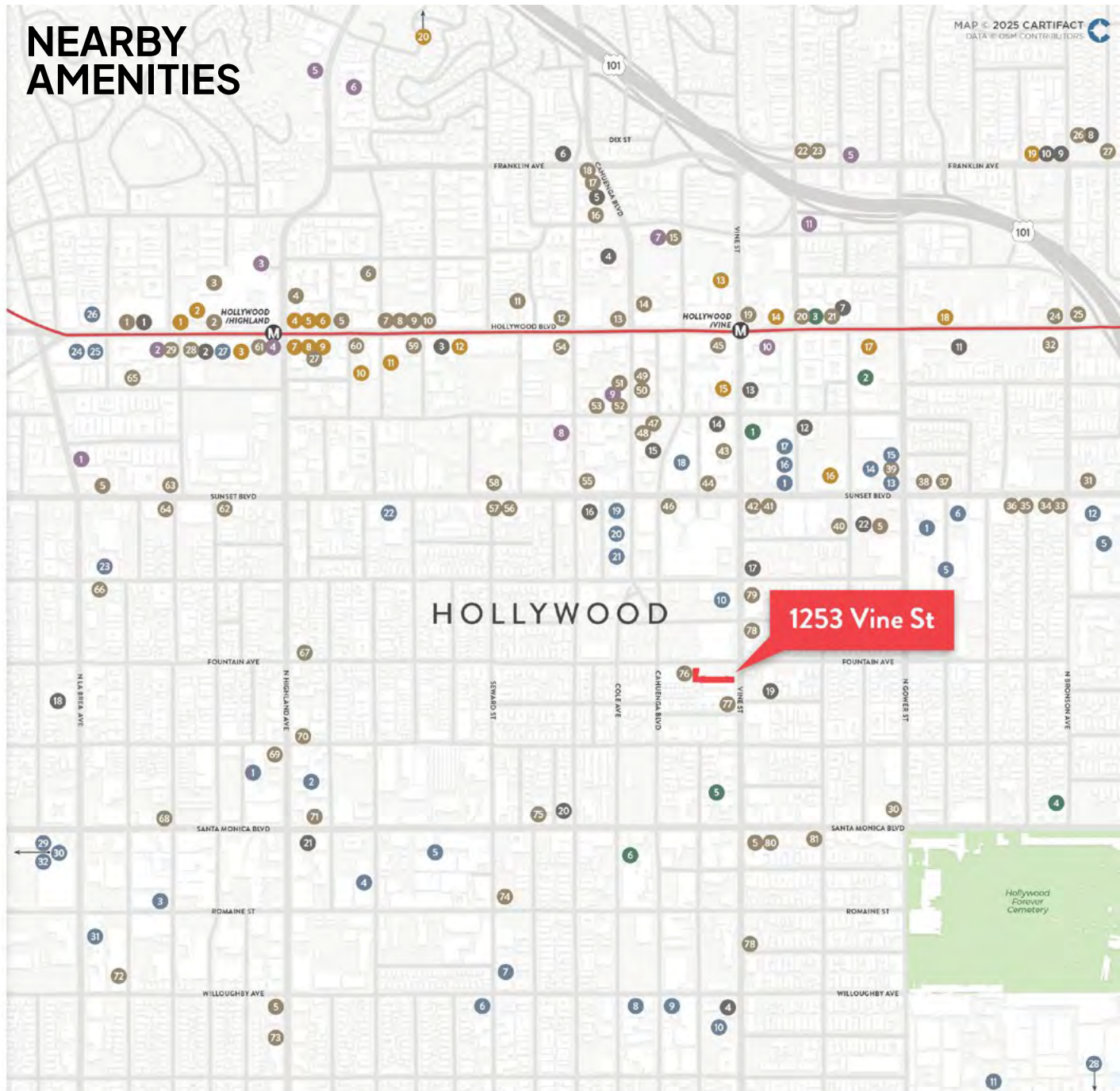
- 1 BuzzFeed
- 2 Siren Studios
- 3 CommonGrounds
- 4 Sim
- 5 Sunset
- 6 Technicolor
- 7 Deluxe
- 8 Milk
- 9 Red Studios
- 10 Netflix
- 11 Paramount Pictures
- 12 KTLA 5
- 13 Fender
- 14 NeueHouse
- 15 ViacomCBS
- 16 OpenTable
- 17 Aids Healthcare Foundation
- 18 Los Angeles Film School
- 19 CNN
- 20 BLT Communications
- 21 IO Film
- 22 LARS
- 23 Jim Henson Company
- 24 Ticketmaster
- 25 Live Nation
- 26 ABLÉ
- 27 Disney ABC Television Group
- 28 Raleigh Studios
- 29 Own
- 30 Showtime
- 31 SiriusXM
- 32 Funny or Die

LODGING

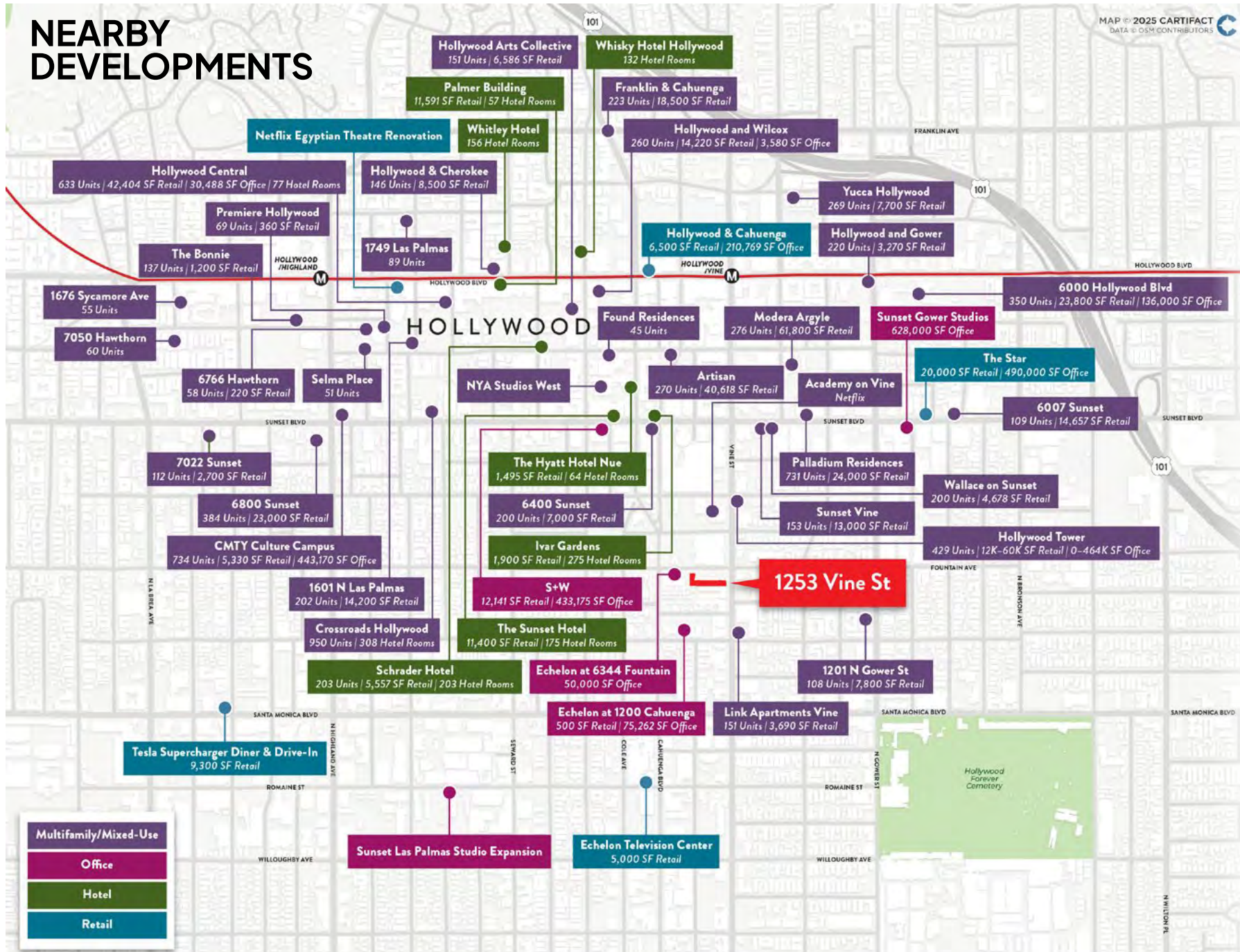
- 1 Quality Inn
- 2 The Hollywood Roosevelt
- 3 Loews Hotel
- 4 Walk of Fame Hotel
- 5 Best Western
- 6 BLVD Hotel
- 7 The Hotel Hollywood
- 8 Mama Shelter
- 9 Dream Hotel
- 10 W Hollywood
- 11 The Everly

FITNESS

- 1 Equinox
- 2 LA Fitness
- 3 Barry's Bootcamp
- 4 Hollywood Boulders
- 5 Wild Card Boxing Club
- 6 Gold's Gym

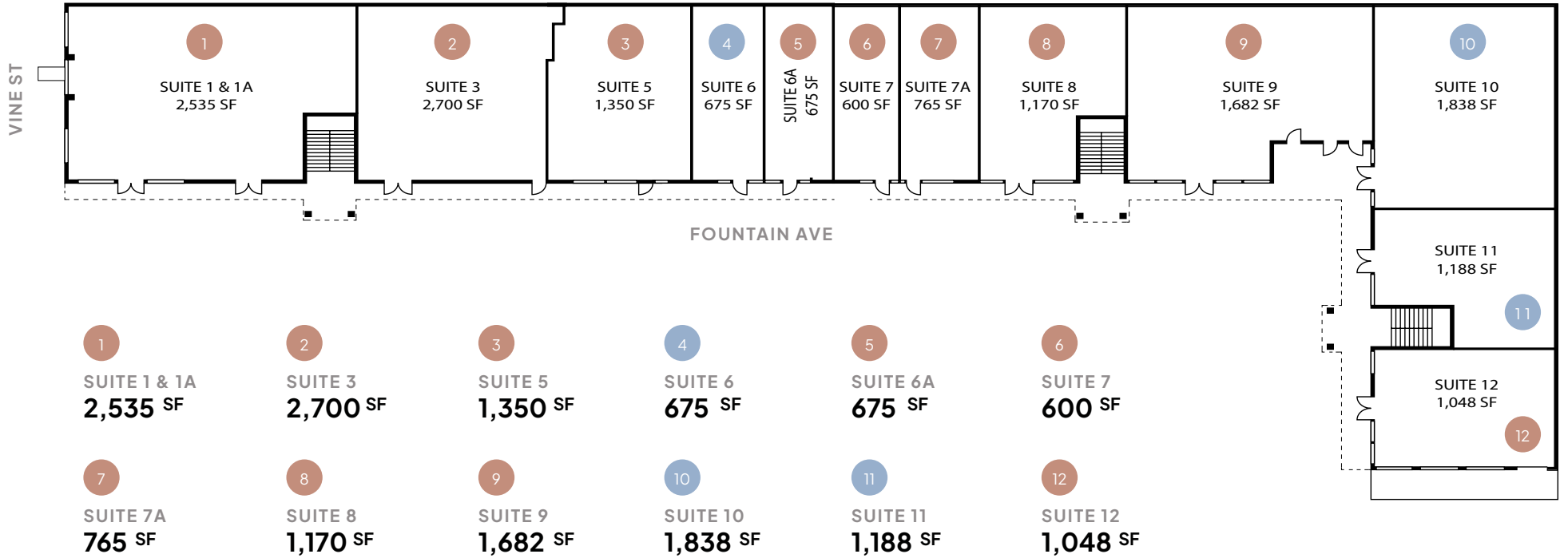


NEARBY DEVELOPMENTS



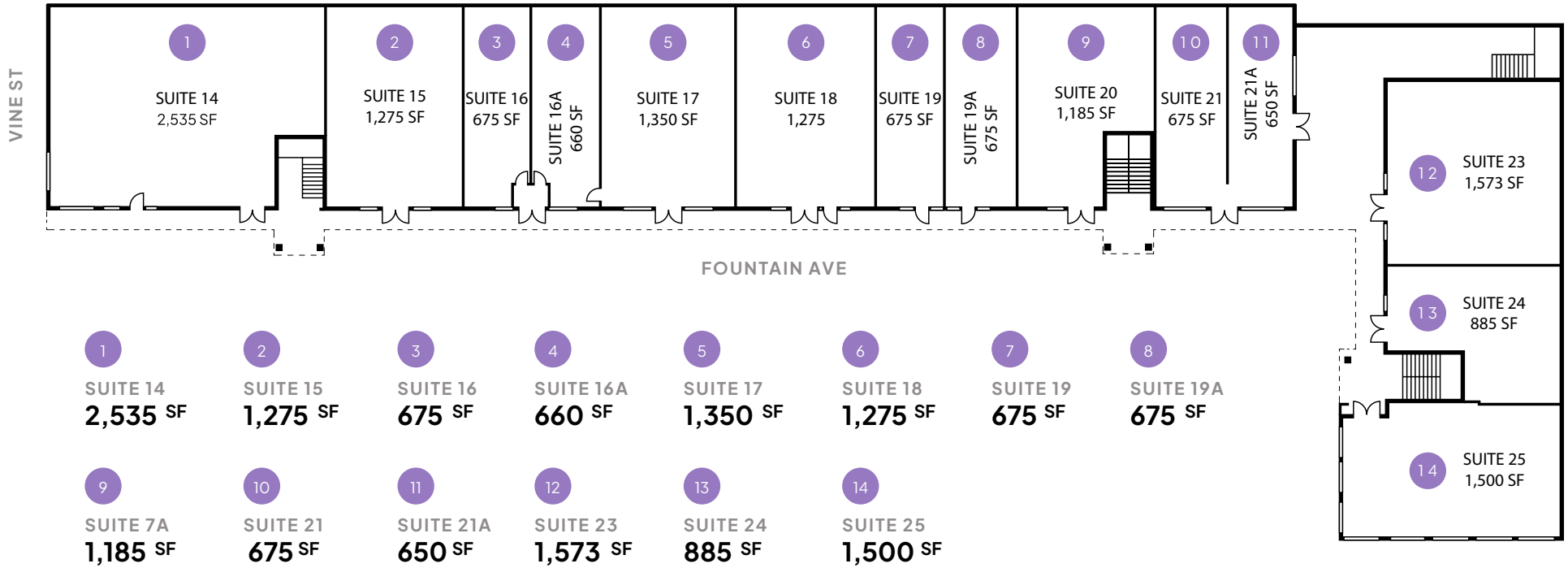
GROUND FLOOR

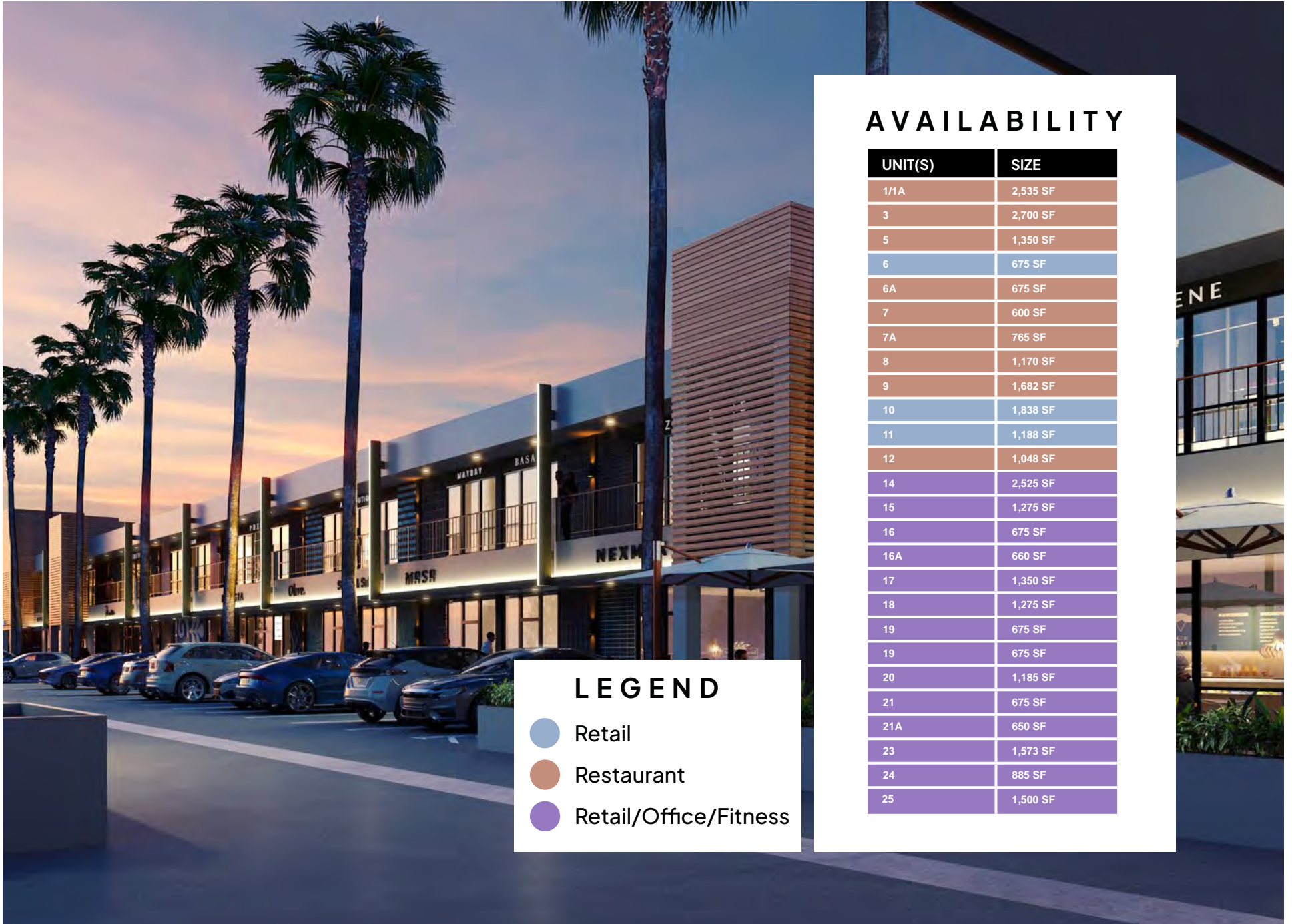
● Retail ● Restaurant



SECOND FLOOR

● Retail/Office/Fitness





LEGEND

- Retail
- Restaurant
- Retail/Office/Fitness

AVAILABILITY

UNIT(S)	SIZE
1/1A	2,535 SF
3	2,700 SF
5	1,350 SF
6	675 SF
6A	675 SF
7	600 SF
7A	765 SF
8	1,170 SF
9	1,682 SF
10	1,838 SF
11	1,188 SF
12	1,048 SF
14	2,525 SF
15	1,275 SF
16	675 SF
16A	660 SF
17	1,350 SF
18	1,275 SF
19	675 SF
19	675 SF
20	1,185 SF
21	675 SF
21A	650 SF
23	1,573 SF
24	885 SF
25	1,500 SF





1253 VINE ST

VINE ST
FOUNTAIN AVE

DEMOGRAPHICS

POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	58,053	397,803	944,702
2029 Population - Five Year Projection	59,481	403,303	954,975
2024-2029 Annual Population Growth Rate	0.49%	0.28%	0.22%

HOUSEHOLDS

2024 Households - Current Year Estimate	31,624	200,167	428,484
2029 Households - Five Year Projection	33,541	209,352	447,214
2024-2029 Annual Household Growth Rate	1.18%	0.90%	0.86%
2024 Average Household Size	1.75	1.94	2.16

HOUSING INCOME

2024 Average Household Income	\$94,902	\$117,875	\$118,474
2029 Average Household Income	\$109,855	\$136,307	\$137,344
2024 Median Household Income	\$62,365	\$75,144	\$75,533
2029 Median Household Income	\$73,544	\$87,265	\$88,135
2024 Per Capita Income	\$51,600	\$59,418	\$53,839
2029 Per Capita Income	\$61,784	\$70,858	\$64,394

EDUCATION

2024 Population 25 and Over	46,766	321,500	731,772
HS and Associates Degrees	9,435	61,336	150,306
Bachelor's Degree or Higher	24,447	176,255	355,693

HOUSING UNITS

2024 Housing Units	36,457	220,411	470,850
2024 Vacant Housing Units	4,843	20,244	42,366
2024 Occupied Housing Units	31,624	200,167	428,484
2024 Owner Occupied Housing Units	2,606	32,627	87,102
2024 Renter Occupied Housing Units	29,018	167,540	341,382

PLACE OF WORK

2024 Businesses	4,815	28,938	70,052
2024 Employees	47,578	208,588	534,60





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