



CREATIVE RETAIL & OFFICE SPACES FOR LEASE

6607 - 6613A W SUNSET BLVD, LOS ANGELES, CA 90028



COMMERCIAL
ASSET GROUP

PROJECT OVERVIEW



RETAIL

6613A: ±3,101 SF

RENT: \$2.50 PSF, MG

TIMING: AVAILABLE IMMEDIATELY

OFFICE

6607 (2ND FLOOR): ±2,920 SF

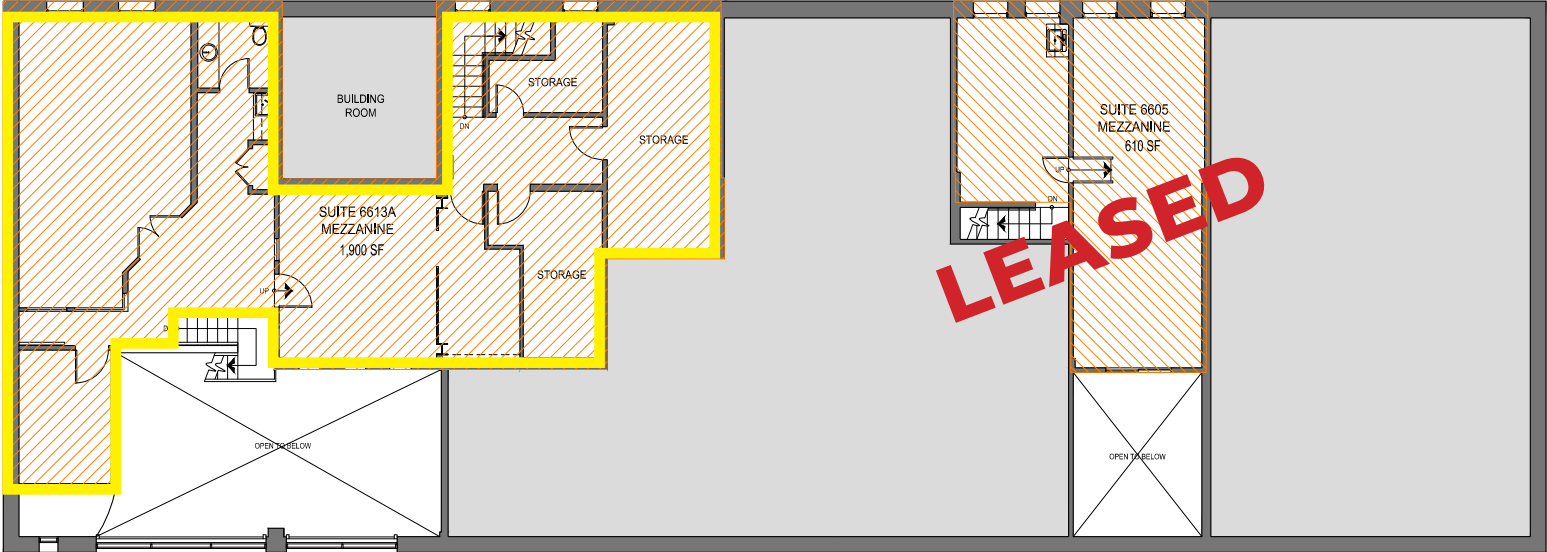
RENT: \$3.25 PSF, MG

TIMING: AVAILABLE IMMEDIATELY

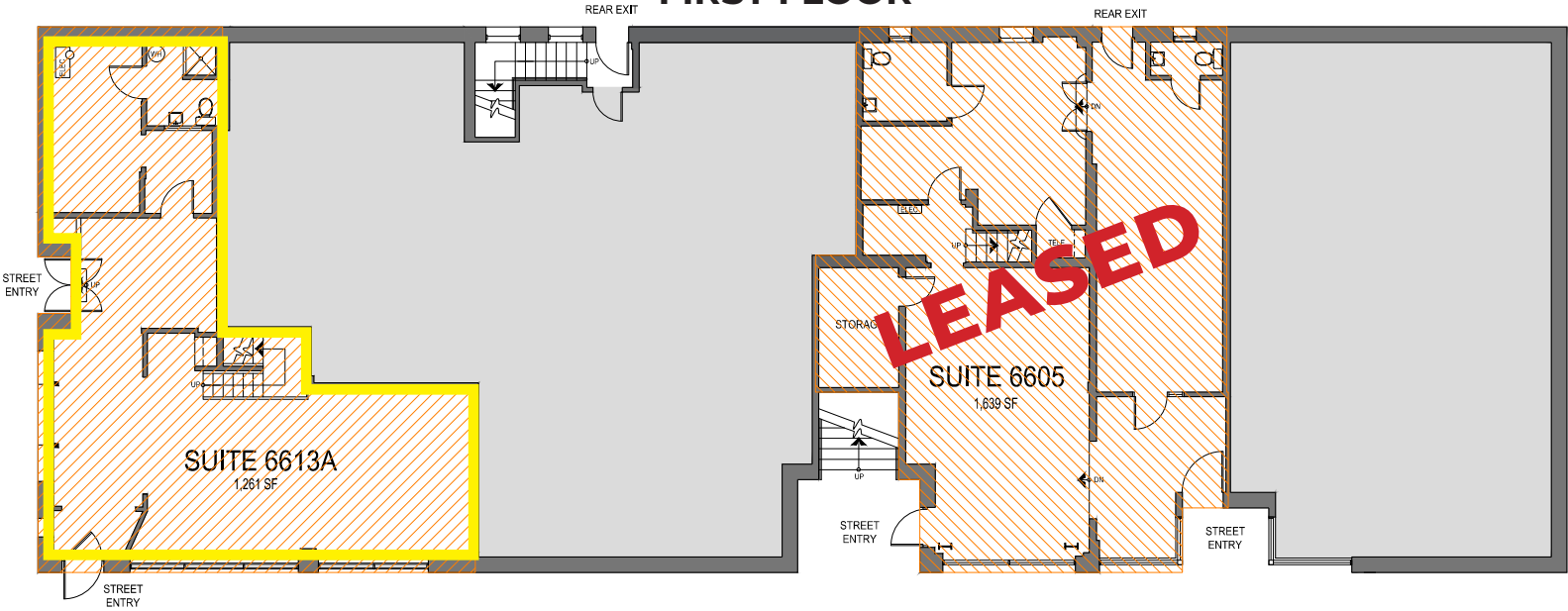
ON-SITE PARKING: DEDICATED PARKING LOT LOCATED BEHIND PREMISES

RETAIL FLOOR PLANS

MEZZANINE

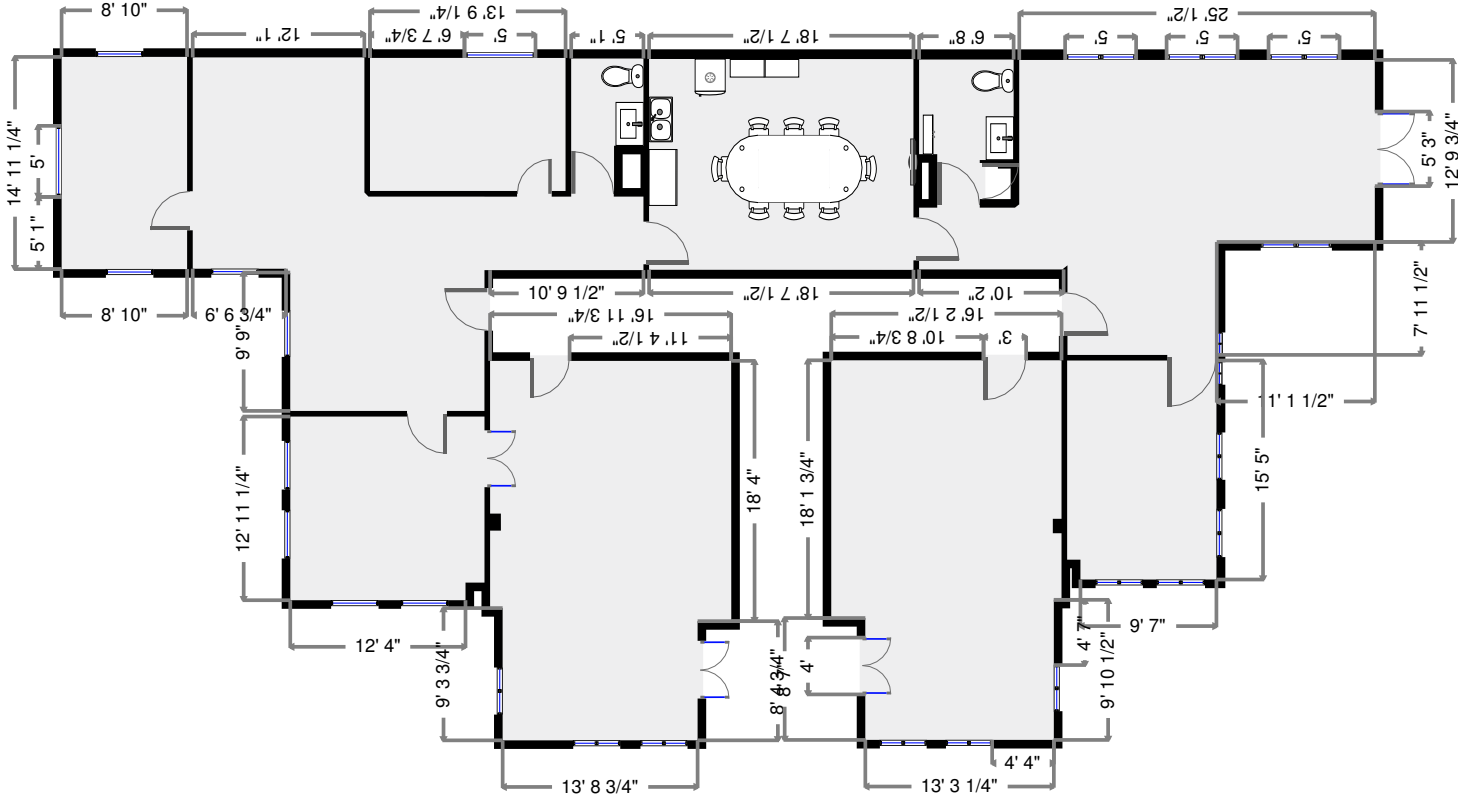


FIRST FLOOR



W SUNSET BLVD

OFFICE FLOOR PLAN



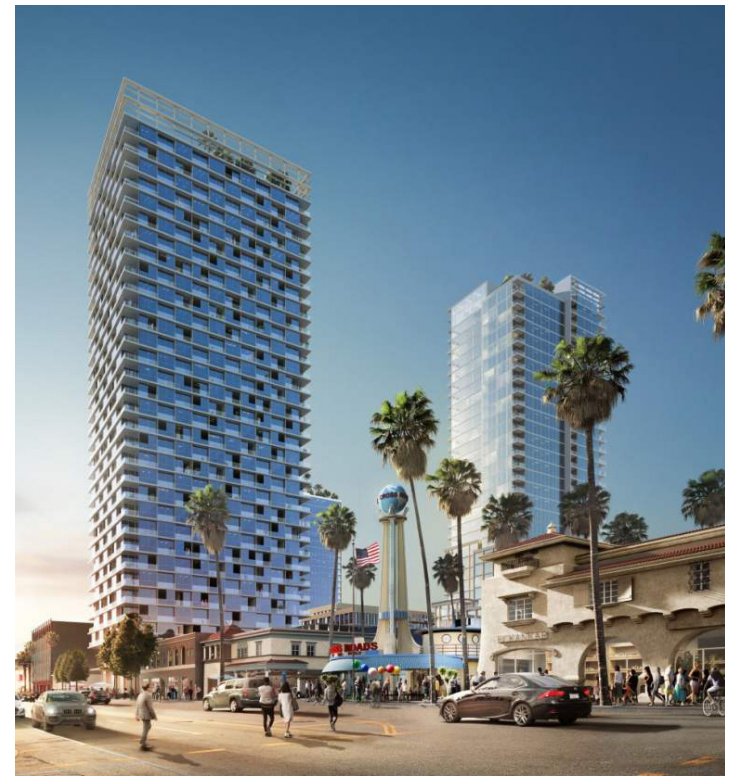
W SUNSET BLVD

8 OFFICES • 14 ROOMS • 1 CONFERENCE ROOM • 1 PATIO • SECURE ENTRANCES

HOLLYWOOD

2021 DEMOGRAPHICS	1-MILE	2-MILE	3-MILE
POPULATION	68,496	182,977	376,771
MEDIAN HOME VALUE	\$946,831	\$1,040,514	\$1,036,618
AVERAGE INCOME	\$83,304	\$97,809	\$93,085



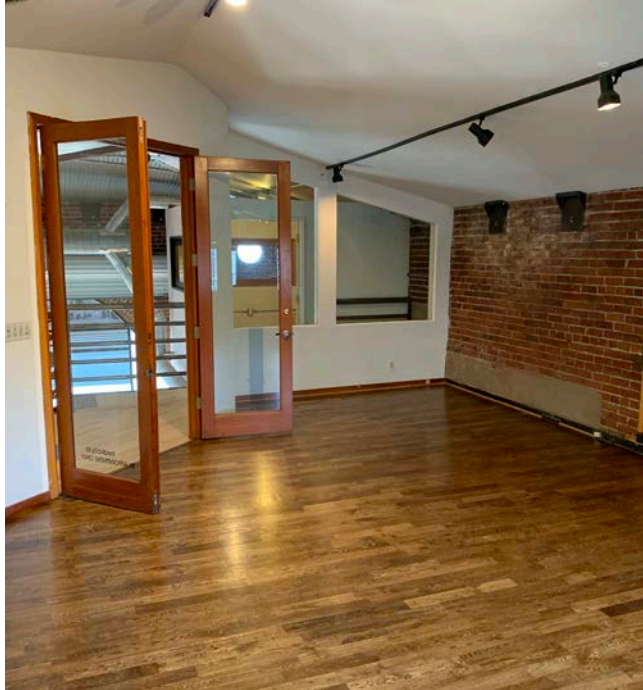


The subject property is located down the street from the new Crossroads Hollywood Project. This project will feature 190,000 SF of Commercial Space, a 300 Room Hotel, and nearly 1,000 apartment units.

This \$1 Billion Dollar project will also feature studio space and production stages, bringing further traffic and commerce to this section of Sunset Blvd.

[CLICK FOR ADDITIONAL INFO](#)

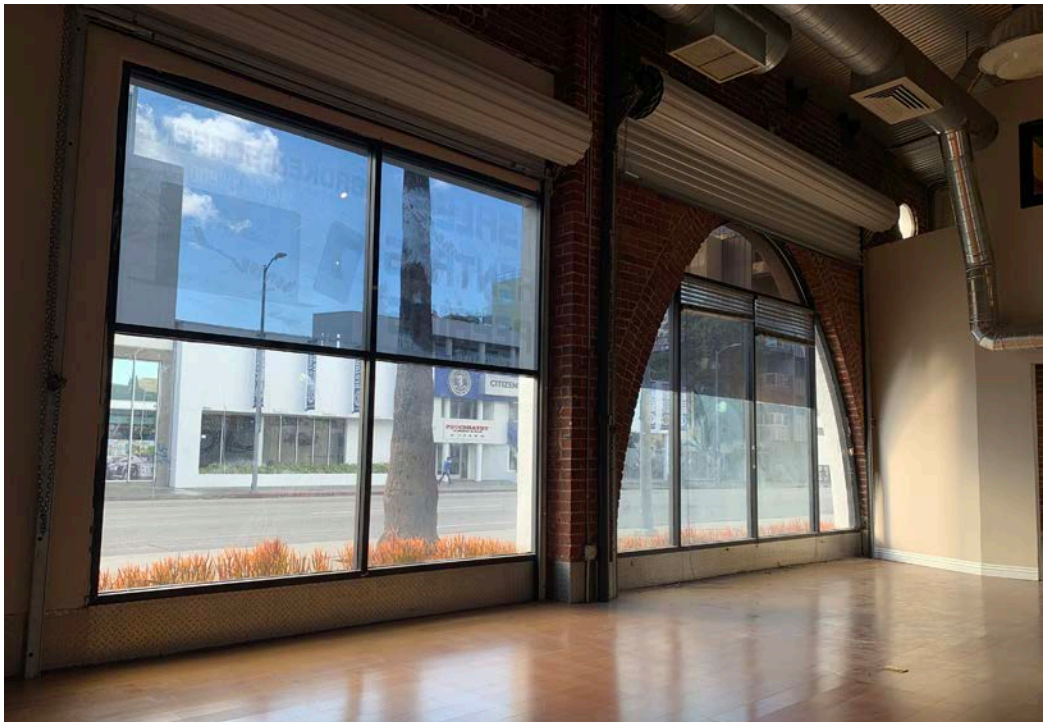
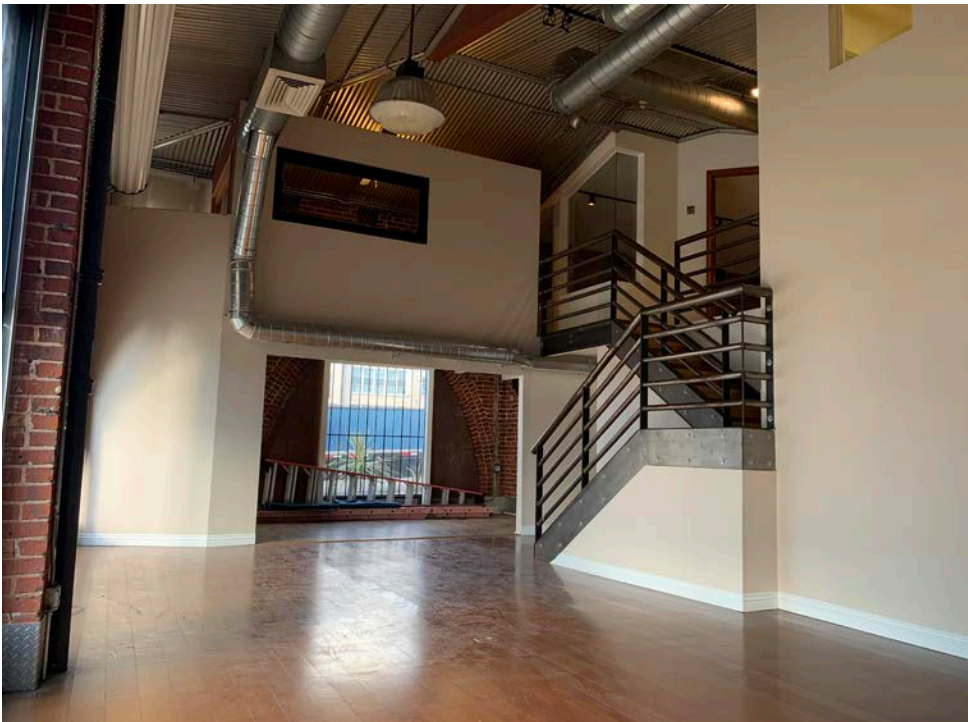
6613A (RETAIL/OFFICE)



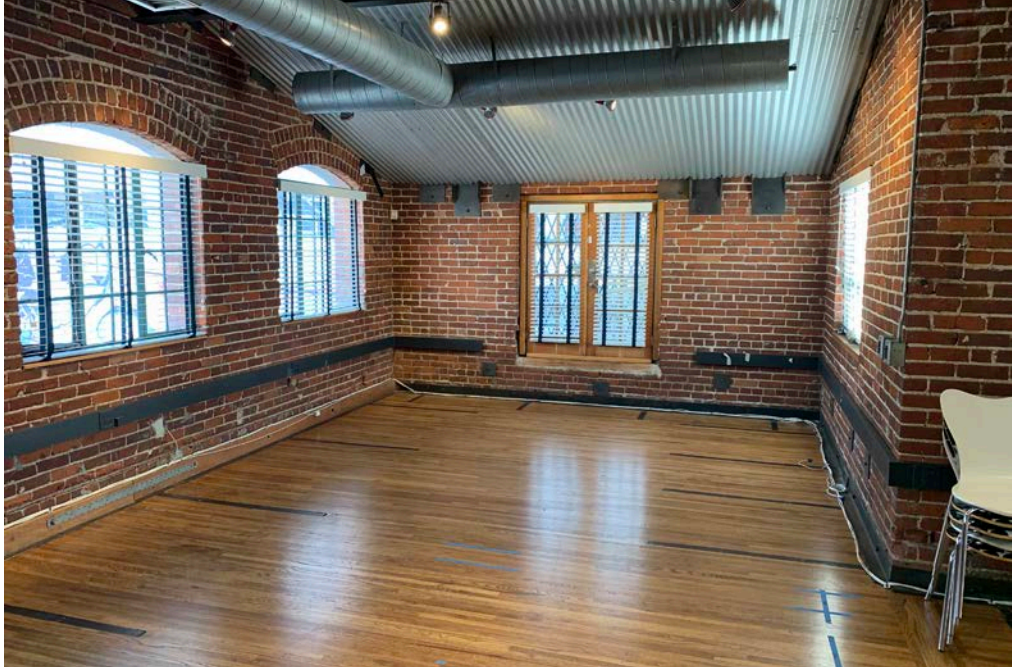
CLICK HERE FOR
PROPERTY VIDEO



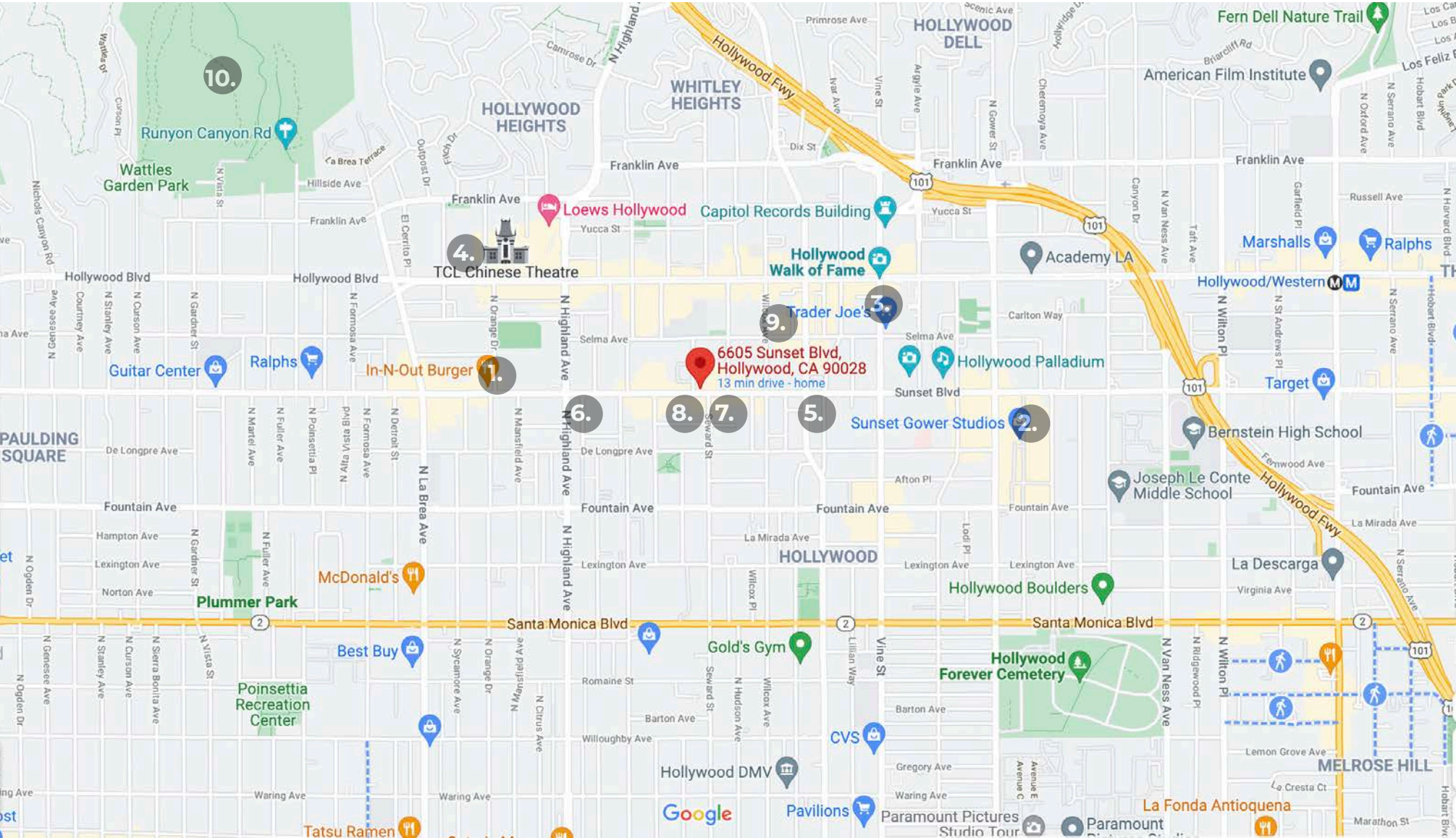
CLICK HERE FOR 2ND STORY
PROPERTY VIDEO



6607 (OFFICE)



LOCAL AREA MAP



- 1. IN-N-OUT BURGER
- 2. SUNSET GOWER STUDIOS
- 3. TRADER JOE'S
- 4. TCL CHINESE THEATER

- 5. LIGHTHOUSE LOS ANGELES
- 6. CHICK-FIL-A
- 7. TOCAYA MODERN MEXICAN
- 8. GWEN

- 9. MAMA SHELTER LOS ANGELES
- 10. RUNYON CANYON

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