



FOR LEASE

1551-1555 CASSIL PLACE

HOLLYWOOD

± 11,000 SF CREATIVE CAMPUS WITH RESIDENCES

**AVISON
YOUNG**

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- Creative Office Compound
- Post Secondary Education Campus
- Transitional Housing
- Community Center

PROPERTY DETAILS

Located in the heart of Hollywood, the Subject Property is centrally positioned between Highland and Cahuenga, and Sunset and Hollywood. This gated, secure compound consists of two, two-story buildings within a unique, entertainment-oriented campus environment thoughtfully adapted for a wide range of users.

Within walking distance of the amenity-rich Cahuenga Corridor and both the Sunset & Vine and Hollywood & Highland Metro stations, the property is surrounded by Hollywood's rapidly expanding dining, retail, and entertainment options. Its location amid numerous major development projects, including the adjacent Crossroads Hollywood, places it at the center of one of Los Angeles' most active and compelling neighborhoods.

Fully renovated in 2022, the property's campus-style layout, secure access, and well-maintained grounds with lush landscaping create a versatile environment suitable for a variety of uses, including a creative office campus, educational or workforce training facility, rehabilitation or wellness center, and other specialized occupancies.

Additional features include an outdoor raised deck, above-standard improvements, built-in kitchens, and operable windows, offering a comfortable and highly functional setting adaptable to multiple user types.

SPACE AVAILABLE

UNITS:	1551 Cassil:	± 5,500 SF
	1555 Cassil:	± 5,500 SF
	Total:	± 11,000 SF
LEASE RATE:	\$2.95 per SF, NNN	
LEASE TERM:	5 - 10 Years	
OCCUPANCY:	90 Days	
PARKING:	Up to 25 Striped Stalls	

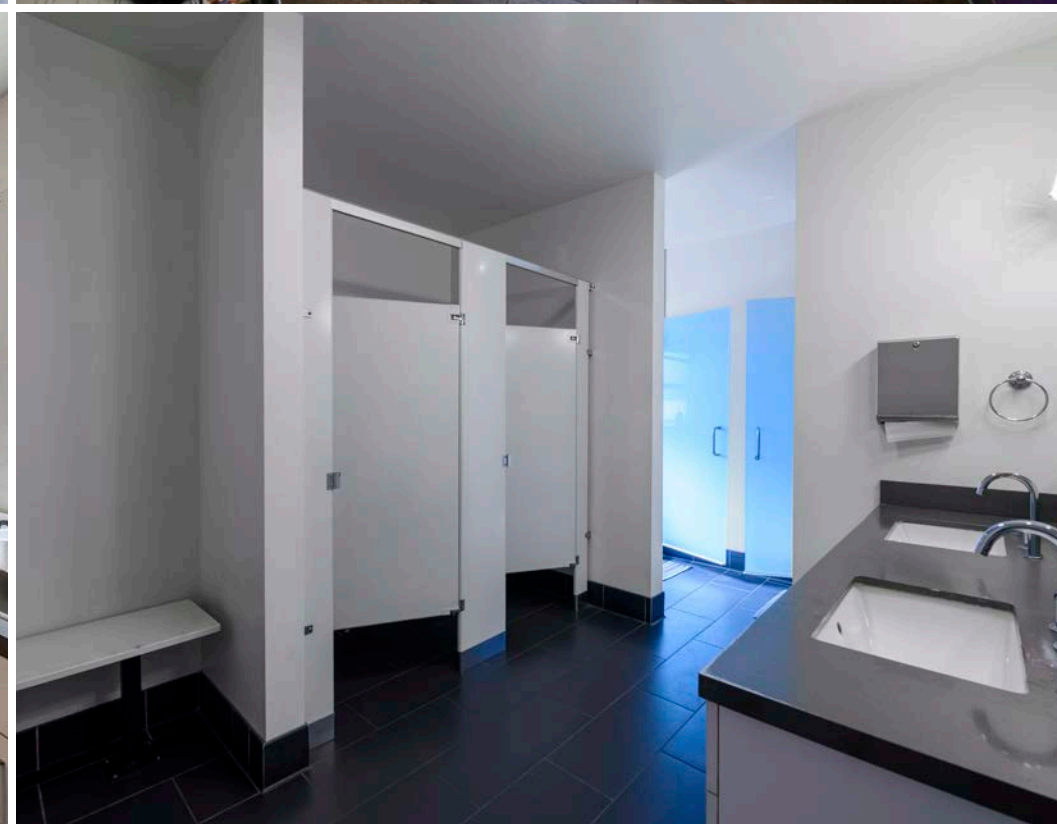
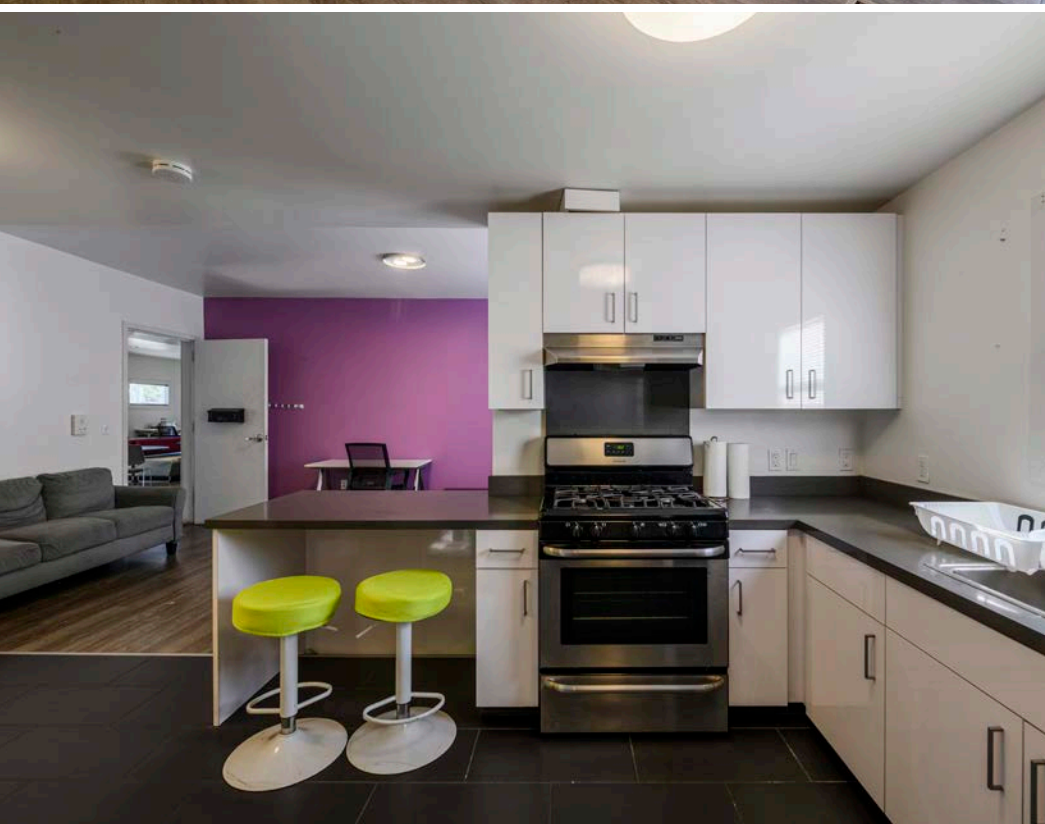
PROPERTY HIGHLIGHTS

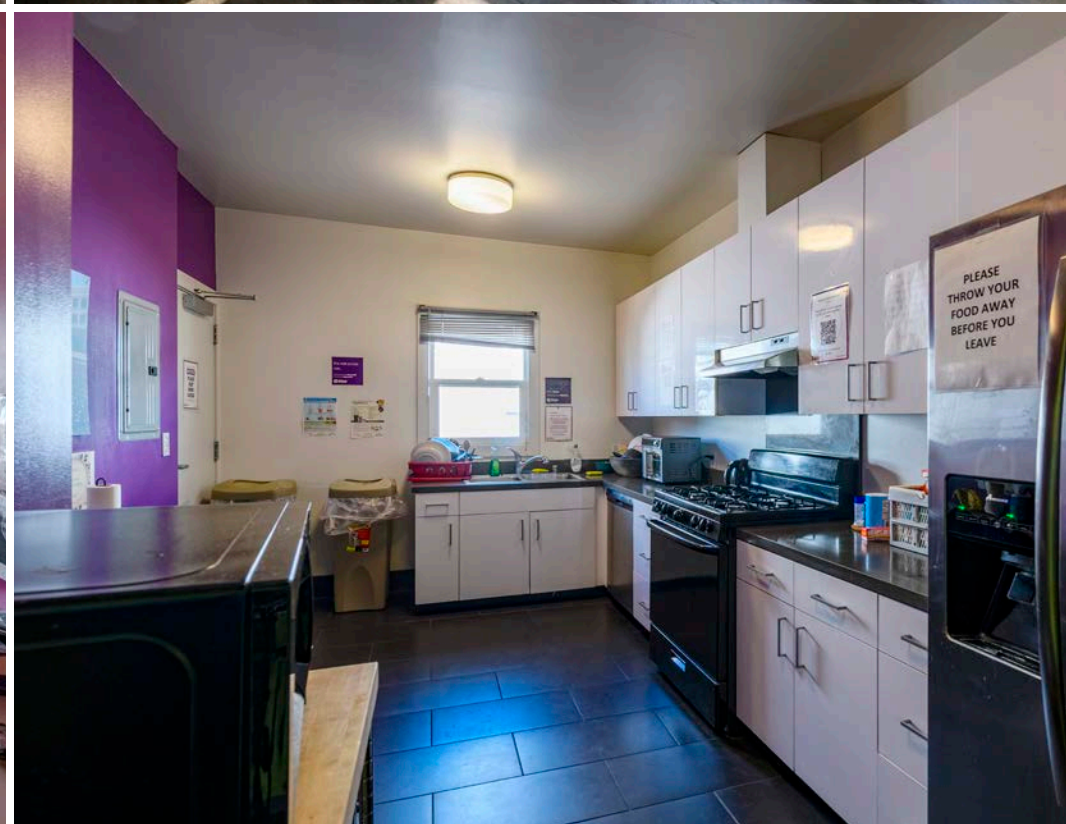
- Centrally located in the heart of Hollywood.
- Flexible, secure, campus-style layout ideal for creative office, educational, wellness, rehabilitation, and other specialized uses
- Full renovation in 2022 including retrofit, roof, HVAC and interiors.
- Easy access to public transportation and the 101 Freeway



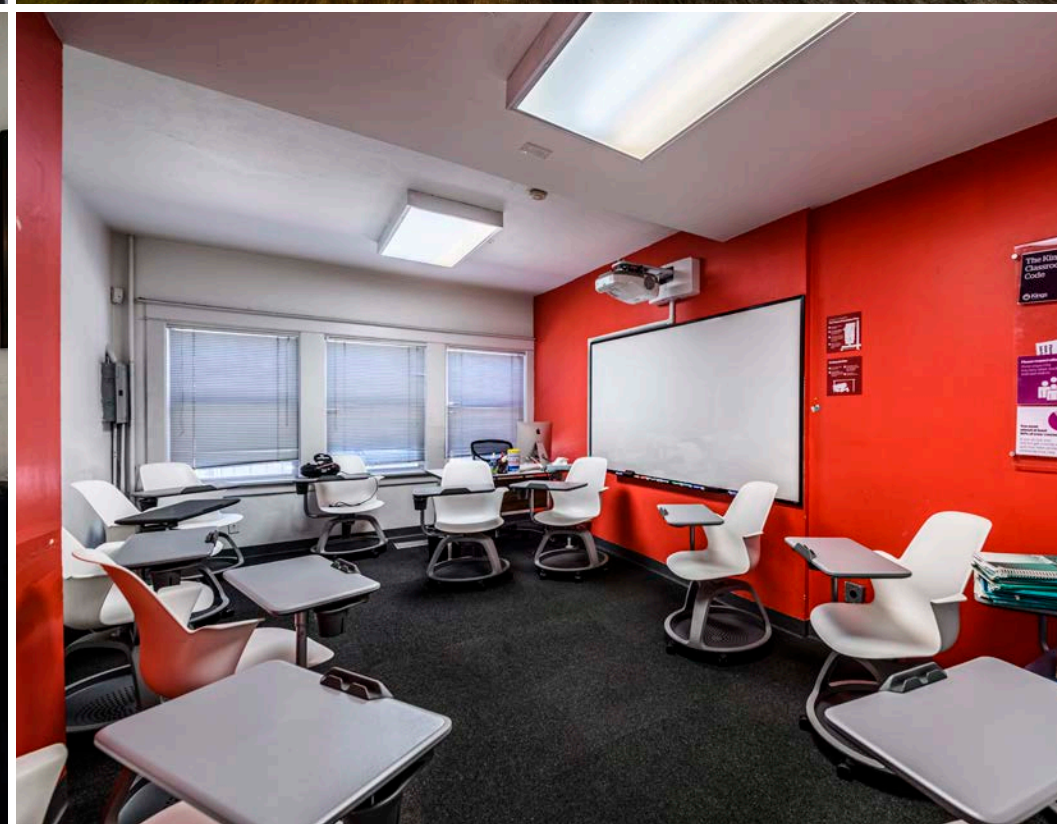
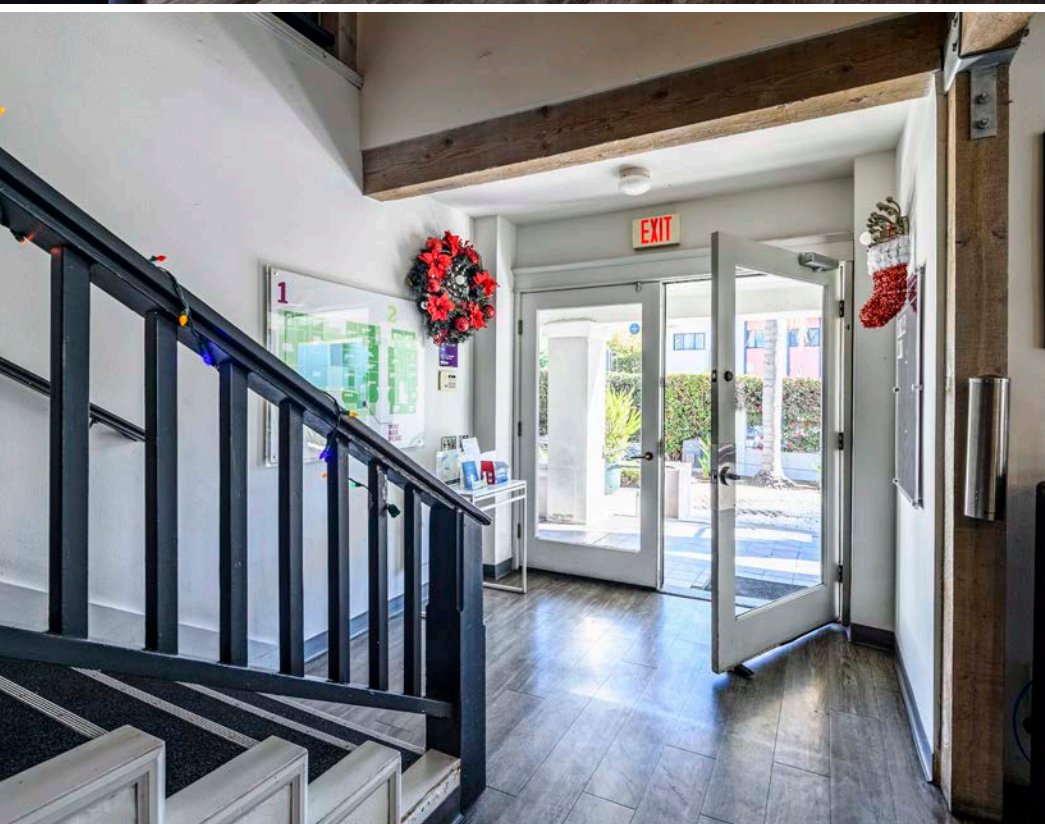
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CASSIL PLACE

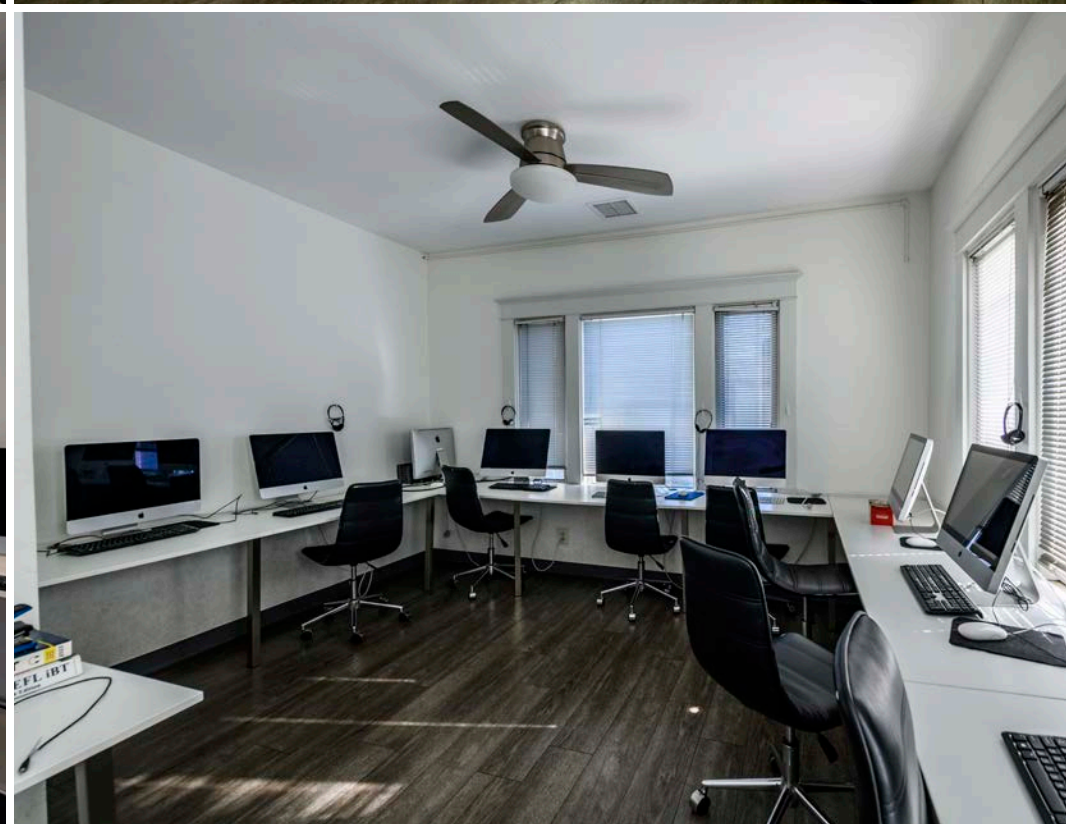
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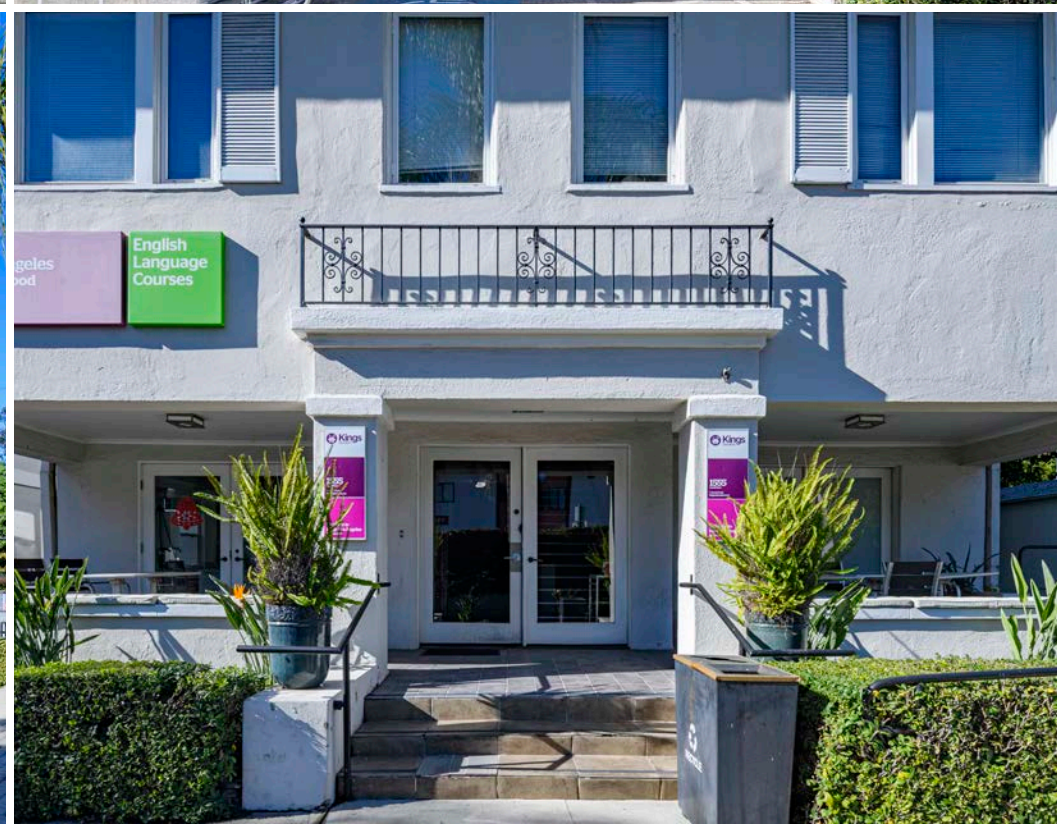


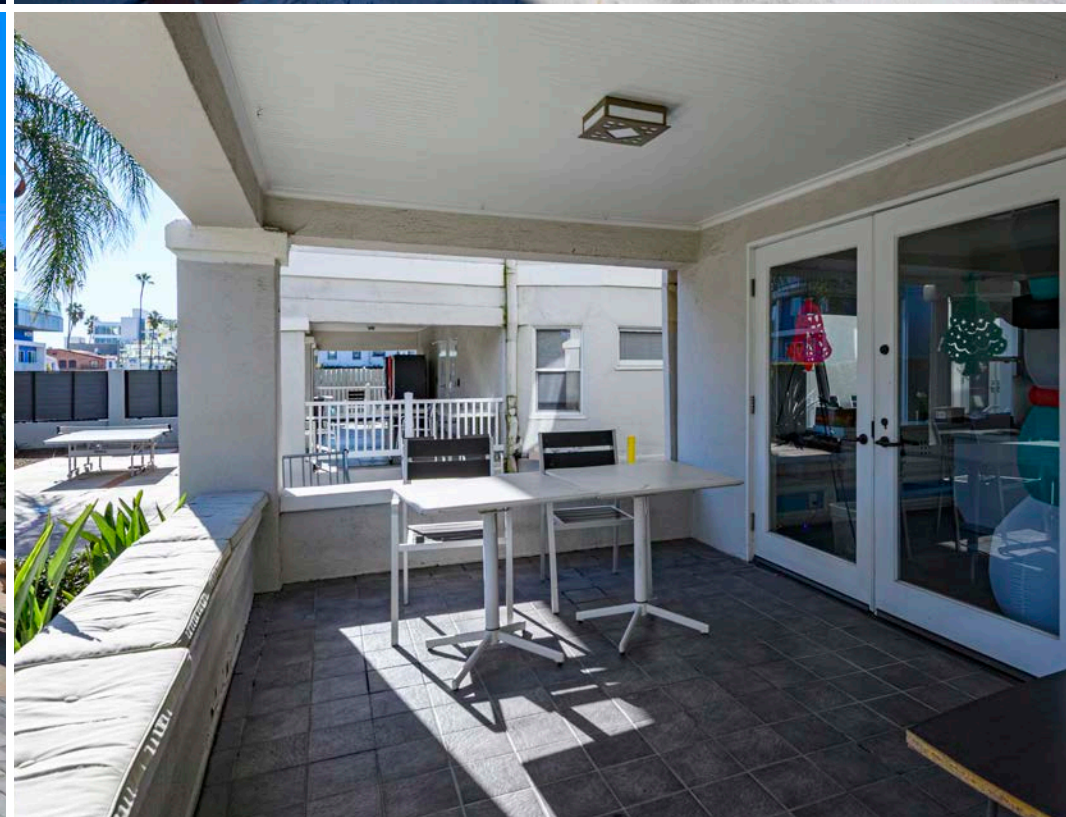
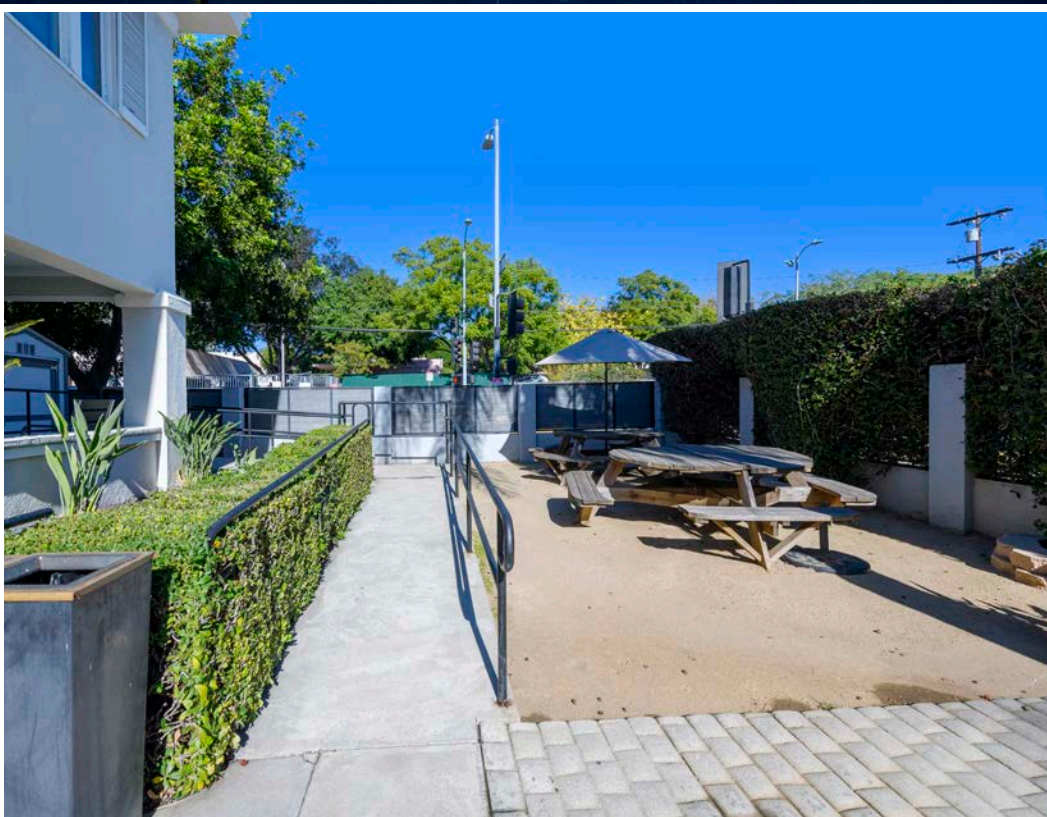
1555 CASSIL PLACE





EXTERIOR PHOTOS

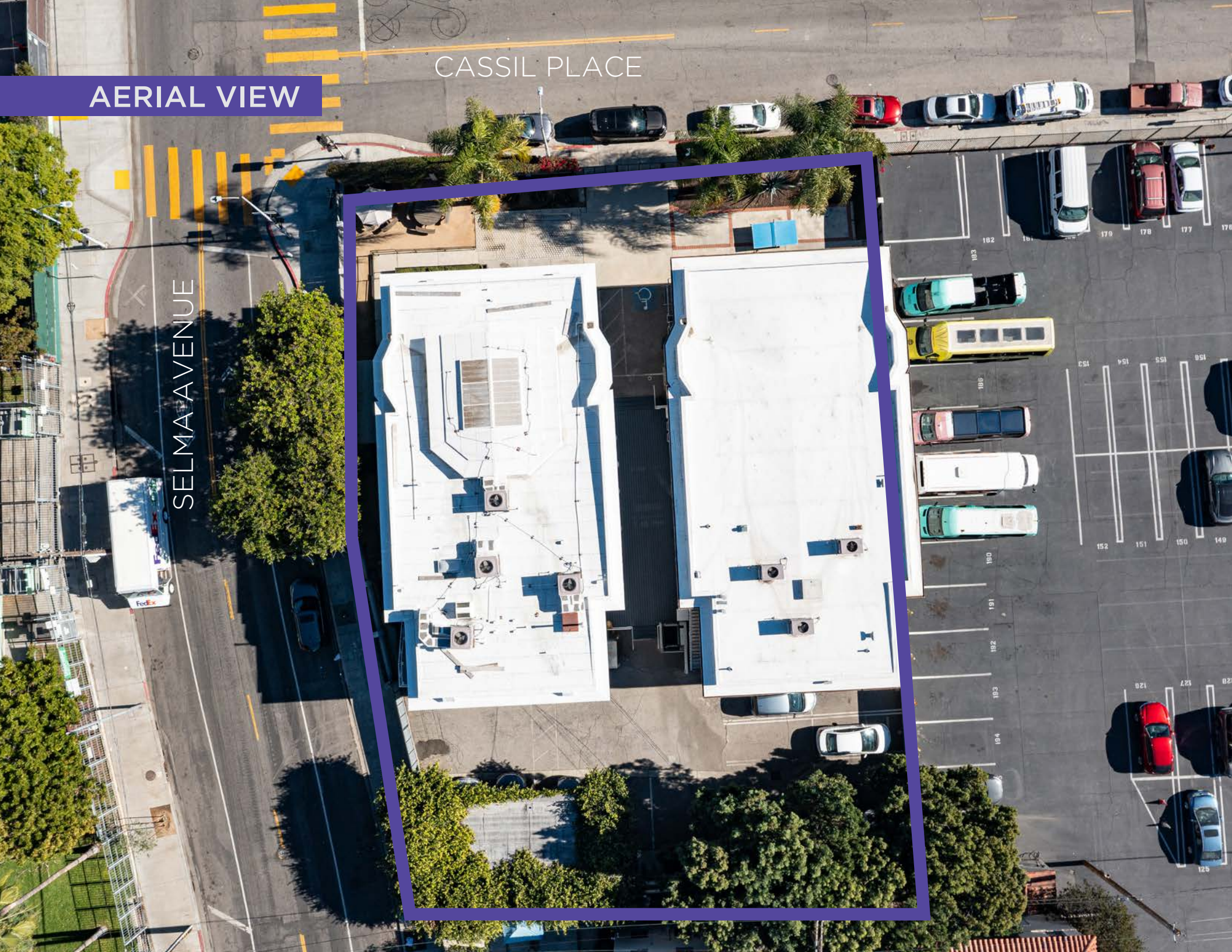




AERIAL VIEW

CASSIL PLACE

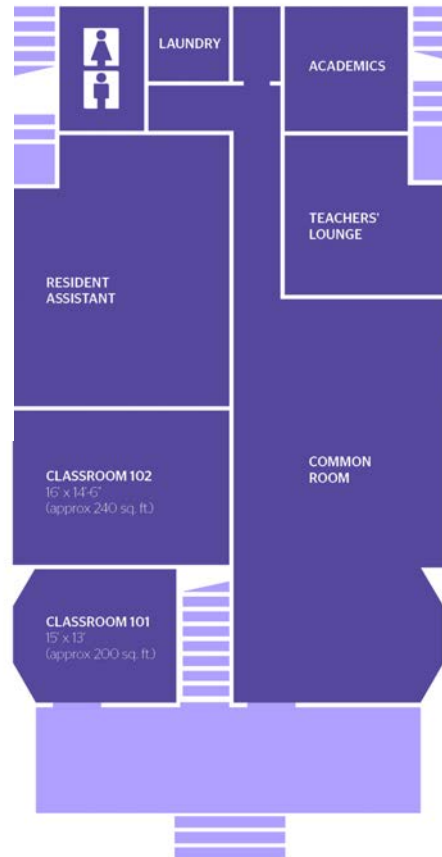
SELMA AVENUE





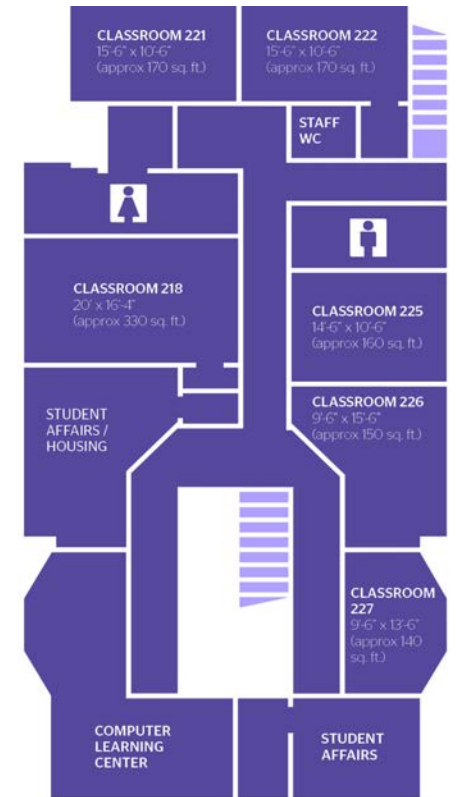
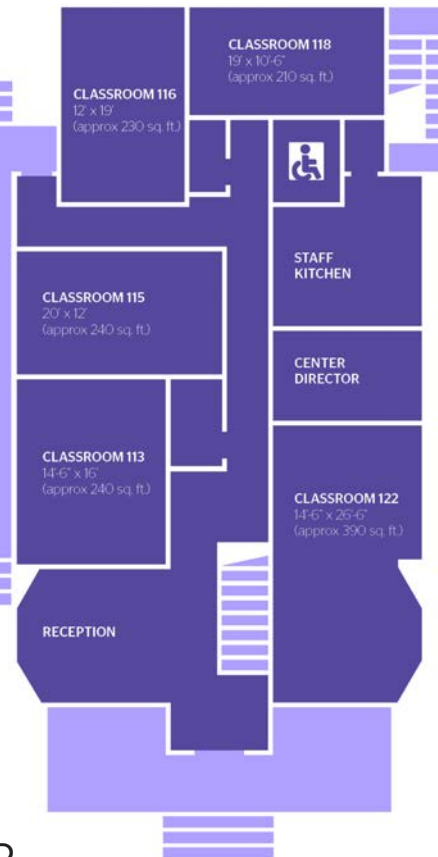
**SECOND
FLOOR**

**1551
CASSIL PLACE**



**GROUND
FLOOR**

**1555
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**SECOND
FLOOR**

FLOOR PLANS

AREA MAP

Hollywood & Highland



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Sunset
Gower

Sycamore
Square

Echelon
Television Center

The
Lot

Paramount
Studios

AVISON
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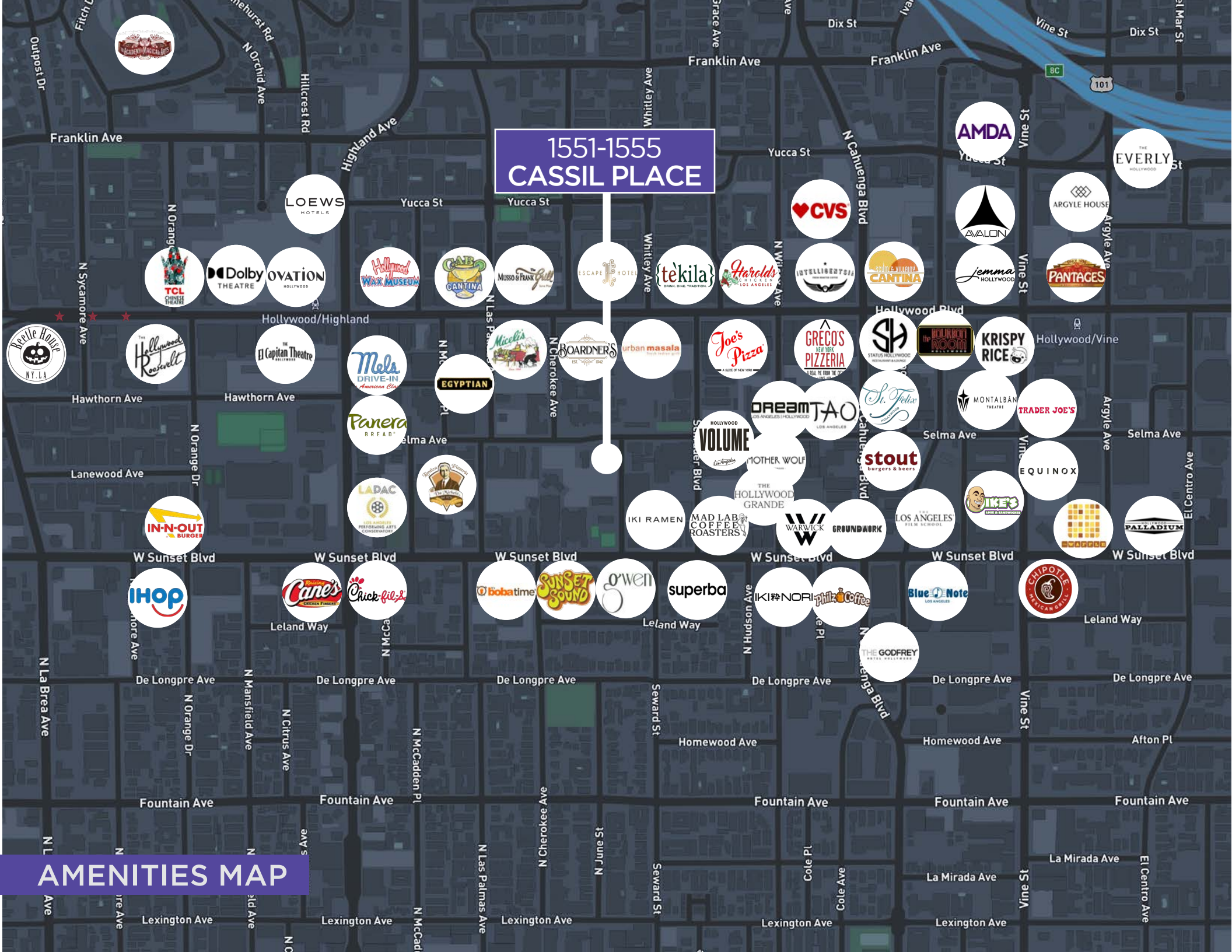


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AERIAL PHOTO

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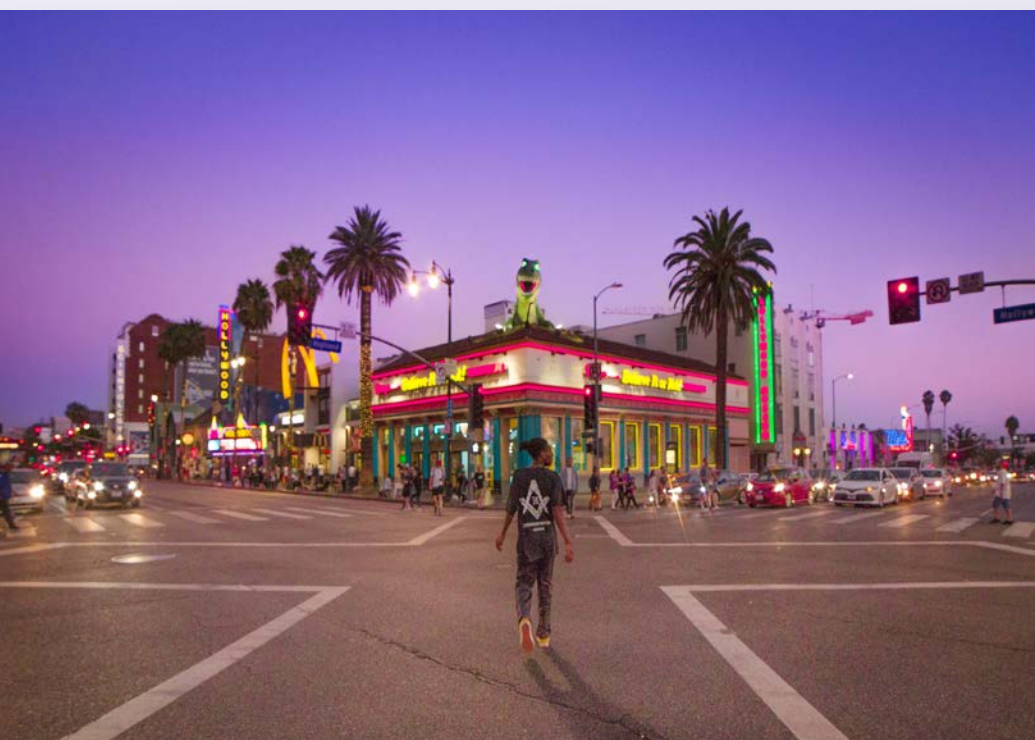
AMENITIES MAP





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AERIAL PHOTO



ABOUT HOLLYWOOD

Hollywood's spectacular renaissance and the value that has been created in real estate over the past 15 years is widely known. The combination of real estate fundamentals such as its central location within greater Los Angeles, excellent access via the freeway and mass transit systems, the value of "Hollywood" as one of the world's best known brands contributing to its huge draw as an international tourist destination, its economic importance as home to the entertainment industry, its population density, historic architecture, rich history, and urban grid unusual for Southern California all provide a fertile environment to attract rapidly expanding entertainment, media, and content producers led by Netflix, as well as a generation of young people looking for an authentic, walkable, urban living experience.

What is less well known is that the greatest concentration of value and momentum within Hollywood is centered along the Hollywood and Sunset Boulevard corridor, anchored by the iconic intersections of Hollywood & Highland, Hollywood & Vine, and Sunset & Vine. This core district represents the true epicenter of Hollywood's creative, entertainment, and cultural ecosystem—where global media brands, production companies, recording studios, hospitality, and lifestyle amenities converge. The area's unmatched walkability, transit connectivity, and dense concentration of restaurants, retail, theaters, and creative office uses have made it a magnet for entertainment professionals, content creators, and a growing daytime workforce. Significant recent investment in new office, mixed-use, residential, and hotel developments continues to validate the long-term trajectory of this location, further enhancing the amenity base and reinforcing the corridor's position as the most dynamic and sought-after pocket of Hollywood.



360K
POPULATION



\$100K
AVG. HH INCOME



39.1
MEDIAN AGE



1.1M
AVE HOME VALUE



10M
ANNUAL VISITORS



5B
ANNUAL RETAIL SALES



25K
TOTAL BUSINESSES



200K
WORKFORCE

**Demographics within 3-mile radius of subject property (per Costar)*

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