

RETAIL/OFFICE FOR LEASE



±5,276 SF – 6740 HOLLYWOOD BOULEVARD
±11,369 SF – 6750 HOLLYWOOD BOULEVARD
HOLLYWOOD, CA 90028

EXCLUSIVELY
LISTED BY

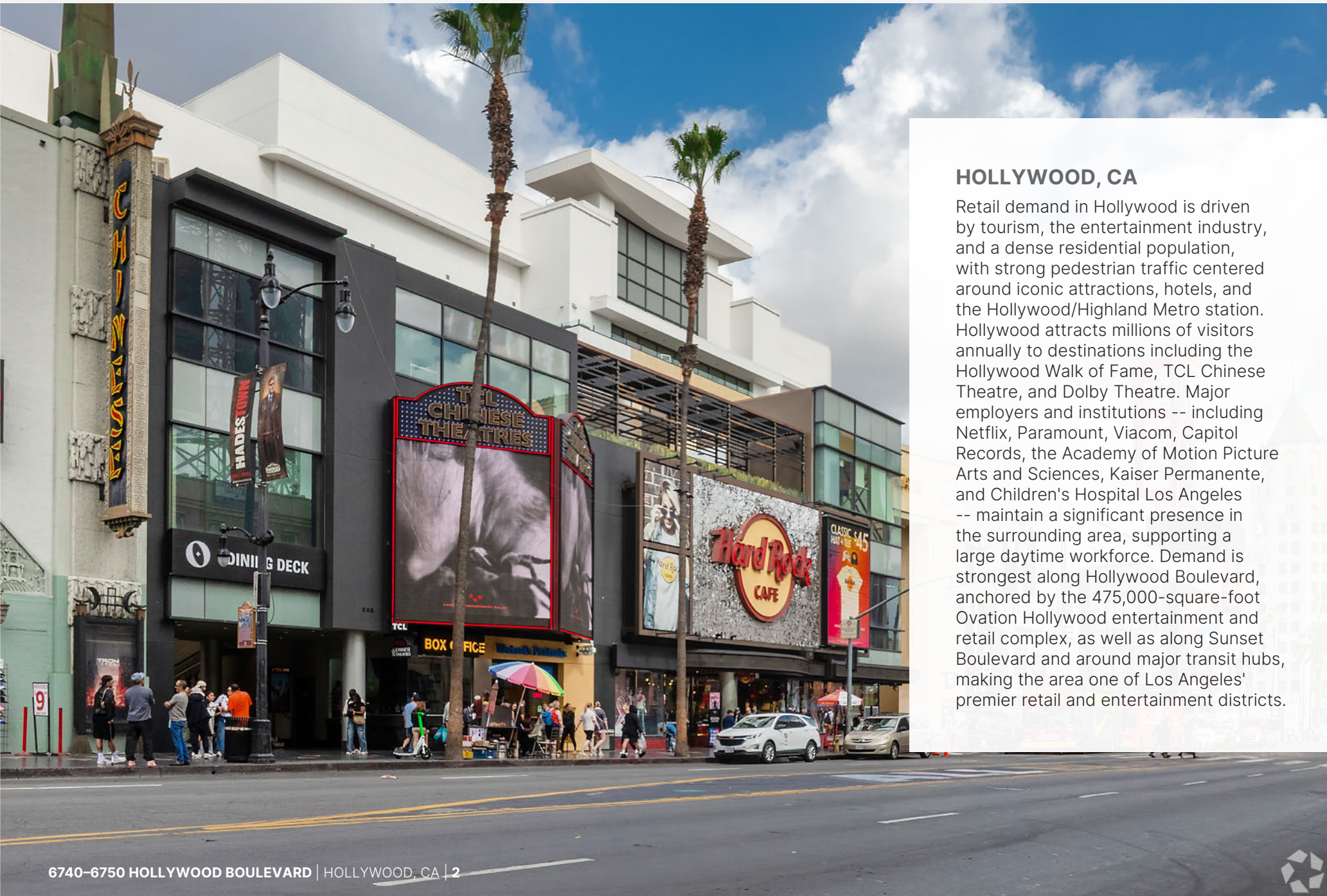
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AREA DESCRIPTION



HOLLYWOOD, CA

Retail demand in Hollywood is driven by tourism, the entertainment industry, and a dense residential population, with strong pedestrian traffic centered around iconic attractions, hotels, and the Hollywood/Highland Metro station. Hollywood attracts millions of visitors annually to destinations including the Hollywood Walk of Fame, TCL Chinese Theatre, and Dolby Theatre. Major employers and institutions -- including Netflix, Paramount, Viacom, Capitol Records, the Academy of Motion Picture Arts and Sciences, Kaiser Permanente, and Children's Hospital Los Angeles -- maintain a significant presence in the surrounding area, supporting a large daytime workforce. Demand is strongest along Hollywood Boulevard, anchored by the 475,000-square-foot Ovation Hollywood entertainment and retail complex, as well as along Sunset Boulevard and around major transit hubs, making the area one of Los Angeles' premier retail and entertainment districts.



6740 HOLLYWOOD BOULEVARD

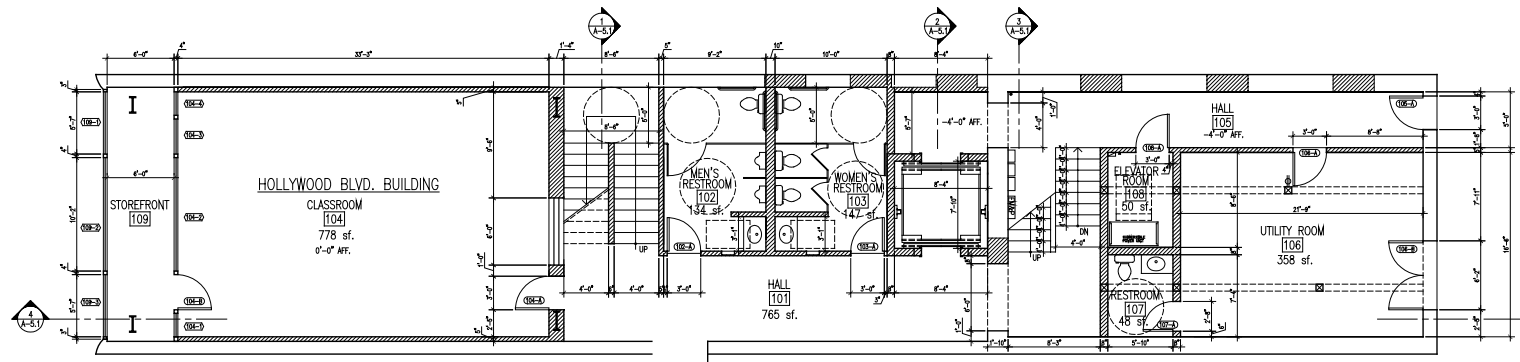
- 2-story, ±5,276 SF, built 1930, red brick art deco style building with performance studios and elevator.
- Parking: approximately **3,000 parking spaces** in a city-operated underground parking garage at Ovation Hollywood.
- **Asking rent: \$4.17 PSF / NNN**



6740 HOLLYWOOD BOULEVARD | FLOOR PLAN

LEGEND

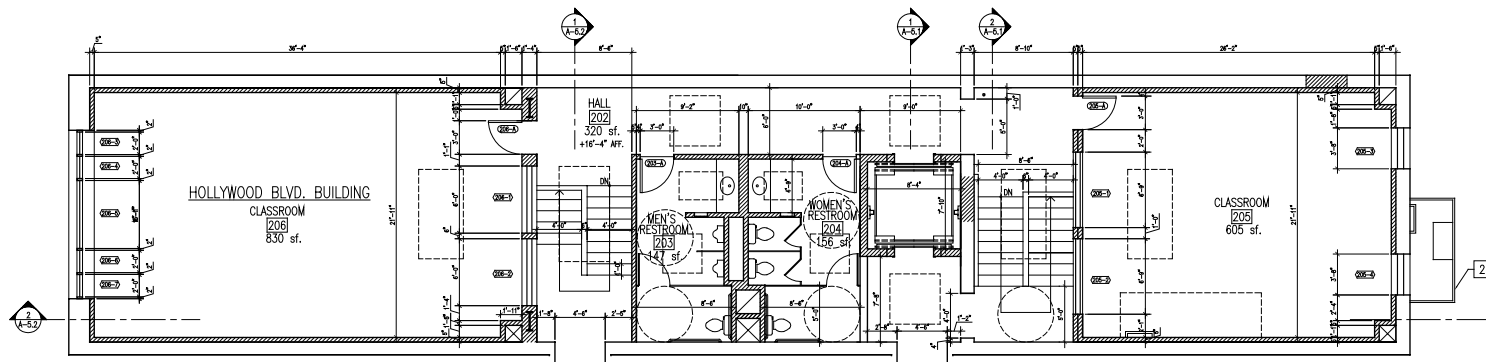
-  NEW WALLS
-  EXISTING WALLS TO REMAIN



3/16"=1'
0 5' 10'

FIRST FLOOR PLAN

B1
A-3.0



3/16"=1'
0 5' 10'

SECOND FLOOR PLAN

1
A-3.2



6750 HOLLYWOOD BOULEVARD

- 2-story, ±11,369 SF, built 1980, retail/office building with spacious outdoor courtyard.
- Parking: approximately **3,000 parking spaces** in a city-operated underground parking garage at Ovation Hollywood.
- **Asking rent: \$4.17 PSF / NNN**

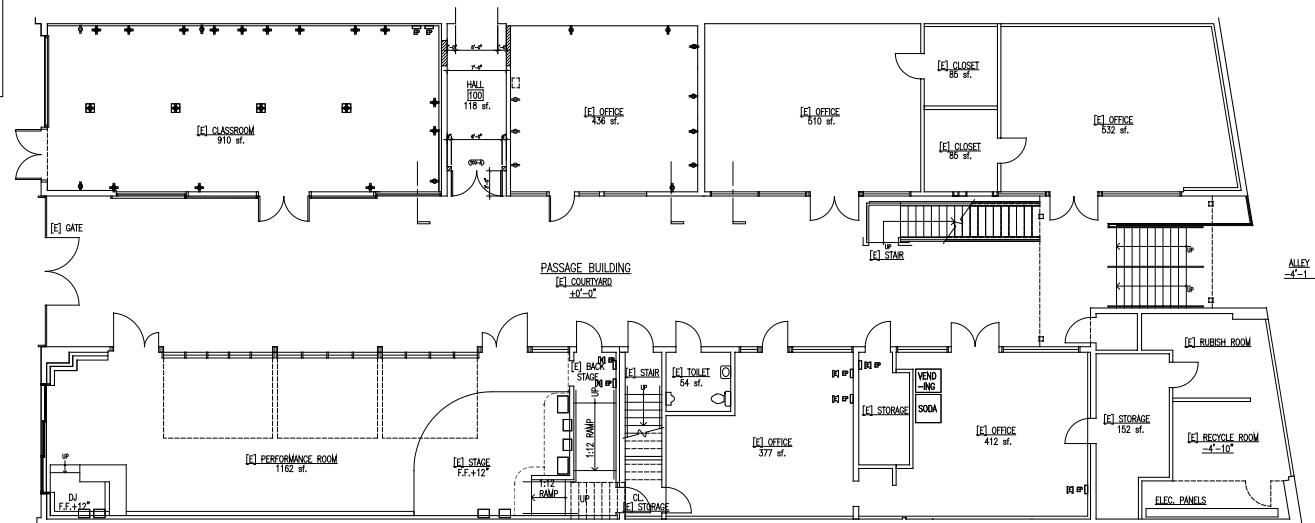


6750 HOLLYWOOD BOULEVARD | FLOOR PLAN

LEGEND

 NEW WALLS

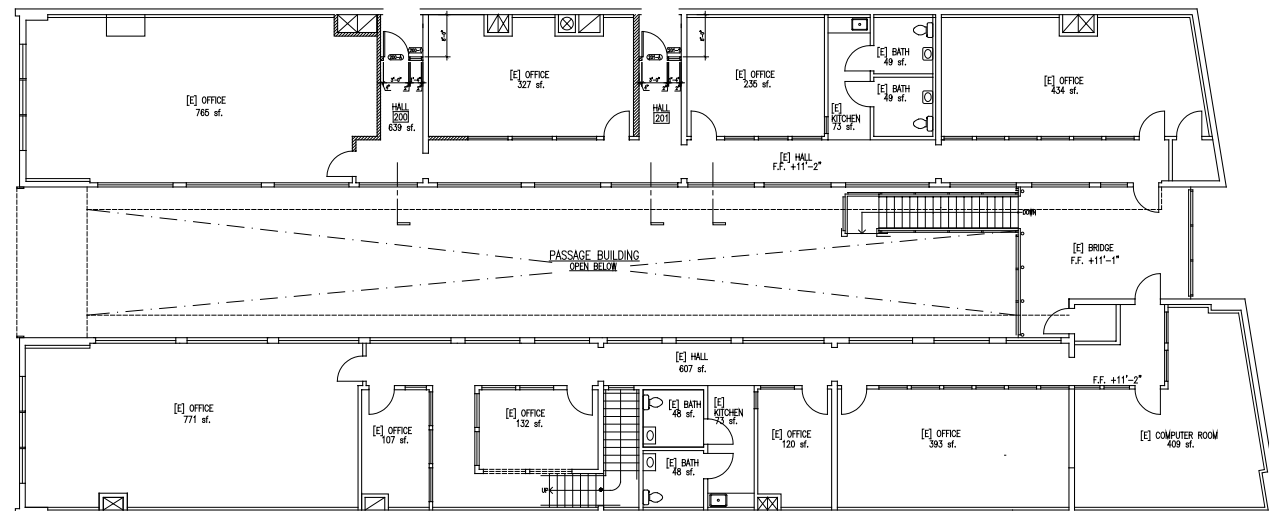
EXISTING WALLS TO REMAIN



FIRST FLOOR PLAN

B1
A-3.0

PROJECT NORTH



SECOND FLOOR PLAN

1
A-3.2

PROJECT NORTH

AREA DEMOGRAPHICS

Demographic Radius	1 Mile	2 Miles	3 Miles
Est. Population (2026)	57,269	162,743	325,168
Est. Households (2026)	34,620	89,404	168,727
Est. Avg. HH Income (2026)	\$110,709	\$135,954	\$144,234
Total Daytime Population	42,666	81,706	170,992



AERIAL PHOTO



NEIGHBORHOOD POINTS OF INTEREST

RESTAURANTS

- 1 Ben & Jerry's
- 2 Dave & Busters
- 3 Cold Stone Creamery
- 4 Jinya Ramen
- 5 Wetzel's Pretzels
- 6 Johnny Rockets
- 7 Hard Rock Café
- 8 Starbucks
- 9 Coffee Bean & Tea Leaf
- 10 McDonald's
- 11 Musso & Frank Grill
- 12 Mel's Diner

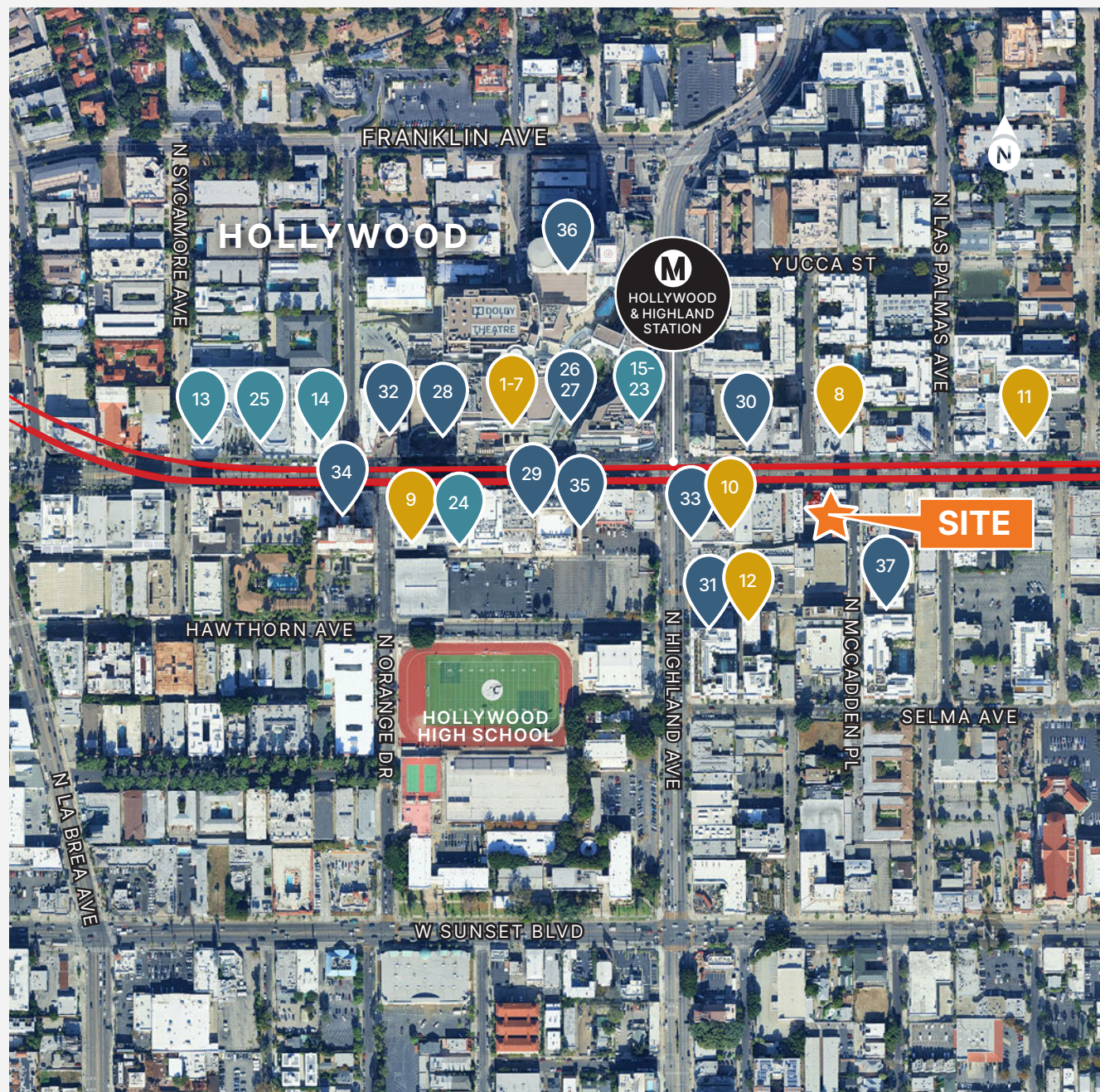
ATTRACTIONS & ENTERTAINMENT

- 26 Dolby Theatre
- 27 Lucky Strike
- 28 TCL Chinese Theatre
- 29 El Capitan Theatre
- 30 Hollywood Wax Museum
- 31 The Hollywood Museum
- 32 Madame Tussauds
- 33 Ripley's Believe It or Not!
- 34 Roosevelt Hotel
- 35 Jimmy Kimmel Live!
- 36 Loews Hollywood Hotel
- 37 The Egyptian Theatre

RETAIL

- 13 CVS Pharmacy
- 14 Target
- 15 Dodgers Clubhouse
- 16 Foot Locker
- 17 Hot Topic
- 18 Lids
- 19 Sephora
- 20 Shoe Palace
- 21 Walgreens
- 22 Victoria's Secret
- 23 Capital One Café
- 24 MINISO
- 25 LA Fitness

- ★ 6740-6750 Hollywood Blvd
- Points of Interest
- Metro Subway Rail B Line



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