

FOR LEASE  
**6902-6904**  
**HOLLYWOOD**  
**BOULEVARD**  
LOS ANGELES



HIGH STREET  
**RETAIL**  
OPPORTUNITY



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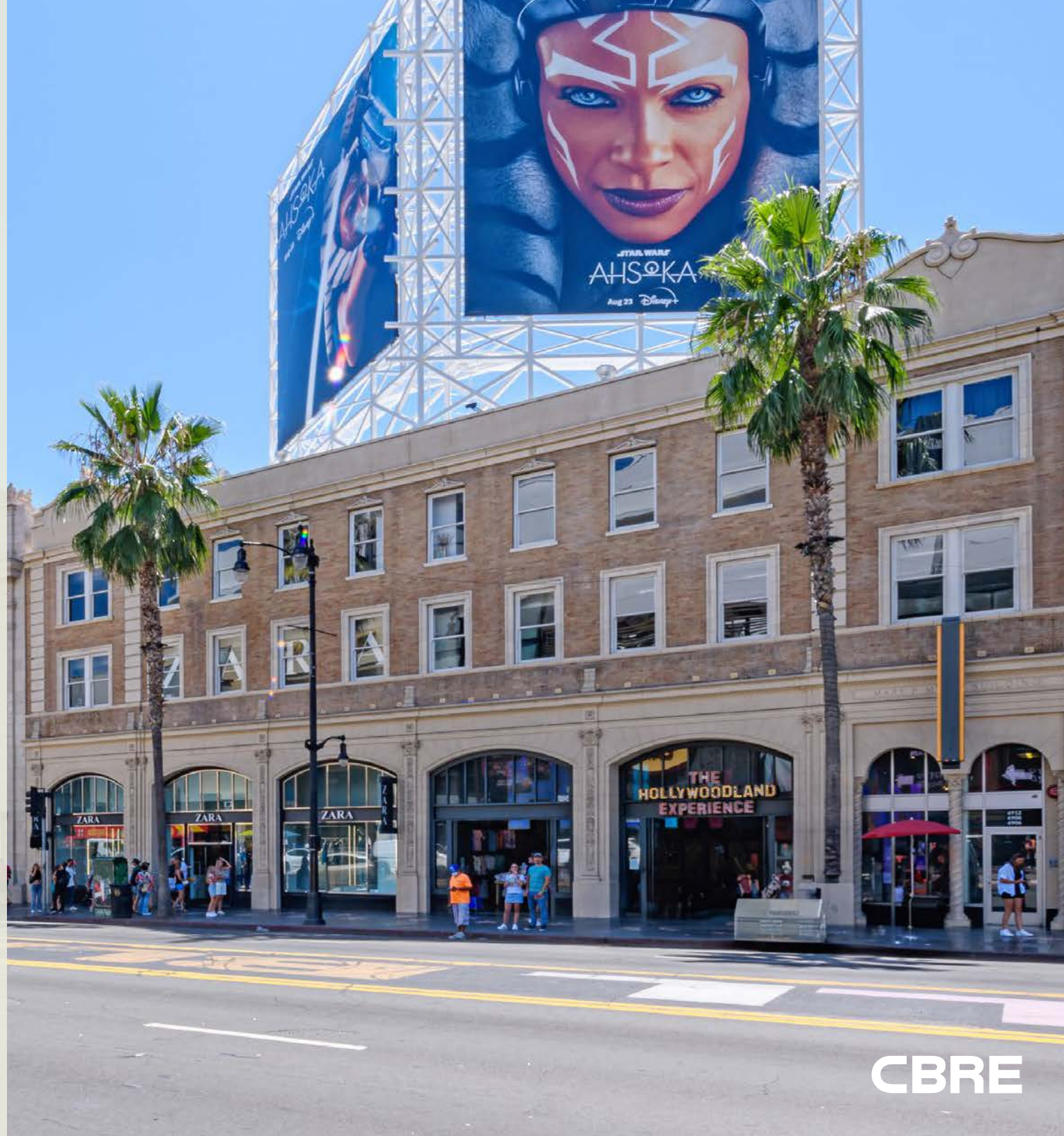
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**CBRE**



# HIGHLIGHTS



## 6902-6904 HOLLYWOOD BLVD

6902: ±7,242 SF Ground Floor plus  
±7,684 SF Mezzanine  
6904: ±7,194 SF Ground Floor plus  
±7,687 SF Mezzanine



Iconic tourist destination with over  
**10M** annual visitors on Hollywood  
Blvd & **1.3M** annual riders at the  
Hollywood/Highland Metro stop



50M People expected to visit Los Angeles  
this year, with 10M people expected to  
visit the Hollywood Walk of Fame



Very High Ceilings with Potential  
to expand into ±45,000 SF



679 Stall Adjacent  
Parking Structure



Prominent Hollywood Blvd  
Signage Opportunity



Across the street from Ovation  
Hollywood, The Dolby Theatre,  
TCL Chinese Theatre and more!

## BRANDING OPPORTUNITY





# THE AREA

HOLLYWOOD HILLS



DOWNTOWN LA

1724 HIGHLAND  
270 UNITS

BLESSED SACRAMENT  
CATHOLIC CHURCH

MODERA HOLLYWOOD  
248 UNITS

**OVATION**  
HOLLYWOOD

FOOTLOCKER  
HOT TOPIC  
DODGERS CLUBHOUSE  
JAPAN HOUSE LA  
LIDS  
PANDORA  
QUAY  
SEPHORA  
SHOE PALACE  
DAVE & BUSTER'S  
LUCKY STRIKE  
AND MORE...



RIPLY'S  
*Believe It or Not!*

THE El Capitan Theatre JIMMY  
HOLLYWOOD Kimmel  
LIVE!

HOLLYWOOD  
HIGH SCHOOL



6902 HOLLYWOOD BLVD

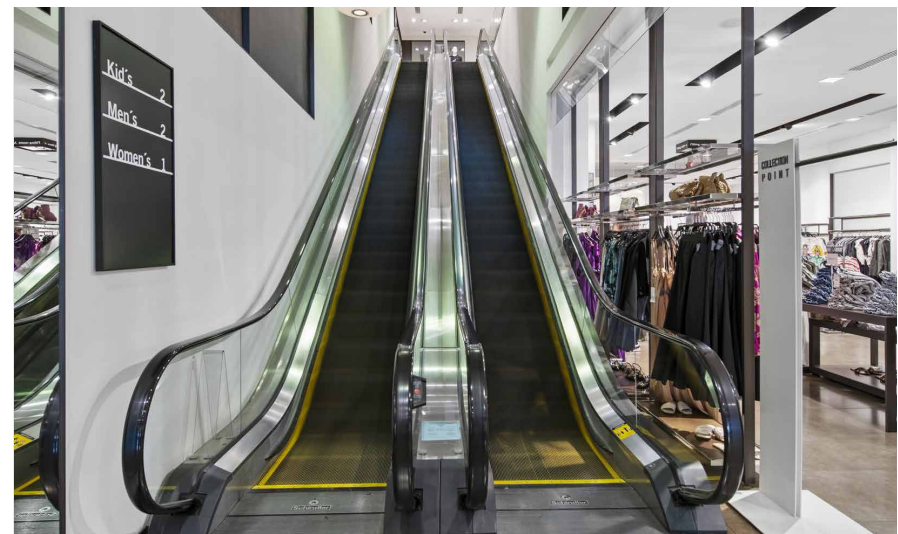
HOLLYWOOD BLVD - 33,985 CPD





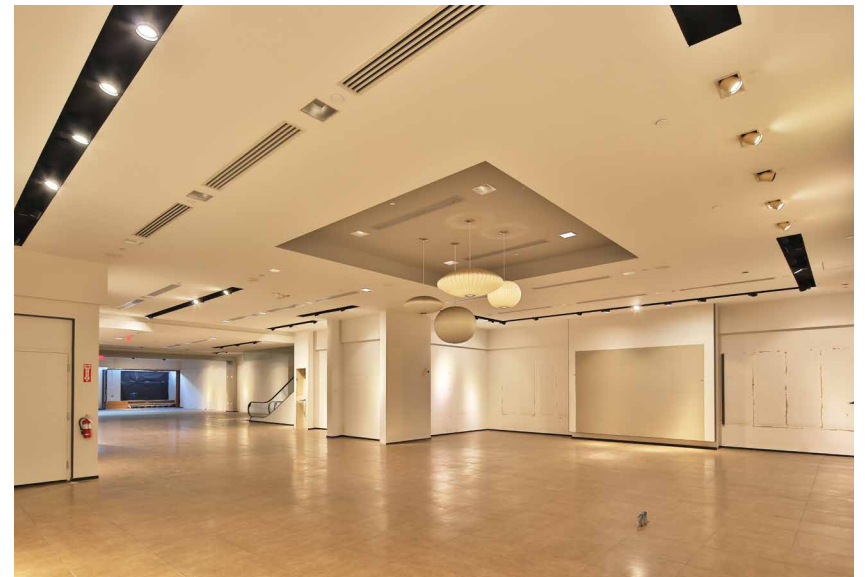
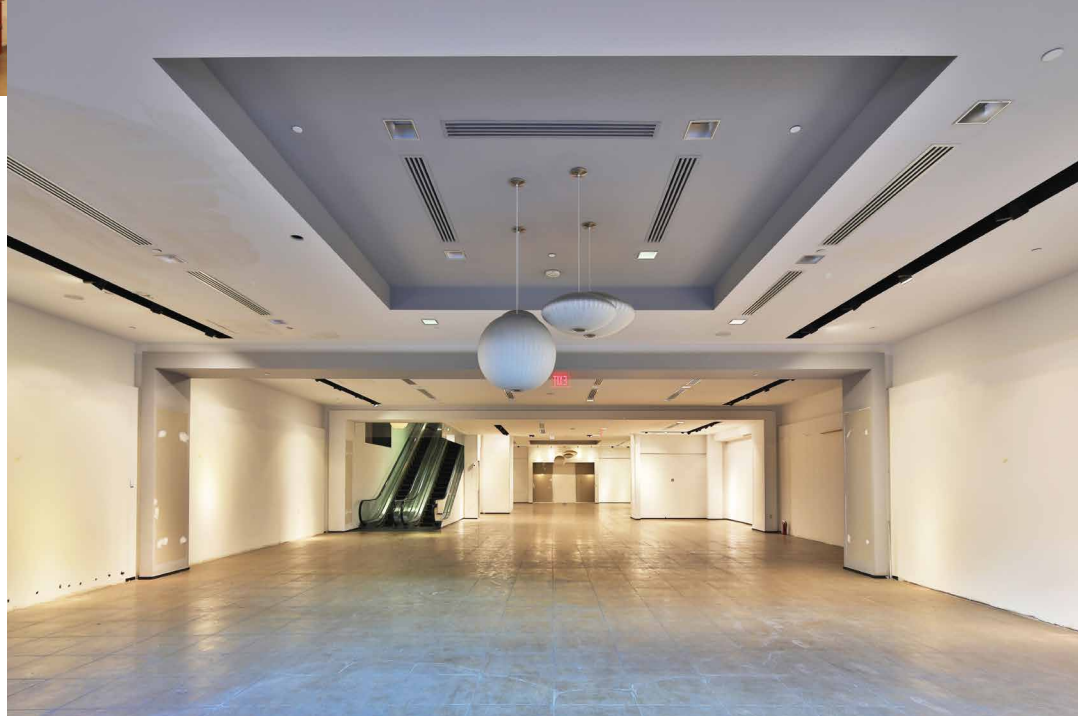
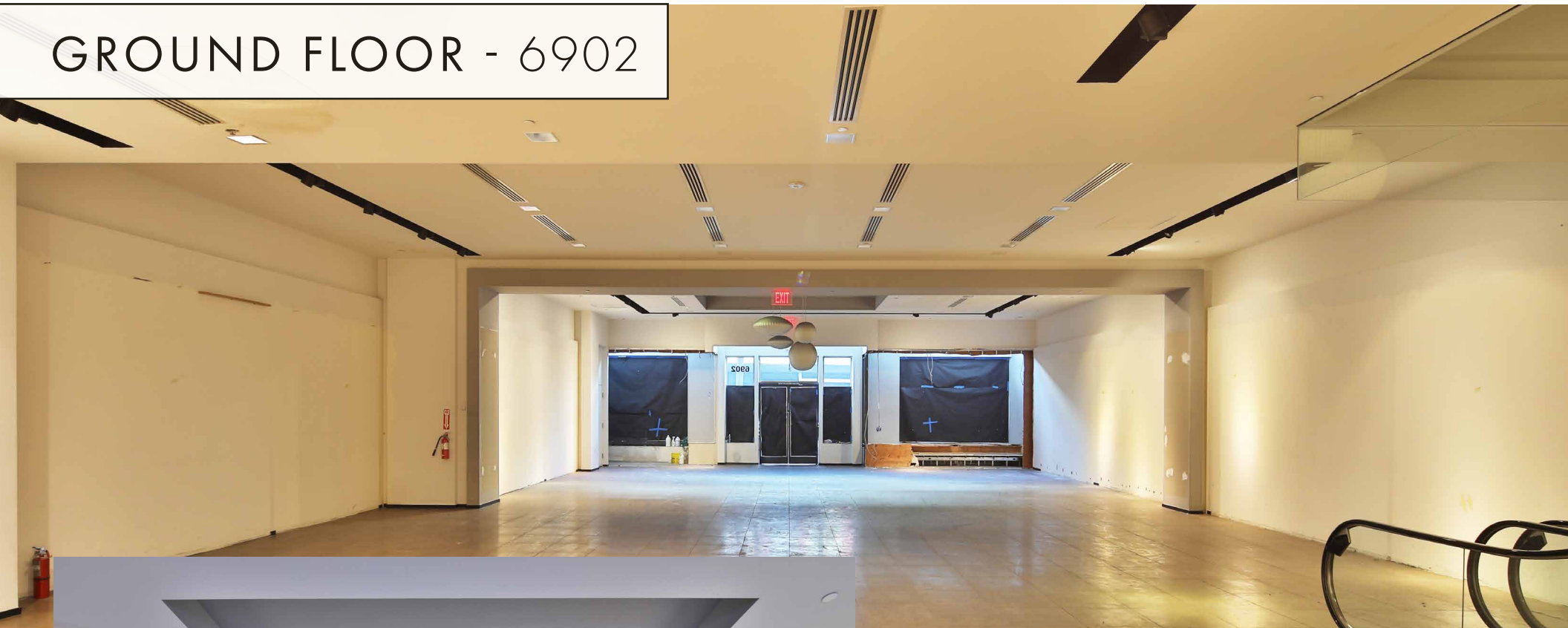


## GROUND FLOOR - 6902

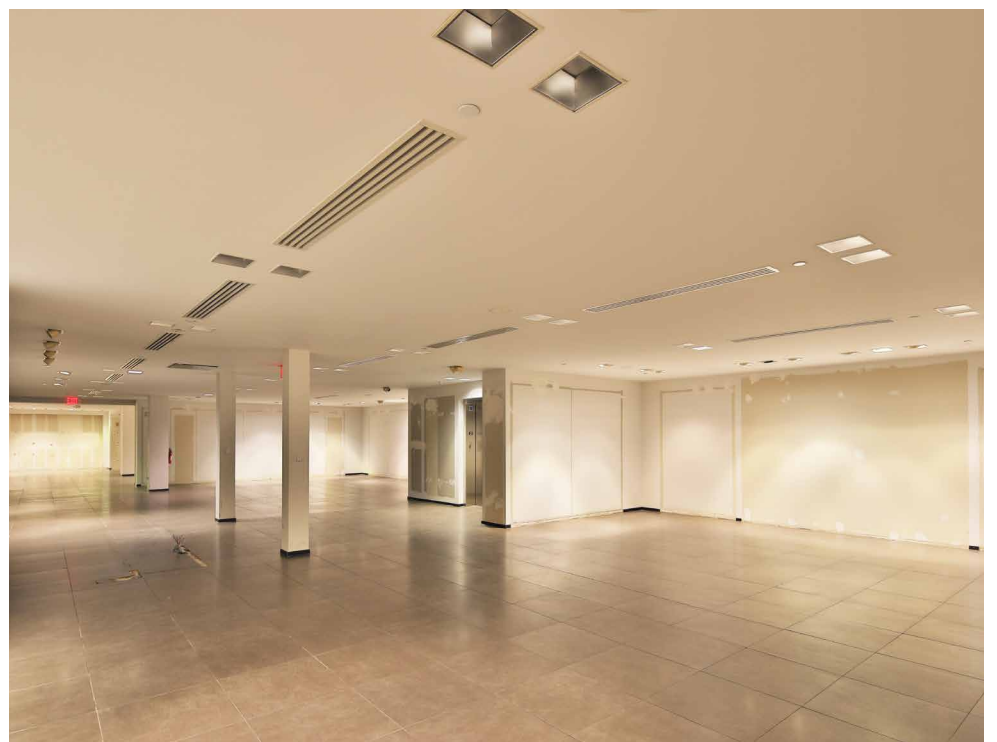
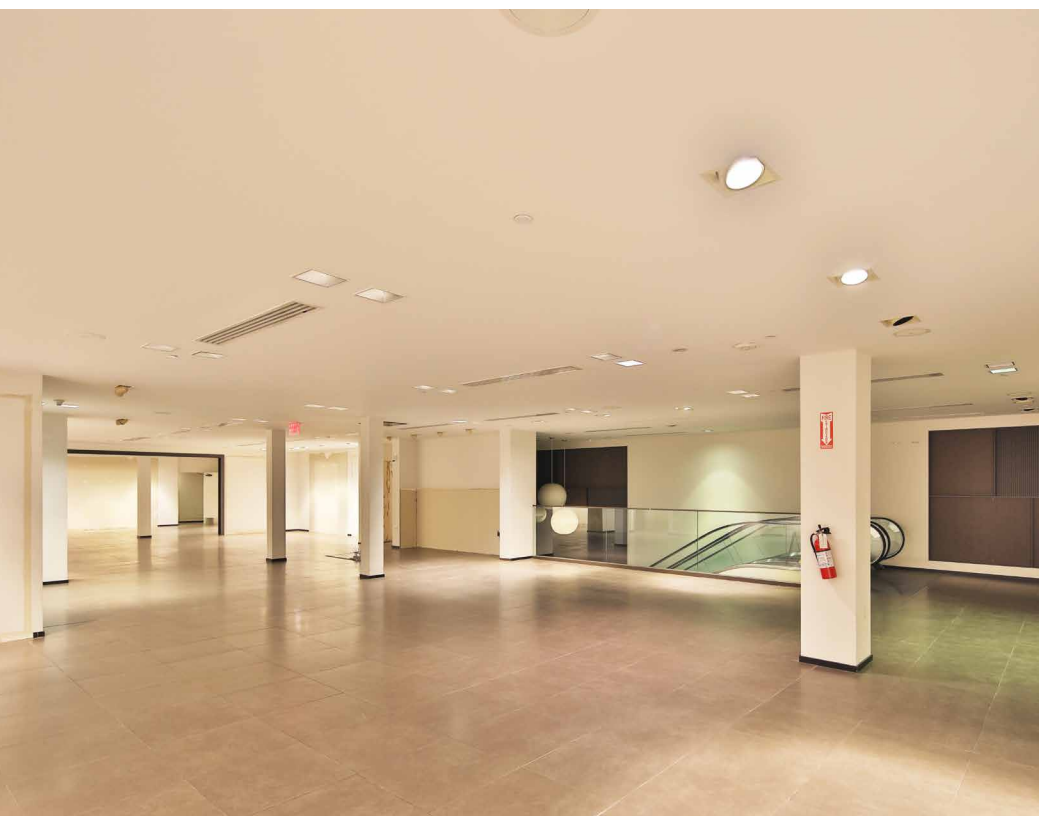




# GROUND FLOOR - 6902



## SECOND FLOOR - 6902





## GROUND FLOOR - 6904



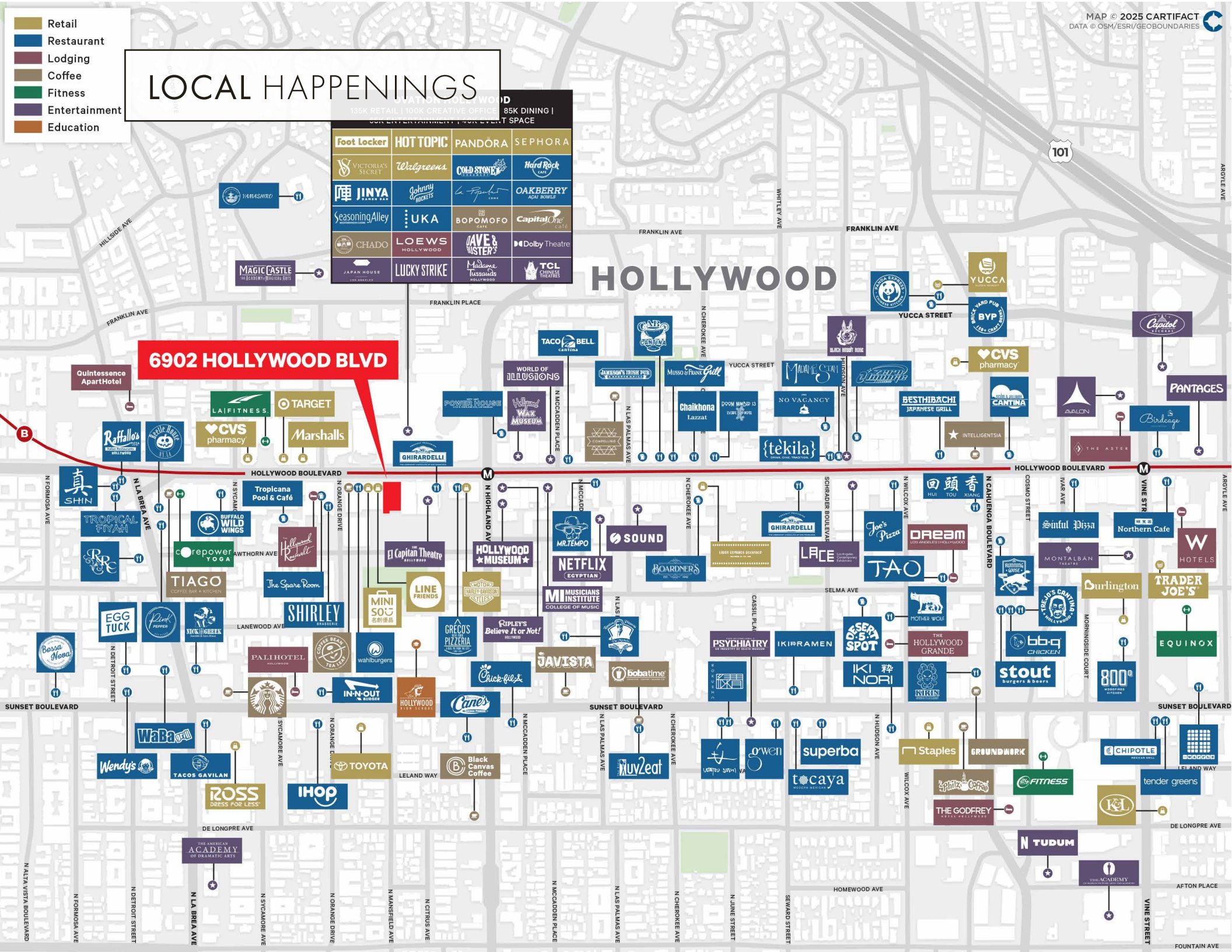


- Retail
- Restaurant
- Lodging
- Coffee
- Fitness
- Entertainment
- Education

# LOCAL HAPPENINGS

135K RETAIL | 100K CREATIVE OFFICE | 85K DINING | 50K ENTERTAINMENT | 150K EVENT SPACE

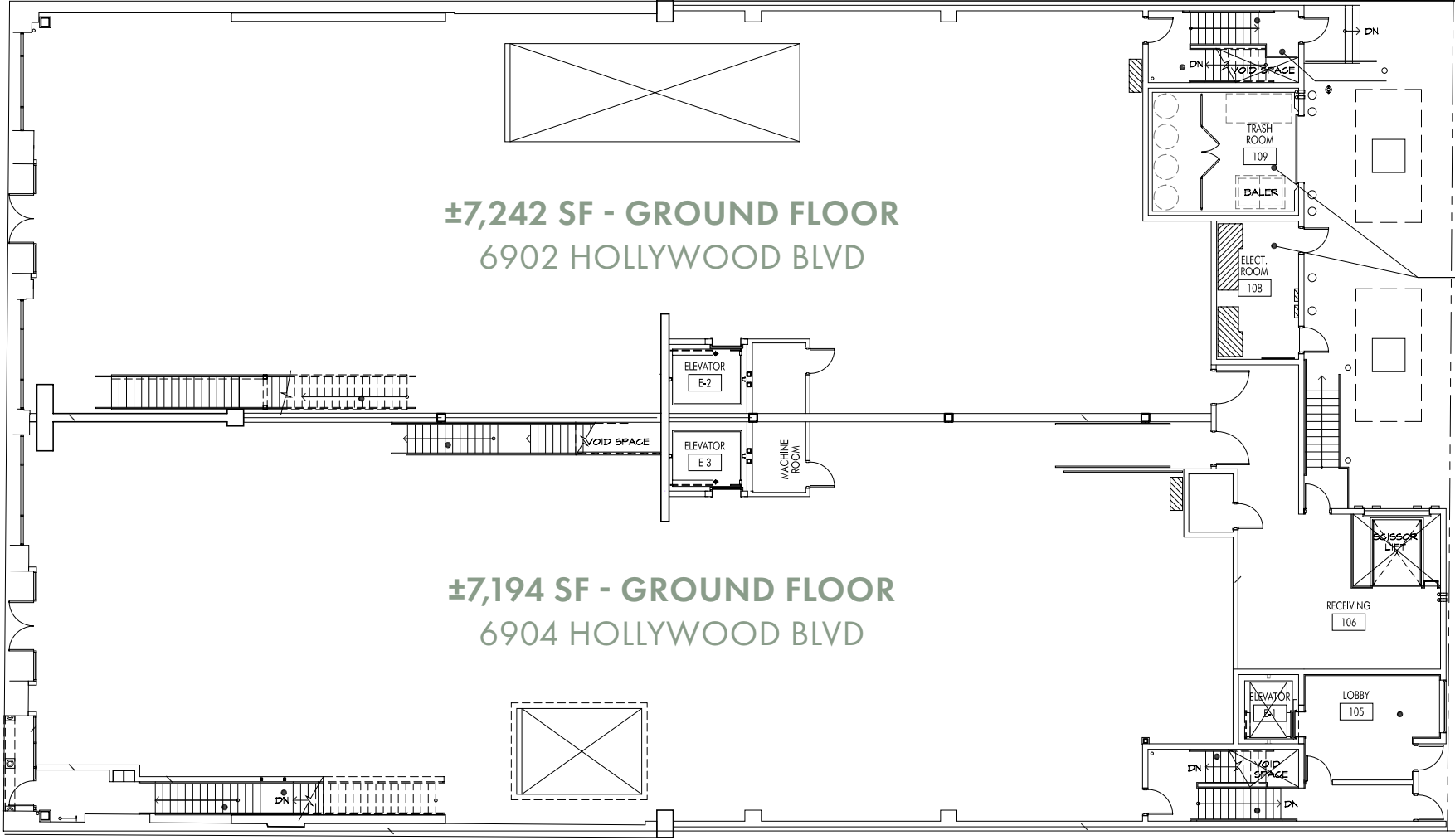
Foot Locker	HOT TOPIC	PANDORA	SEPHORA
VICTORIA'S SECRET	Walgreens	COLD STONE	Hard Rock
JINYA	Johnny Rockets	la Pasa	OAKBERRY
Seasoning Alley	UKA	BOPO MOFO	Capital One
CHADO	LOEWS HOLLYWOOD	AVE & MASTER	Dolby Theatre
JAPAN HOUSE	LUCKY STRIKE	Madame Tussauds	TCL CHINA





# FLOOR PLAN

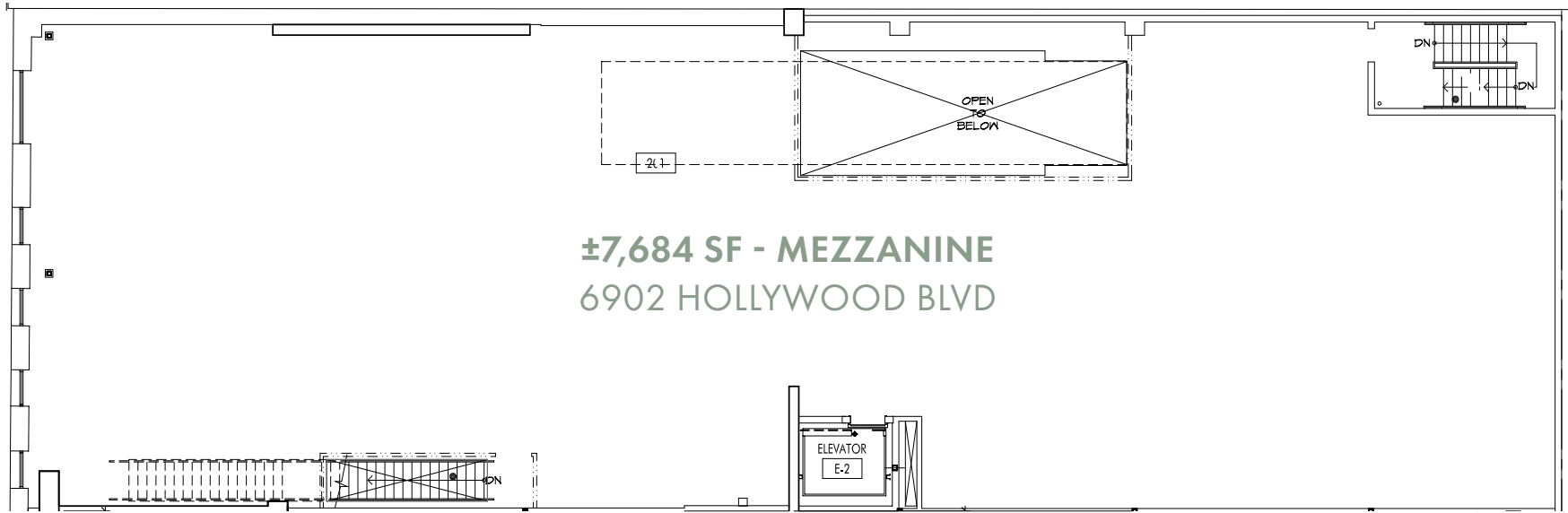
HOLLYWOOD BLVD





# FLOOR PLAN

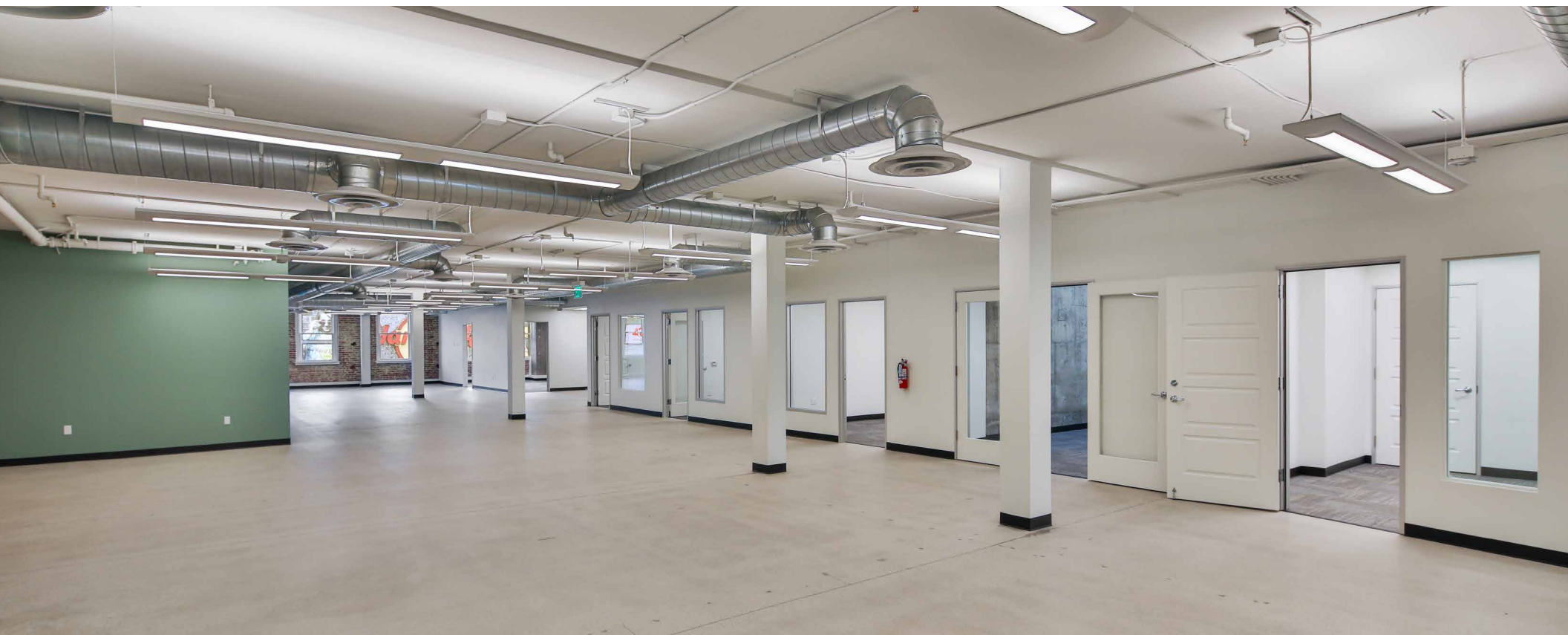
HOLLYWOOD BLVD



±7,684 SF - MEZZANINE  
6902 HOLLYWOOD BLVD



## SECOND FLOOR OFFICE





FLOOR PLAN - SECOND FLOOR OFFICE

HOLLYWOOD BLVD





# HOLLYWOOD BOULEVARD

**WALK OF FAME**  
HOLLYWOOD BLVD



**EL CAPITAN THEATRE**  
6838 HOLLYWOOD BLVD



**HOLLYWOOD  
ROOSEVELT HOTEL**  
7000 HOLLYWOOD BLVD



**JIMMY KIMMEL LIVE!**  
6840 HOLLYWOOD BLVD

**JIMMY**  
*Kimmel*  
**LIVE!**



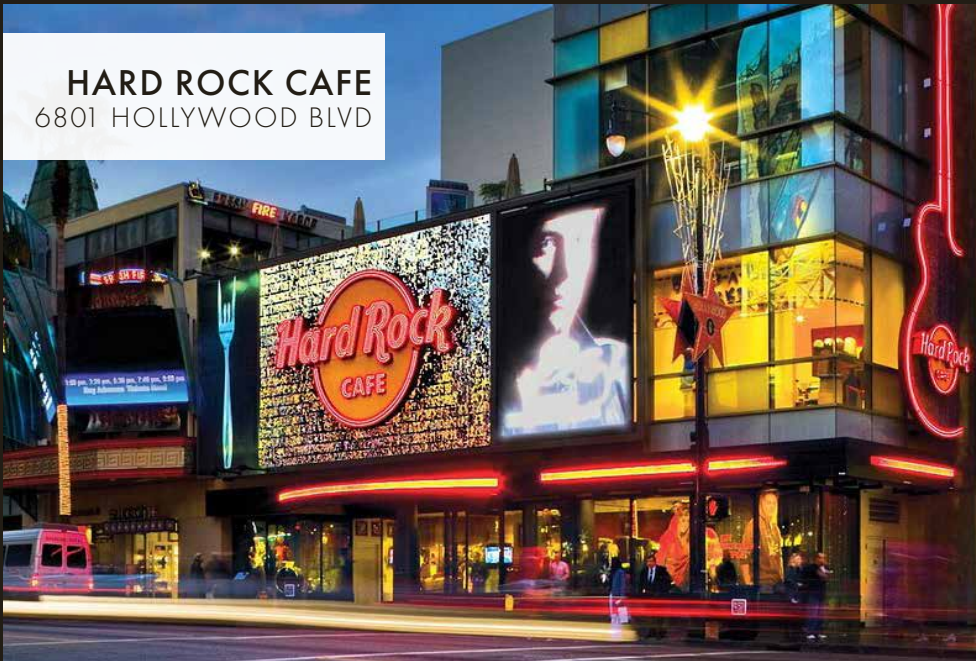


# HOLLYWOOD BOULEVARD

**TCL CHINESE THEATRE**  
6925 HOLLYWOOD BLVD



**HARD ROCK CAFE**  
6801 HOLLYWOOD BLVD



**MADAME TUSSAUDS**  
6933 HOLLYWOOD BLVD

*Madame  
Tussauds*  
**HOLLYWOOD**

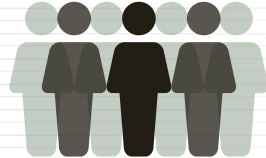
**OVATION HOLLYWOOD**  
6801 HOLLYWOOD BLVD





# HOLLYWOOD

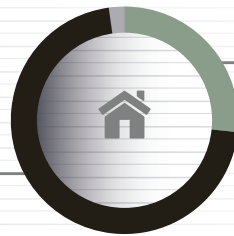
53,577  
RESIDENTS



36.6  
MEDIAN AGE



78.6%  
RENT



9.7%  
OWN



33,094  
TOTAL  
HOUSEHOLDS

\$110k  
AVERAGE HOUSEHOLD  
INCOME

\$1.33M  
MEDIAN VALUE OF OWNER  
OCCUPIED HOUSING UNITS



# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	53,577	299,306	860,333
2029 Population - Five Year Projection	54,241	300,974	868,541
2020 Population - Census	51,231	303,675	872,119
2010 Population - Census	47,063	300,085	868,047
2020-2024 Annual Population Growth Rate	0.86%	-0.28%	-0.26%
2024-2029 Annual Population Growth Rate	0.25%	0.11%	0.19%



<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	33,094	158,714	405,542
2029 Households - Five Year Projection	34,330	163,425	419,662
2020 Households - Census	30,588	154,306	394,495
2010 Households - Census	27,637	146,568	374,718
2020-2024 Compound Annual Household Growth Rate	1.51%	0.54%	0.53%
2024-2029 Annual Household Growth Rate	0.74%	0.59%	0.69%
2024 Average Household Size	1.55	1.84	2.08



<b>HOUSING INCOME</b>			
2024 Average Household Income	\$110,195	\$139,754	\$132,889
2029 Average Household Income	\$119,745	\$152,510	\$145,477
2024 Median Household Income	\$73,917	\$83,761	\$80,893
2029 Median Household Income	\$79,053	\$93,297	\$90,006
2024 Per Capita Income	\$66,806	\$74,152	\$62,695
2029 Per Capita Income	\$74,351	\$82,858	\$70,344



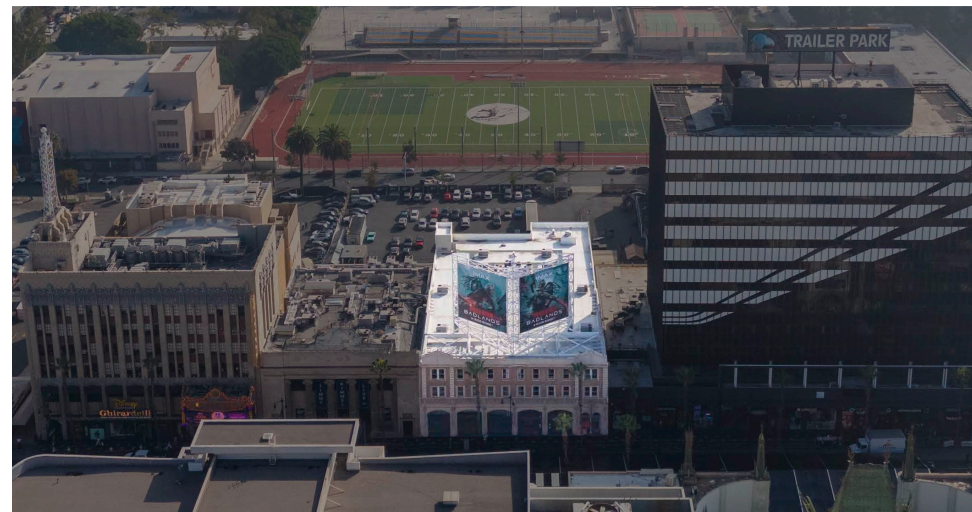
	1 MILE	3 MILES	5 MILES
<b>EDUCATION</b>			
2024 Population 25 and Over	44,920	242,774	667,897
HS and Associates Degrees	14,764	77,400	228,080
Bachelor's Degree or Higher	27,581	143,758	353,042



<b>HOUSING UNITS</b>			
2024 Housing Units	37,490	173,917	441,455
2024 Vacant Housing Units	4,396	15,203	35,913
2024 Occupied Housing Units	33,094	158,714	405,542
2024 Owner Occupied Housing Units	3,639	31,009	88,325
2024 Renter Occupied Housing Units	29,455	127,705	317,217



<b>PLACE OF WORK</b>			
2024 Businesses	4,301	21,232	59,405
2024 Employees	34,928	183,570	475,165





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**CBRE**

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