



4 SPACES AVAILABLE INCLUDING 2 RESTAURANT OPPORTUNITIES

Hood Shafts In-Place | 246 Luxury Residences Above
15,000+ Healthcare Professionals Nearby | Iconic Los Feliz
location with patio dining and Hollywood Sign views

CBRE



LEASE
PENDING

AVAILABLE

SWTHZ
COMING SOON

RESTAURANT
SPACES AVAILABLE

SPACE C

AVAILABLE

RESTAURANT
SPACES AVAILABLE

SPACE A



CLICK FOR
VIDEO TOUR

4900 HOLLYWOOD BLVD, LOS FELIZ, CA



Influenced by the charismatic culture around us,
The Louise, Los Feliz curates a hidden-gem-in-plain-sight atmosphere
within a community that's rich with both nature and culture.

THE LOCATION: STRATEGIC LOS FELIZ POSITION

Los Feliz stands as one of LA's most vibrant neighborhoods. The Louise occupies a prime position serving three key audiences:

HEALTHCARE HUB

- 15,000+ healthcare professionals within walking distance
- Adjacent to Kaiser Permanente, Children's Hospital LA, and Hollywood Presbyterian

LUXURY LIVING

- 246 fully-occupied luxury apartments directly above
- Built-in customer base seeking quality dining and services
- Affluent neighborhood demographics supporting premium concepts

NEIGHBORHOOD CONNECTIVITY

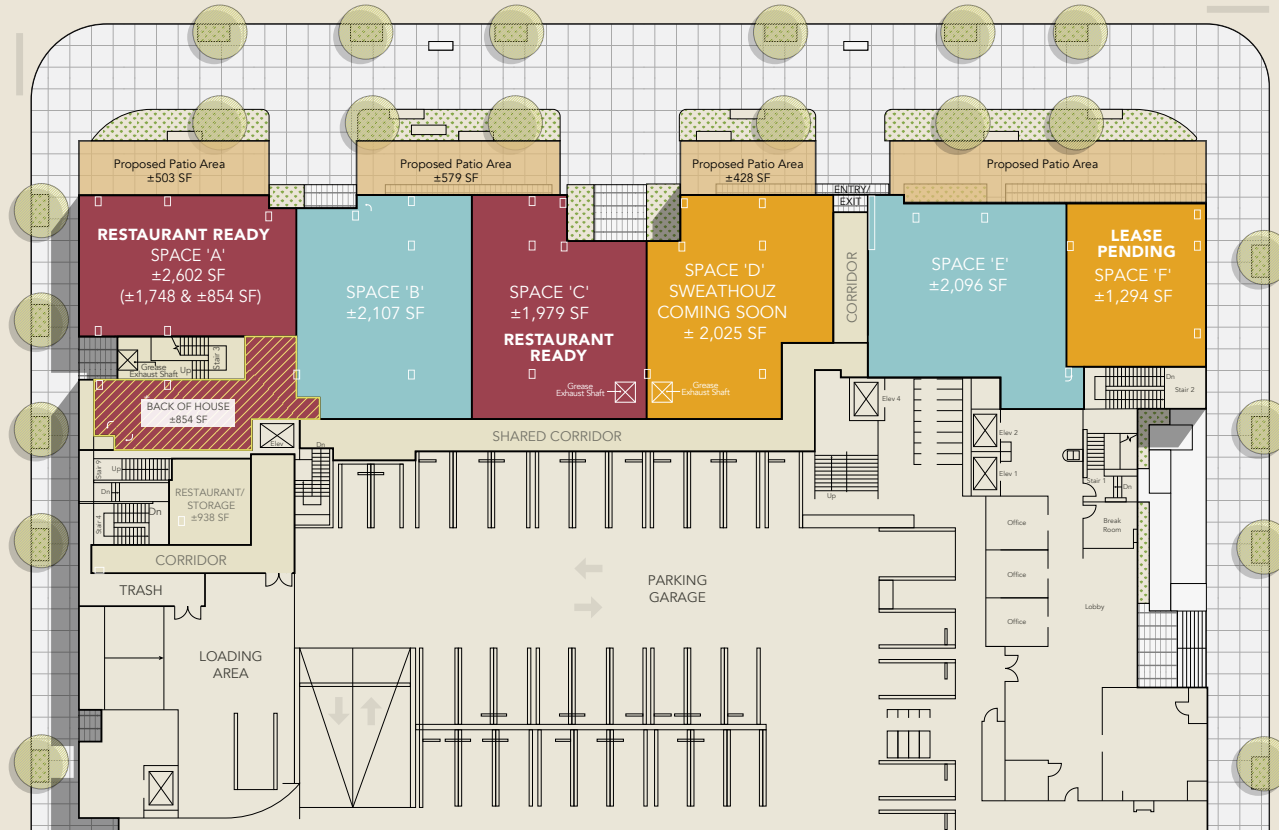
- Walker's Paradise (Walk Score: 94) in the heart of Los Feliz
- Steps from Barnsdall Art Park featuring Frank Lloyd Wright's Hollyhock House
- 800-yard walk to Vermont/Sunset Metro B Line station
- Short drive to Netflix's Southern California headquarters
- 5-minute commute to Downtown LA
- Views of Griffith Observatory and the Hollywood Sign



HOLLYWOOD BLVD



KENMORE AVE



EDGEMONT ST



THESE SPACES OFFER TENANTS:



Restaurant Ready with
In-Place Hood Shafts



Private Patio with Expansive
Views of the Hollywood Sign



"Incredible 15'9"
Floor-to-Ceiling Windows



Tenant Improvement
Allowance Negotiable

Walkers Paradise! Walk Score of 94

Walking distance to Kaiser Permanente, Children's Hospital Los Angeles, Hollywood Presbyterian Medical Center and the Vermont/Sunset Metro B Line station

Over 15,000 Employees Within Walking Distance From Nearby Hospitals



CHILDREN'S
HOSPITAL
LOS ANGELES

HOLLYWOOD
PRESBYTERIAN
MEDICAL
CENTER

KAISER
PERMANENTE

THE LOUISE IS A
BEAUTIFUL
TWO-BUILDING PROJECT
COMPRISING OF GROUND
FLOOR RETAIL + 246 FULLY
OCCUPIED LUXURY
RESIDENTIAL UNITS

THE LOUISE
L
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THE LOUISE
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LOS FELIZ

HomeStreet Bank

CALIF CHICKEN CAFE

Modern Animal

RESTAURANT
SPACES AVAILABLE

RESTAURANT
SPACES AVAILABLE

SUITE F
LEASE
PENDING

SUITE E
AVAILABLE

SWTHZ
COMING SOON

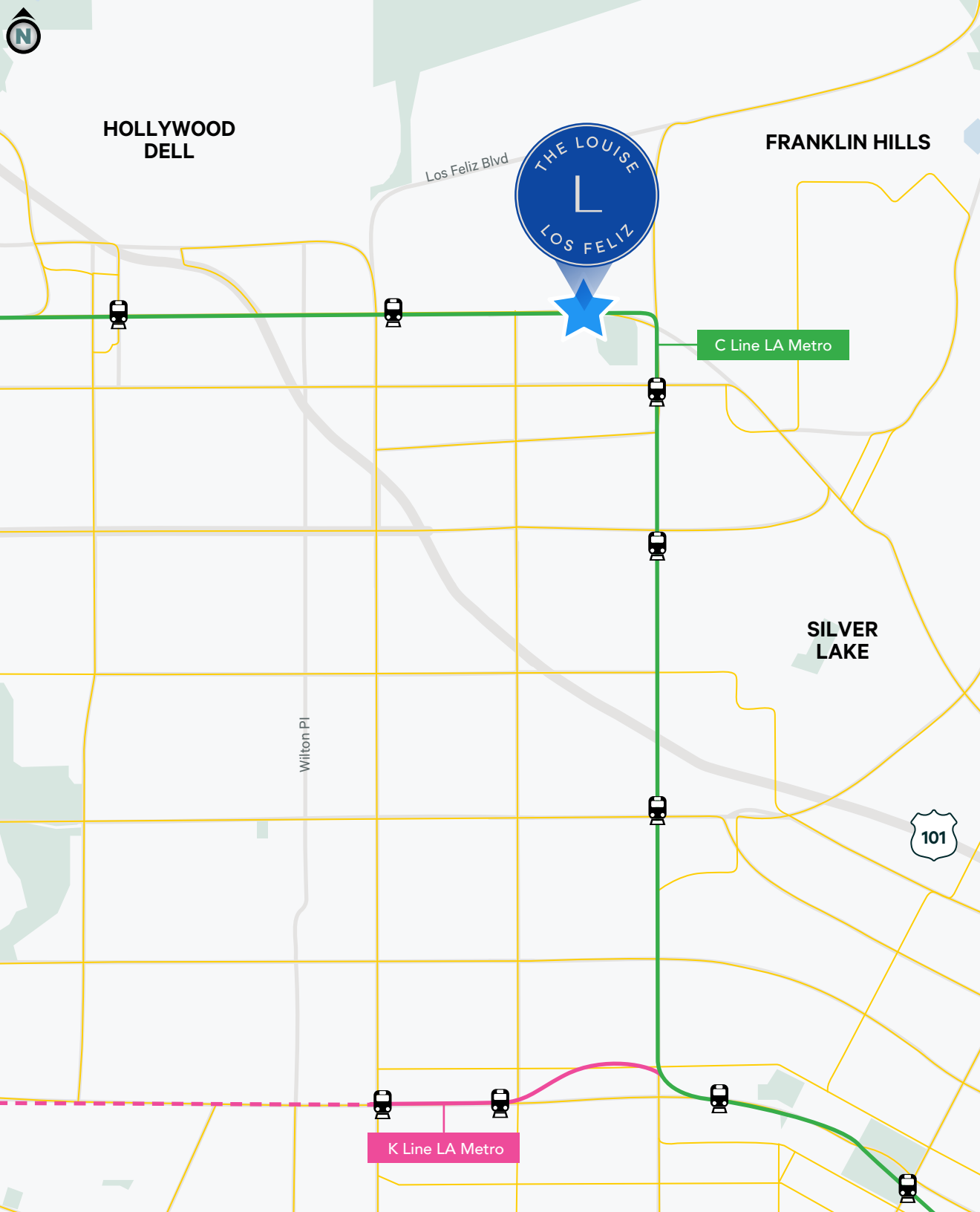
SUITE C

SUITE B
AVAILABLE

SUITE A

HOLLYWOOD BLVD





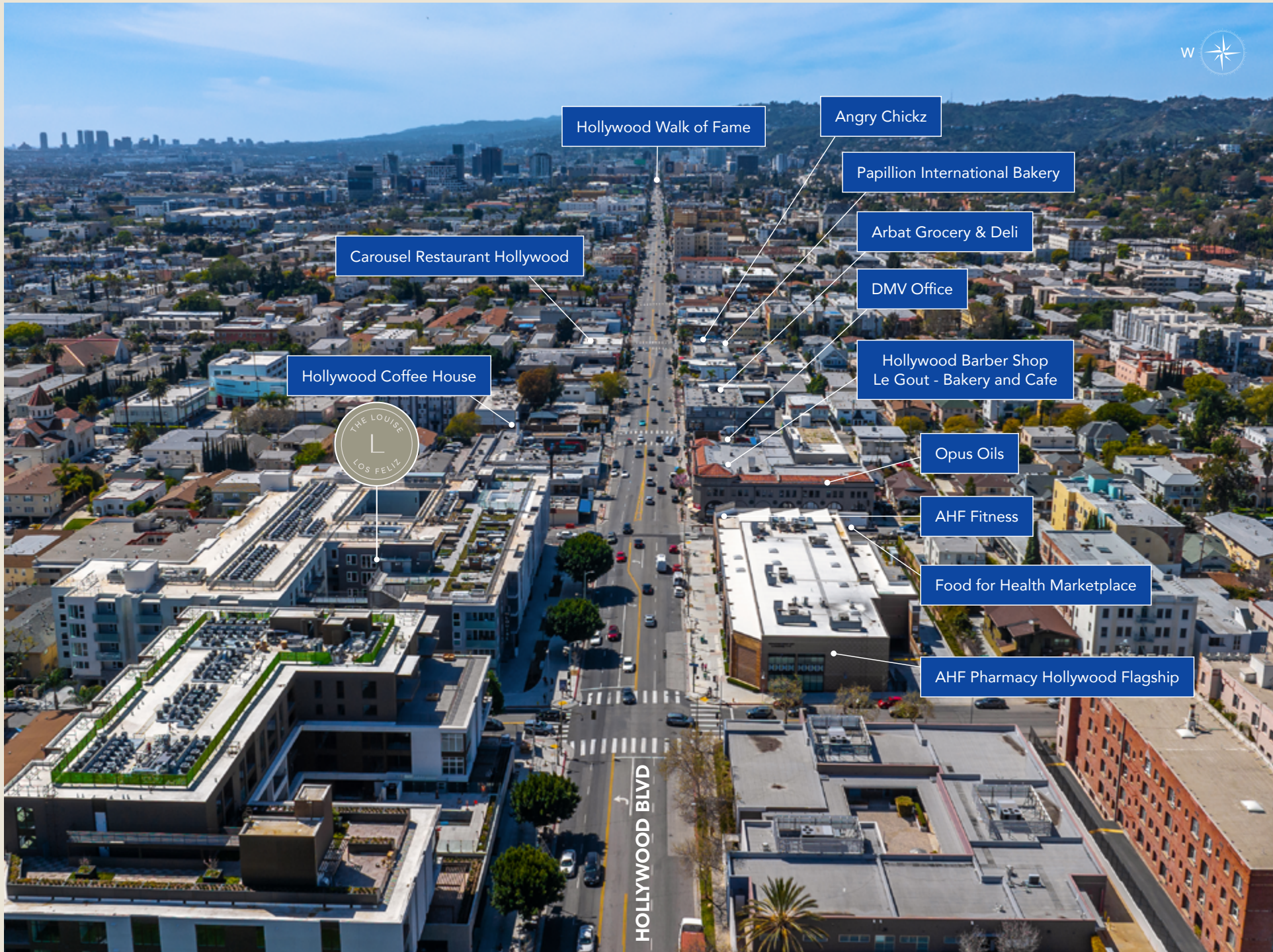
2025 DEMOGRAPHICS:

	.5 MILE	1 MILE	2 MILE
Population	15,266	57,774	175,641
Daytime Population	27,074	62,463	171,668
Avg. Dining Out Expenditure Per Person	\$3,575	\$3,835	\$4,194
Avg. Household Income	\$95,214	\$102,553	\$112,802



Source: ESRI





Hollywood Walk of Fame

Angry Chickz

Papillion International Bakery

Arbat Grocery & Deli

DMV Office

Hollywood Barber Shop
Le Gout - Bakery and Cafe

Opus Oils

AHF Fitness

Food for Health Marketplace

AHF Pharmacy Hollywood Flagship

Carousel Restaurant Hollywood

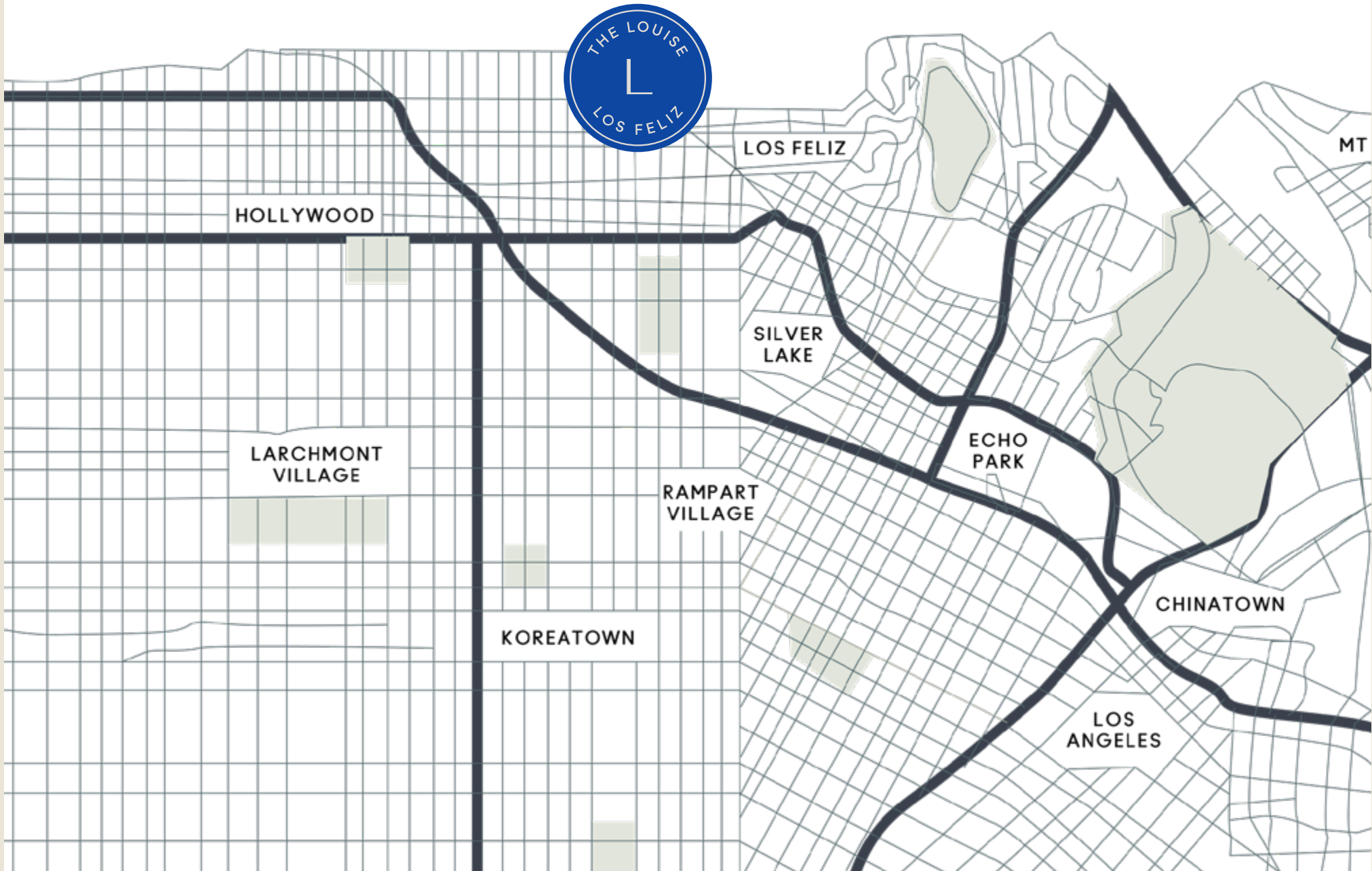
Hollywood Coffee House



HOLLYWOOD BLVD



THE LOUISE



Join the thriving tenant community



CALIF CHICKEN CAFE: NOW OPEN

California Chicken Cafe is a local counter-serve chain specializing in rotisserie chicken, wraps, and salads. They offer a variety of sides and drinks. With classics like the California Chicken Salad and the Chinese Chicken Salad, along with options like the Out West Salad, they cater to different preferences. Known for their reasonable prices, they have received positive reviews with an average Google rating of 4.4 stars.

Modern Animal: NOW OPEN

Modern Animal is a vet clinic that is changing pet healthcare. They offer a membership model with unlimited 24/7 virtual care, fast appointments, and free medication shipping. Their clinics are modern and pet-friendly. They are expanding with new clinics in California and nationwide.



[HomeStreet]Bank: NOW OPEN

HomeStreet Bank is a community bank with over 100 years of experience. They offer a variety of financial products and services for individuals, families, and small to medium-sized businesses. They are known for their strong customer service and financial strength, receiving a four-star rating from BauerFinancial. If you want a community-focused bank with a range of financial products, consider HomeStreet Bank.

SWTHZ: COMING SOON

SweatHouz provides high-end wellness experiences with their luxurious saunas, invigorating cold plunges, and refreshing vitamin C showers. Located in a vibrant community, SweatHouz draws a consistent flow of health-conscious individuals, fostering a dynamic and supportive atmosphere.





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VIDEO TOUR

RESTAURANT AND RETAIL SPACES
AVAILABLE NOW



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