

FOR LEASE

4514-4518 Hollywood Blvd &
4511-4519 W. Sunset Blvd, Los Angeles, CA 90027

Los Feliz / Silver Lake

Hollywood & Sunset Retail and Restaurants



RYAN GURMAN

First Vice President
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

BRONSON MORGAN

Associate
+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02194401

LAUREN YASHAR

Sales Assistant
+1 310 985 0078
lauren.yashar@cbre.com
Lic. 02206229

CBRE



Newly Restored Retail/Restaurant/Café Opportunity

Hollywood & Sunset is a newly-restored Old Hollywood Art Deco Revival building in the center of Los Angeles, at the intersection of world-renowned Hollywood Blvd & Sunset Blvd. The property sits on the border of Los Feliz and Silver Lake, across the street from Quentin Tarantino's Vista Theater and the newly-constructed 202-unit The Elinor at Hollyhill, and a stone's throw away from Children's Hospital and Kaiser Permanente. This is a rare opportunity to be a part of a unique mixed-use retail and multifamily project within a vibrant Hollywood Blvd retail corridor and dense and abundant residential community. Neighboring businesses include Camel Coffee, Homestate, Mendocino Farms, Maru Coffee, All Time, Kismet Rotisserie, and Handel's Ice Cream.



PROJECT OVERVIEW



- ◇ The property is located within the California State Enterprise Zone
- ◇ ±86,000 vehicles per day at the intersection
- ◇ Down the street from Children's Hospital Los Angeles, and Kaiser Permanente
- ◇ Less than a mile from Los Angeles City College
- ◇ 1 block from Vermont/Sunset Red Line Station



Project Operator: Bridgeview is a Los Angeles based real estate and hospitality company. Bridgeview aims to cultivate **vibrant cultural environments** at its projects through a confluence of art, music, wellness, learning, and community.

Project Vision: Our aim is for **Hollywood & Sunset** to evolve with time into an even more positively-contributing community location for Los Feliz, Los Angeles residents and beyond. We would like to explore incorporating new food / beverage, wellness, and fitness uses at the property.





HIGHLIGHTS

4514 Hollywood Blvd: +/- 911 SF

4516 Hollywood Blvd: +/- 867 SF

4518 Hollywood Blvd: +/- 917 SF

4511 Sunset Blvd: +/- 939 SF

4517 Sunset Blvd: +/- 1,066 SF

4519 Sunset Blvd: +/- 1,264 SF

Rates Upon Request!

*NNN estimated at \$1.00



Tremendous foot traffic and fabulous co-tenancy on the street



A short distance from all of the excellent retail and restaurants of Silver Lake, Sunset Junction, and much more!



Tremendous Frontage on both Sunset and Hollywood Blvd



Plentiful street-metered parking and abundant off-site parking.



Footsteps from World Recognized Kaiser Permanente and Children's Hospital



Newly-completed bike lane on Hollywood Blvd



THE AREA



Griffith Observatory

Hollywood

Los Feliz

Kaiser Permanente

Children's Hospital
Los Angeles

The Elinor
202-Residential Apartments

Parking

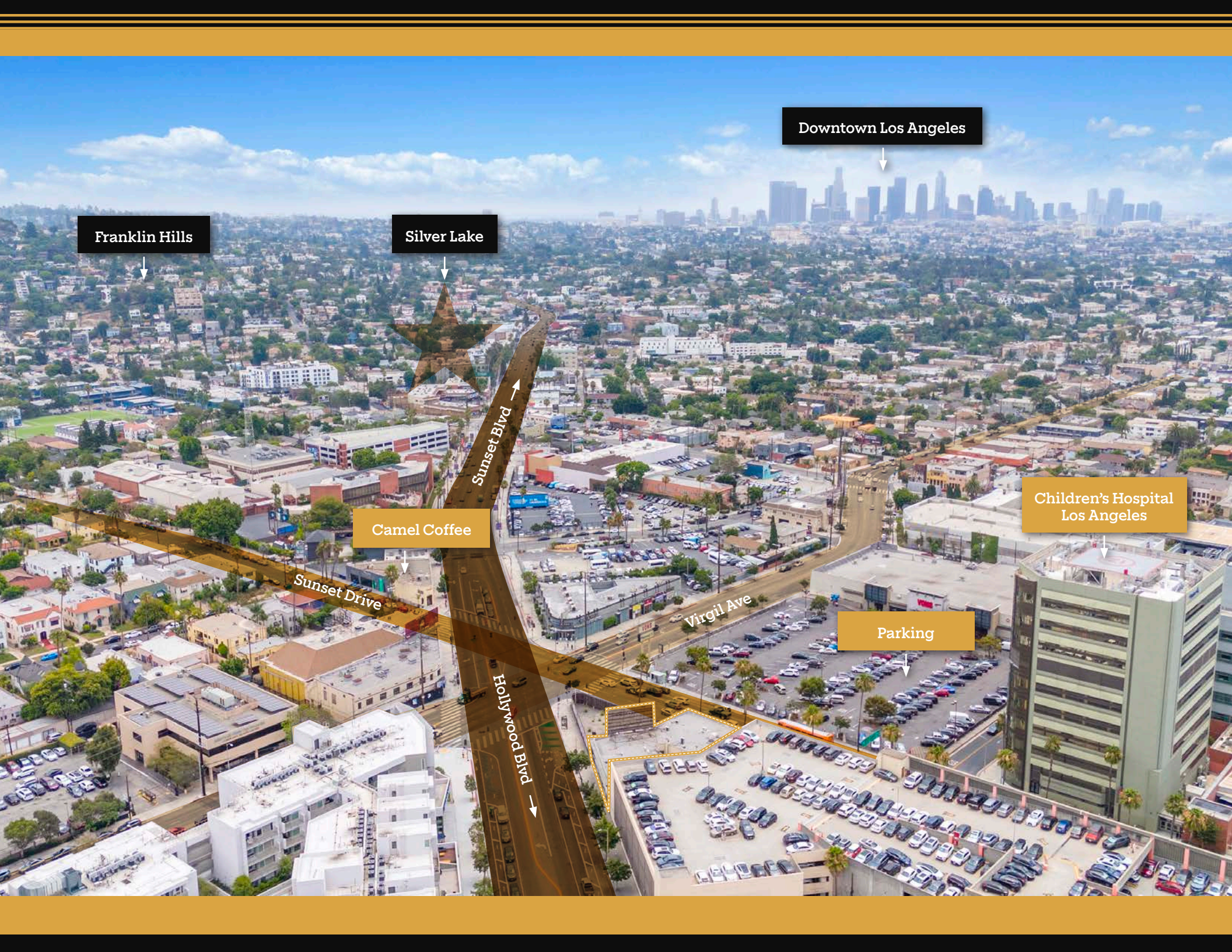
Camel Coffee

Vons

Vista Theatre

Sunset Blvd

Hollywood Blvd



Downtown Los Angeles

Franklin Hills

Silver Lake

Children's Hospital
Los Angeles

Camel Coffee

Parking

Sunset Blvd

Sunset Drive

Virgil Ave

Hollywood Blvd

EXTERIOR



INTERIOR

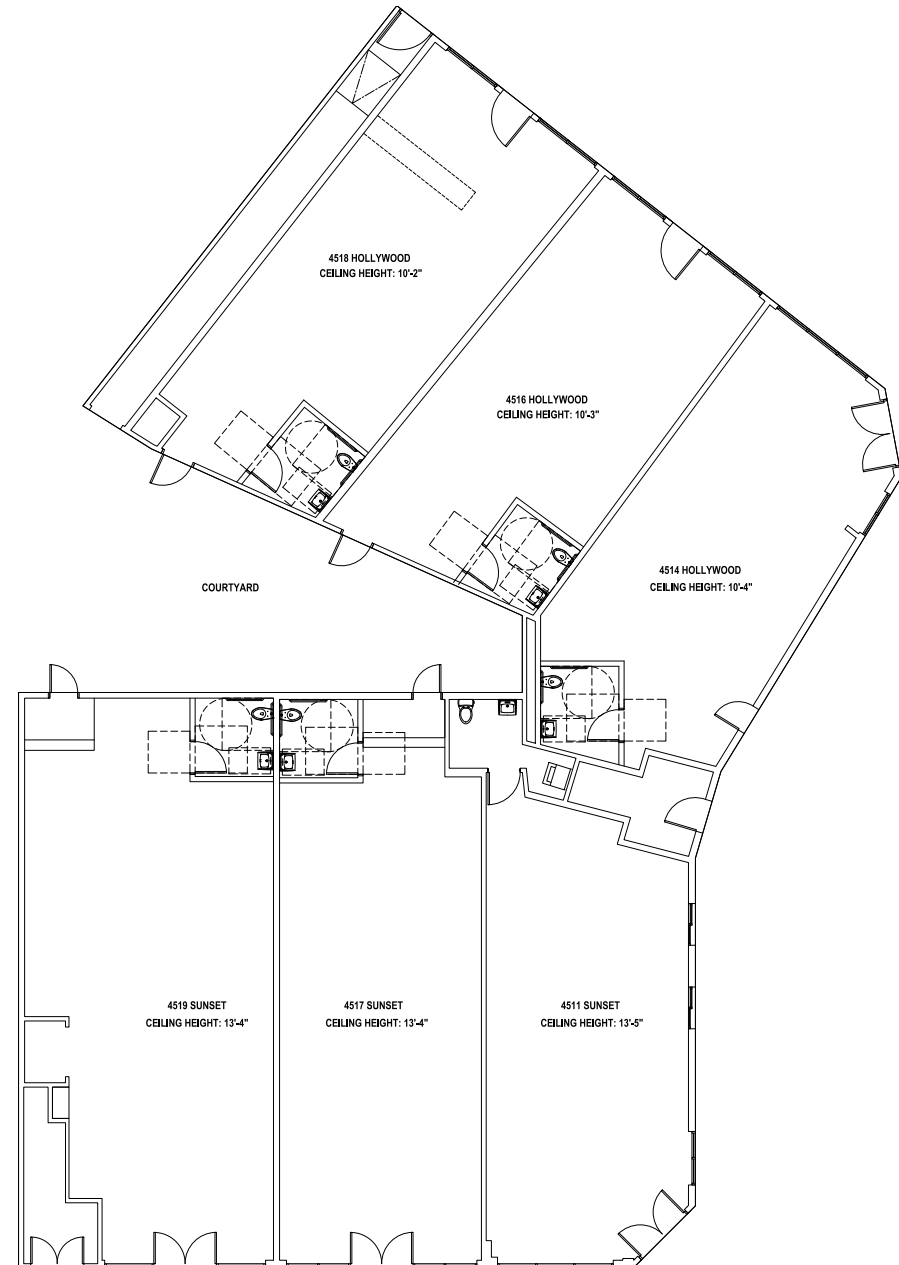


INTERIOR



4518 Hollywood - Former Pizza Restaurant
+1,000SF of Central Courtyard

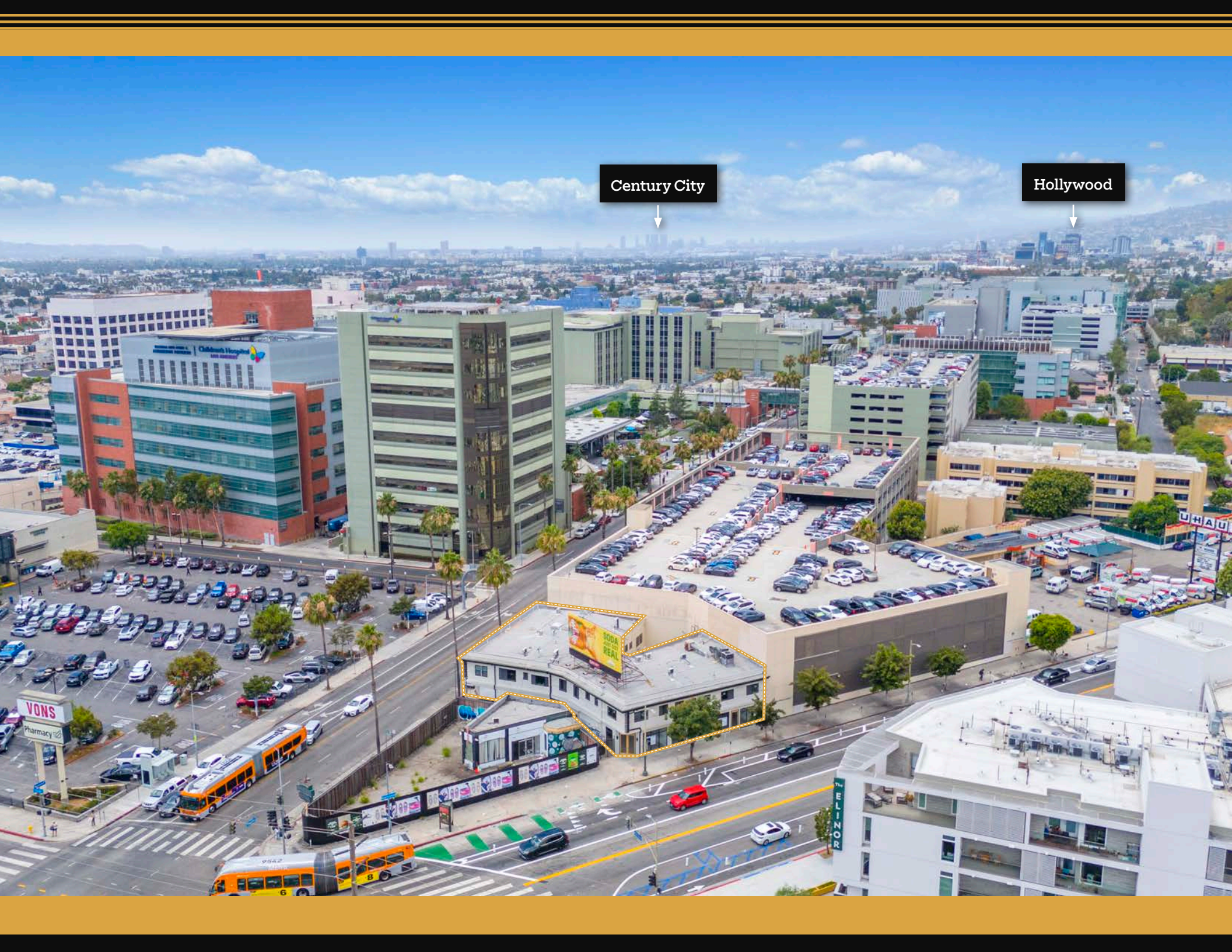
FLOOR PLAN



Unit Number	Unit Size	Percentage
4511	939 SF	742%
4514	911 SF	7.20%
4516	867 SF	6.85%
4517	1066 SF	8.43%
4518	917 SF	7.25%
4519	1264 SF	9.99%
Total	5,964 SF	47.15%

THE PROPERTY





Century City

Hollywood

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	56,710	184,102	415,571
2028 Population - Five Year Projection	56,620	186,510	423,139
2020 Population - Census	58,289	188,516	417,223
2010 Population - Census	62,817	198,216	425,092
2020-2023 Annual Population Growth Rate	-0.64%	-0.56%	-0.09%
2023-2028 Annual Population Growth Rate	-0.03%	0.26%	0.36%



Households

2023 Households - Current Year Estimate	27,688	82,993	188,567
2028 Households - Five Year Projection	28,473	86,741	198,465
2010 Households - Census	27,689	79,789	171,509
2020 Households - Census	27,655	82,377	183,089
	93.9%	93.6%	92.9%
2020-2023 Compound Annual Household Growth Rate	0.03%	0.18%	0.70%
2023-2028 Annual Household Growth Rate	0.56%	0.89%	1.03%
2023 Average Household Size	1.98	2.15	2.15



Place of Work

2023 Businesses	2,907	7,590	23,441
2023 Employees	31,082	69,193	191,422



Housing Income

	1 Mile	3 Miles	5 Miles
2023 Average Household Income	\$117,895	\$113,911	\$103,614
2028 Average Household Income	\$137,887	\$132,863	\$120,604
2023 Median Household Income	\$78,450	\$73,356	\$66,007
2028 Median Household Income	\$94,231	\$86,730	\$78,535
2023 Per Capita Income	\$57,144	\$51,697	\$47,060
2028 Per Capita Income	\$68,872	\$62,211	\$56,601



Housing Units

2023 Housing Units	29,903	90,135	206,988
2023 Vacant Housing Units	2,215	7,142	18,421
	7.4%	7.9%	8.9%
2023 Occupied Housing Units	27,688	82,993	188,567
	92.6%	92.1%	91.1%
2023 Owner Occupied Housing Units	4,376	14,437	28,446
	14.6%	16.0%	13.7%
2023 Renter Occupied Housing Units	23,312	68,556	160,121
	78.0%	76.1%	77.4%



Education

2023 Population 25 and Over	46,792	146,333	323,939
HS and Associate's Degree	8,445	29,836	68,382
	15.4%	20.4%	21.1%
Bachelor's Degree and Higher	25,372	71,245	150,272
	54.3%	48.7%	46.4%

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