

RETAIL SPACE FOR LEASE GOWER SHOPPING CENTER

6106 Sunset Boulevard, Los Angeles 90028



For More Info, Please Contact:



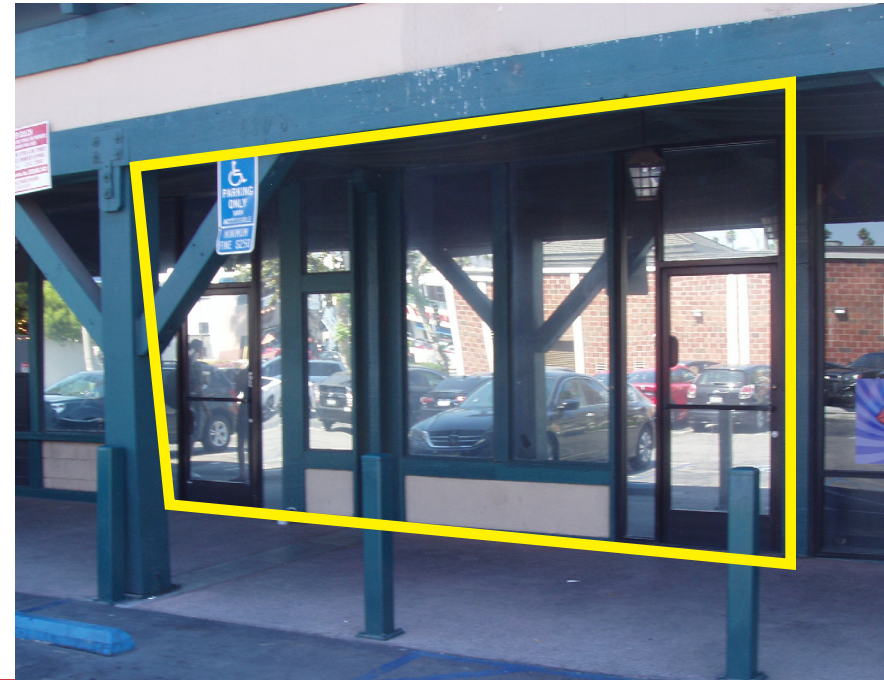
Marty Shelton
Vice President
310.440.8500 x1439
mshelton@naicapital.com
Cal DRE Lic #00835288

11835 W. Olympic Blvd., Suite 700E
West Los Angeles, CA 90064
naicapital.com

PROPERTY INFORMATION:

| | |
|------------|--|
| Location | 6106 Sunset Blvd, Los Angeles CA 90028 |
| Size | 1,586 SF of general retail space in a 35,537 SF neighborhood shopping center |
| Rent | \$4.00 PSF / Rent - \$1.41 PSF / NNN |
| Lease Term | Five years with options |

- Signalized intersection of Sunset Blvd / Gower St
- Walker's Paradise (94)
- Excellent Transit score (71)
- Approximately 100 surface parking spaces
- Close proximity to Sunset Gower Studios and Sunset Bronson Studios
- Adjacent to Columbia Square mixed-use project
- Co-tenants: Starbucks, Lucifer's Pizza, T-Mobile, Supercuts, Noodle World, Denny's, Rite Aid, Kickin' Crab



LOS ANGELES ECONOMY:

Los Angeles' position as the entertainment capital of the world and the increased demand for video streaming and social media has been a boon to the L.A. economy during the past several years. Recent job gains in the sector have been solid, and as a result, total employment in the sector has recovered all the jobs lost in the pandemic. The entertainment business directly or indirectly employs one out of five workers in L.A. County.

HOLLYWOOD DEMOGRAPHIC STATS 2022

1 Mile Radius

63,812
TOTAL POPULATION

30,663
TOTAL HOUSEHOLDS

\$72,101
AVG. HH INCOME

35,573
TOTAL DAYTIME EMPLOYEES

2 Mile Radius

189,167
TOTAL POPULATION

90,045
TOTAL HOUSEHOLDS

\$94,953
AVG. HH INCOME

92,330
TOTAL DAYTIME EMPLOYEES

3 Mile Radius

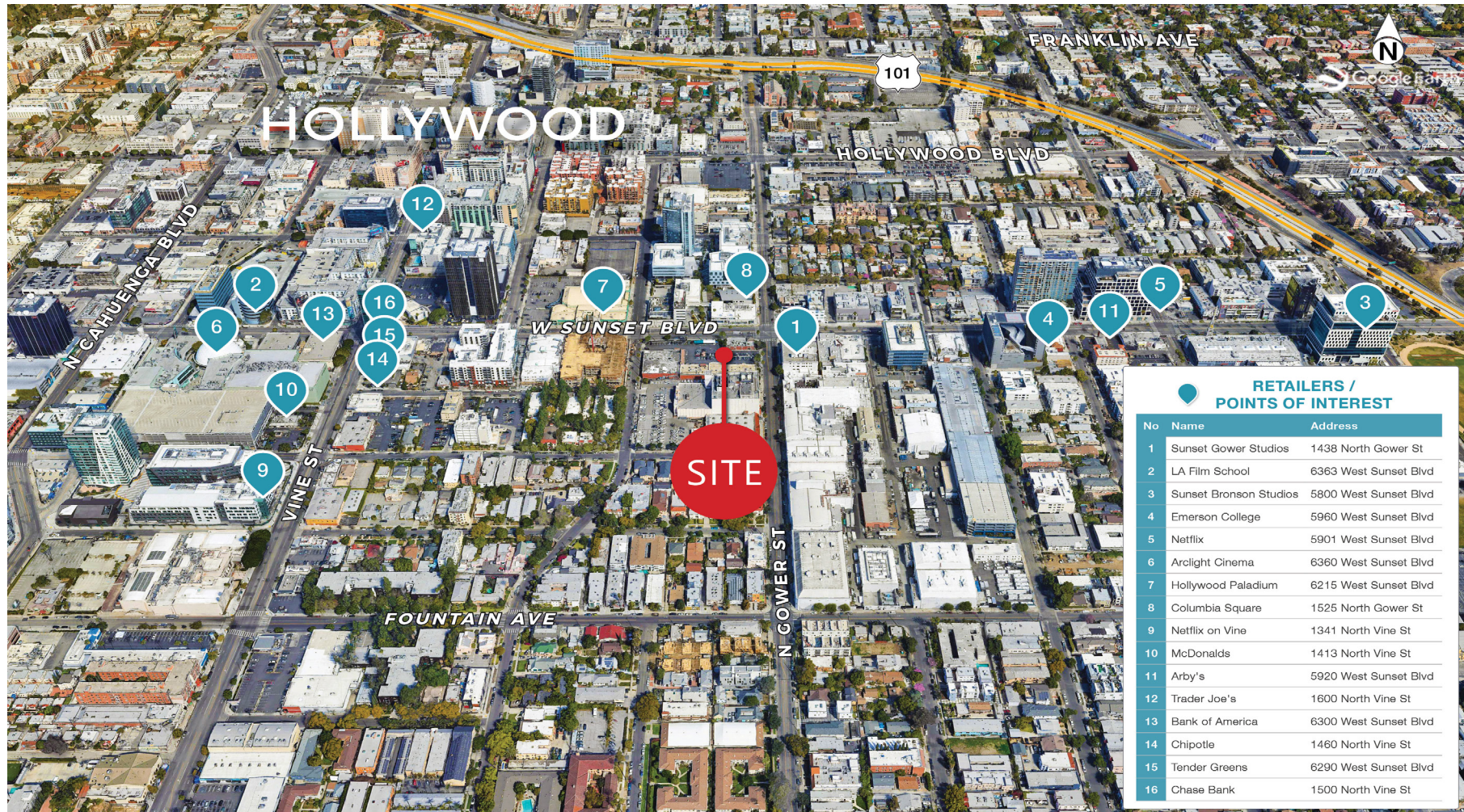
390,825
TOTAL POPULATION

186,571
TOTAL HOUSEHOLDS

\$102,303
AVG. HH INCOME

191,544
TOTAL DAYTIME EMPLOYEES

TENANT AREA MAP



For More Info, Please Contact:



Marty Shelton
Vice President
310.440.8500 x1439
mshelton@naicapital.com
Cal DRE Lic #00835288

11835 W. Olympic Blvd., Suite 700E
West Los Angeles, CA 90064
naicapital.com