

6363

Hollywood Boulevard
Los Angeles, CA 90028

REDUCED RENT

**Retail / Creative Office
For Lease**
± 23,000 SF

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



6363
Hollywood Boulevard
Los Angeles, CA 90028

For more information:

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Cal DRE License #00835288







Property Description

Multi-story, retail / creative office, former digital radio broadcasting headquarters, multiple recording and podcasts studios, entertainment spaces with green rooms, private and executive offices. The property offers prominent signage, high ceilings, a mezzanine, elevator, restrooms, and a brass lined staircase.

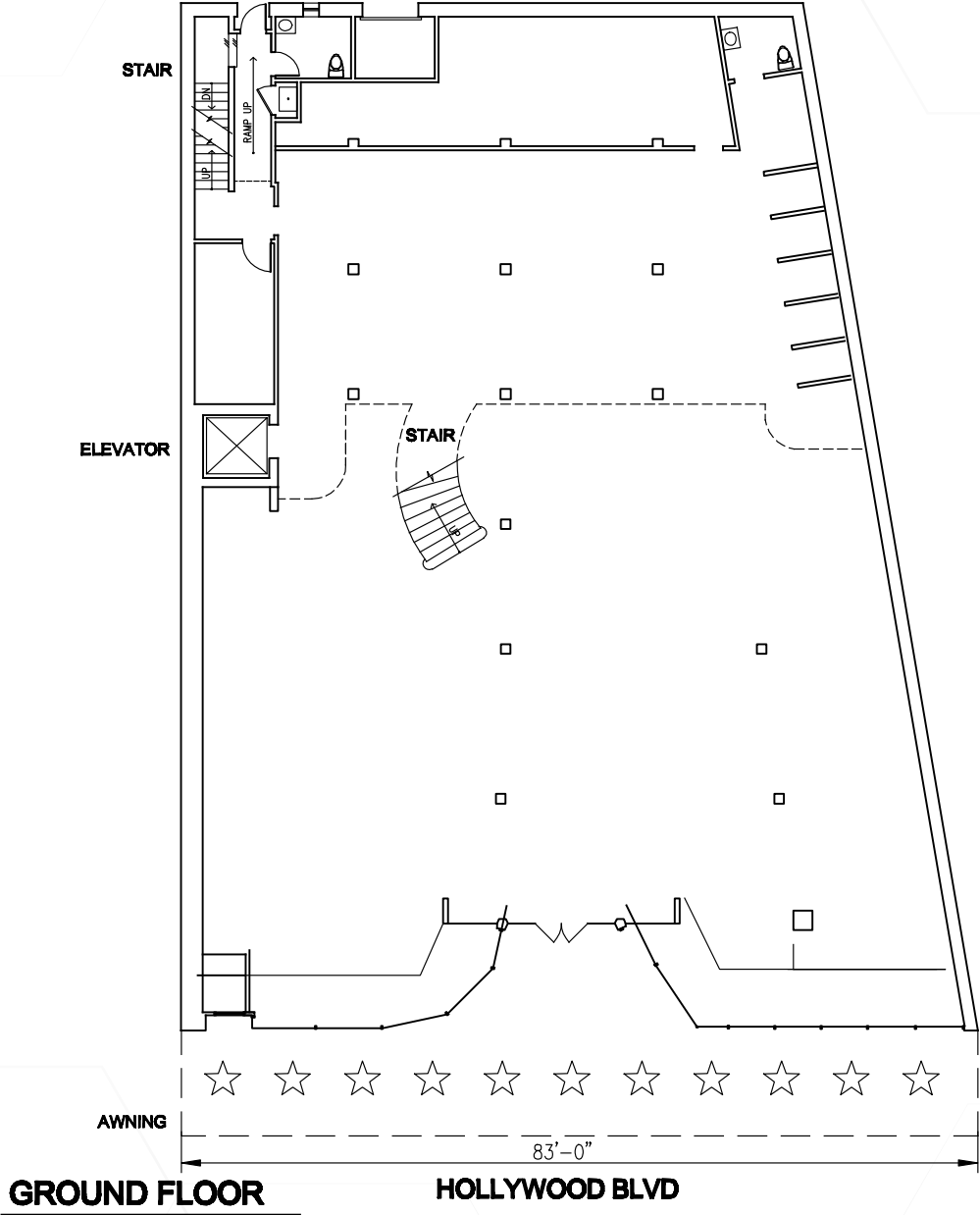


Area Description

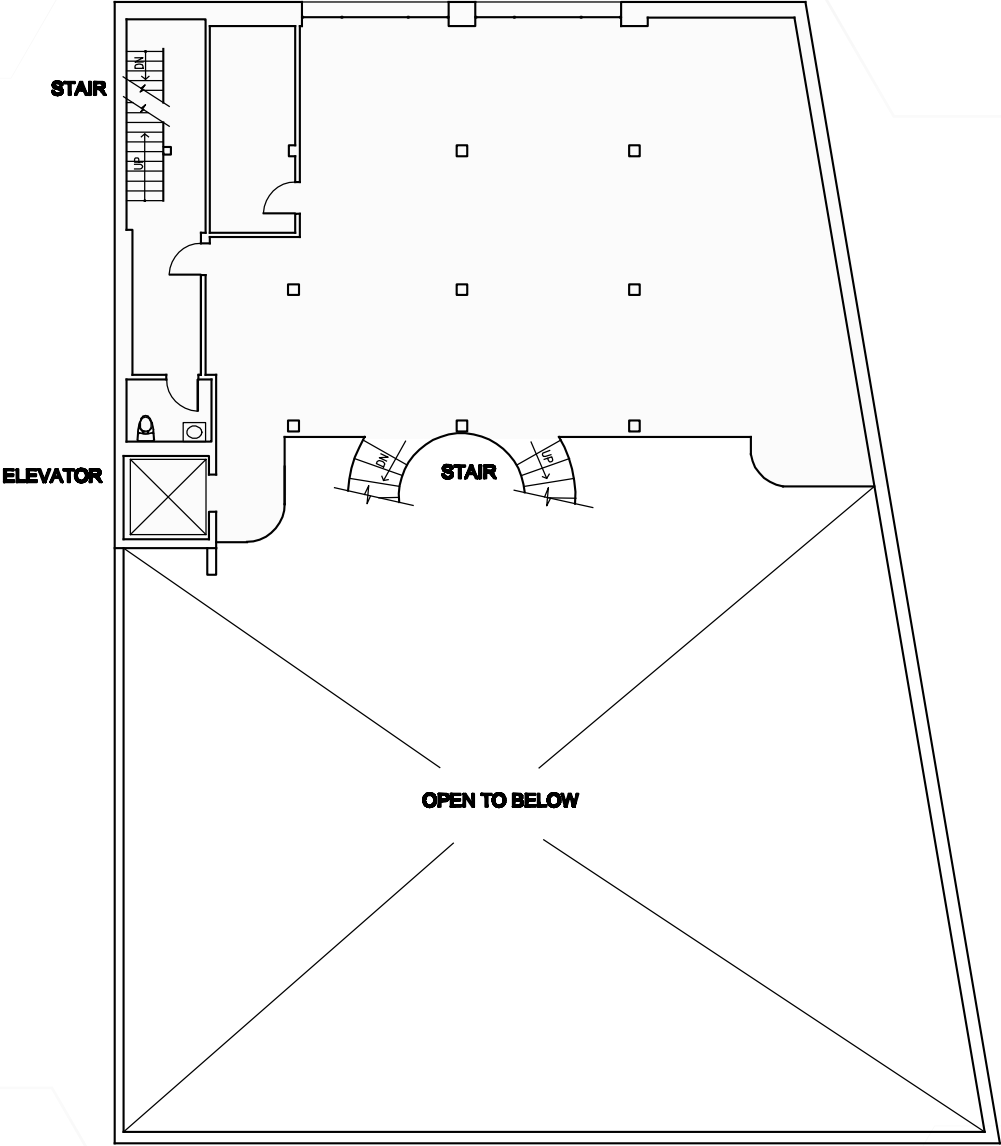
The property is located in the “Hollywood Entertainment District” on the Hollywood Walk of Fame near to the corner of Hollywood and Vine, Pantages Theater, Capital Records, many popular nightclubs and restaurants, luxury residential high-rise projects, office space, hotels, etc.

<div>\$</div> <div>Asking Rent</div> <div>\$1.50 PSF / NNN</div> <div>REDUCED RENT</div>	<div></div> <div>Building Size</div> <div>± 23,000 SF</div>	<div></div> <div>Year Built</div> <div>1924</div>	
Floor Plan Description			
<div></div> <div>Basement</div> <div>4,270 SF</div>	<div></div> <div>Ground Floor</div> <div>7,902 SF</div>	<div></div> <div>Mezzanine</div> <div>2,998 SF</div>	<div></div> <div>Second Floor</div> <div>7,697 SF</div>

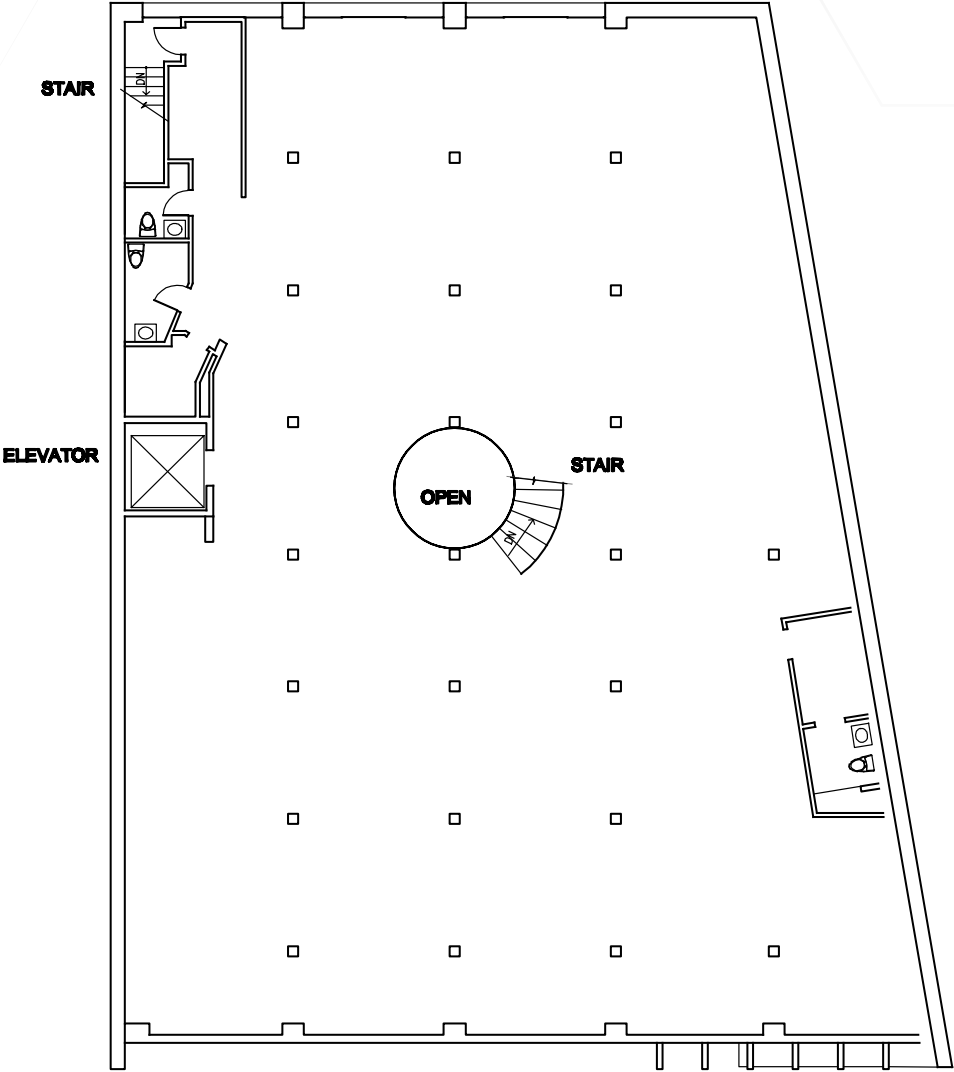




Mezzanine Floor Plan



MEZZANINE



SECOND FLOOR

4th Quarter 2024 Report (Demographics)

HED Visits

Annual Visits 2024

37 Million

Avg. # People per Day

101,400

Residents

Avg. Income

\$84,000

Median Income

\$59,000

Population

30,827

Employees

Avg. Income

\$90,000

Median Income

\$61,000

Population

32,274

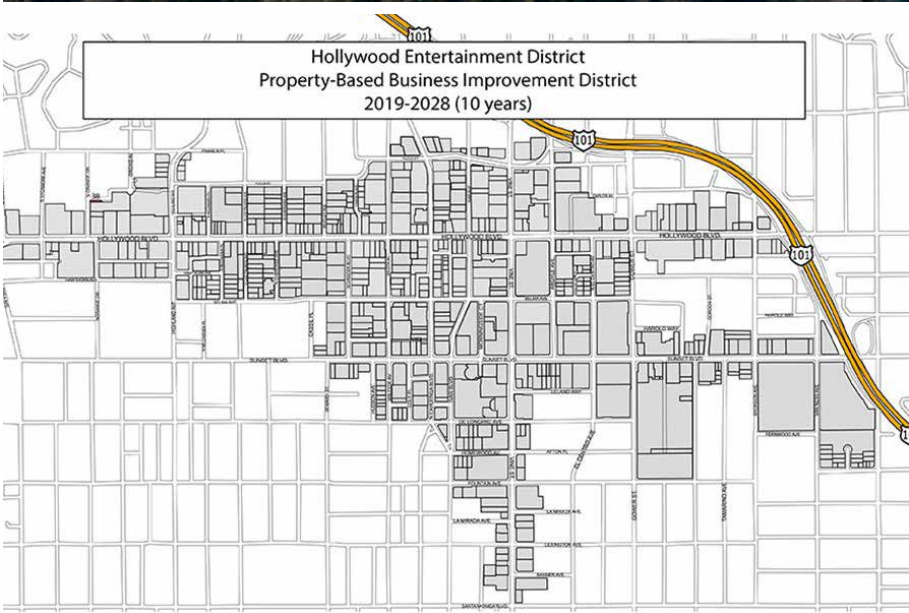
Visitors

Avg. Income

\$121,000

Median Income

\$79,000





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