

# MAJOR PRICE REDUCTION

RETAIL CENTER | 7300 W SUNSET BLVD. HOLLYWOOD, CA 90046 | ±15,753 BUILDING SIZE SF



OFFERING MEMORANDUM

**PEAK**  
COMMERCIAL

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# EXECUTIVE SUMMARY

7300 W SUNSET BLVD.





# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

Address	7300 W Sunset Blvd. Hollywood, CA 90046
Building Size	± 15,753 SF
Lot Size	± 29,696 SF
Zoning	LAC4   Tier 1 TOC
Year Built	1985
Sunset Blvd. Traffic Counts	± 47,802 (2022)
Walk Score	97 (Walker's Paradise)
Parking	43 spaces   ±2.7/1000
Vacancy	100%

## FINANCIAL SUMMARY

Asking Price	<b>\$11,600,000</b>
Price / SF	\$736
Actual CAP Rate	5.31%

## **PREMIER** RETAIL CENTER ON WORLD-FAMOUS SUNSET BLVD – HOLLYWOOD, CA

**7300 W Sunset Blvd** presents an exceptional opportunity to acquire a prime, traditional L-shaped retail center located in one of Los Angeles' most dynamic and iconic areas. This property offers approximately 15,753 SF of building space situated on a 29,696 SF lot, located at the highly visible corner of Sunset Blvd and Fuller Avenue.

The asset benefits from its prime location within a neighborhood that boasts strong consumer demand and excellent demographics, making it an attractive choice for retail and service-oriented businesses. The property currently is 100% occupied.

In addition to the strong retail appeal, the property is eligible for potential redevelopment as a multi-family mixed-use project, with zoning overlays that allow for the construction of ± 113 market-rate units with approximately 11 low income housing units. This offers an outstanding opportunity for developers to pursue entitlements while benefiting from the existing rental income, employing a "covered land play" strategy.

The retail center is home to a diverse mix of food and service-oriented tenants, providing a solid hedge against online retail competition. The area's future growth will be bolstered by increased density through new multi-family developments, ensuring sustained long-term demand and rental growth potential.

In summary, **7300 W Sunset Blvd** offers a rare chance to own a traditional retail center in one of the most vibrant and high-traffic areas of Los Angeles. Whether as a stable income-producing asset or a future redevelopment project, this property is poised for long-term success.



# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

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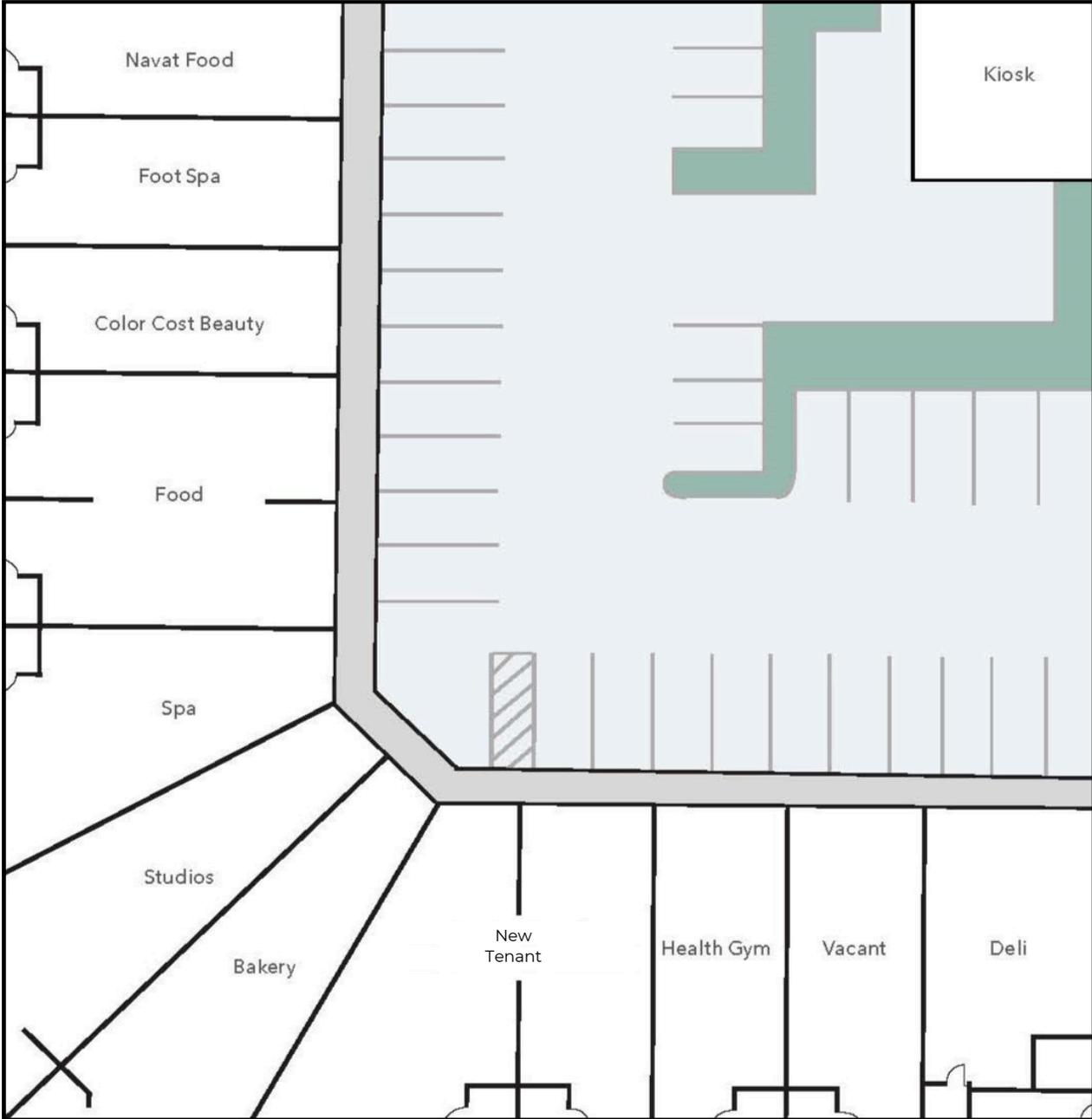
- **Prime Sunset Blvd Location:** Situated on the world-renowned Sunset Blvd in Hollywood, offering unparalleled visibility and access to a high-traffic area with strong consumer demand.
- **Development Potential:** Opportunity for a covered land play, allowing investors to capitalize on existing rental income while pursuing entitlements for a multifamily mixed-use redevelopment.
- **Strong Neighborhood Demographics:** The property is located in a vibrant, densely populated neighborhood, ensuring a solid consumer base and excellent long-term demand.
- **Strategic Corner Position:** Positioned at the high-visibility corner of Sunset Blvd and Fuller Avenue, this location maximizes exposure and foot traffic.
- **Leasing Flexibility:** Early termination rights in existing leases provide potential for redevelopment or repositioning the property, enhancing flexibility for future plans.
- **Significant Rental Upside:** With one suite currently vacant and opportunities for rent increases in other spaces, the property offers immediate rental growth potential.

## POTENTIAL DEVELOPMENT

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- **TOC Tier 1 Opportunity:** Eligible for Tier 1 Transit-Oriented Communities (TOC) incentives, allowing for the development of  $\pm$  113 residential units with ground-floor retail, enhancing both residential and commercial appeal.
- **Affordable Housing Incentives:** Potential for affordable housing development, significantly increasing the number of units and capitalizing on zoning incentives and state-supported programs.
- **Strong Economic Fundamentals:** The surrounding neighborhood has experienced robust economic growth, with recent mixed-use developments further driving demand and increasing property values.
- **State Density Mandates:** Future state mandates may support higher-density development, providing additional opportunities for developers to capitalize on increased building capacity and favorable zoning.

# SITE PLAN



# RENT ROLL

7300 W SUNSET BLVD.



# RENT ROLL

Unit	SF	Base Rent	Rent / SF	Lease Start	Lease End	Prorata Share	Total CAM	Total
A	1,047	\$6,000.00	\$5.73	09/01/23	11/30/28	6.65%	\$1,675.61	\$7,675.61
B	1,042	\$3,792.88	\$3.64	09/01/14	12/31/25	6.61%	\$1,734.58	\$5,527.46
C	1,036	\$3,822.84	\$3.69	06/01/18	05/31/26	6.58%	\$1,658.01	\$5,480.85
D	2,056	\$6,342.93	\$3.09	10/01/22	08/31/28	13.05%	\$3,290.40	\$9,633.33
F	1,365	\$2,607.15	\$1.91	05/01/10	05/31/25	8.67%	\$2,184.52	\$4,791.67
G	1,500	\$2,700.00	\$1.80	05/01/15	05/31/26	9.52%	\$1,950.00	\$4,650.00
H	1,500	\$4,177.68	\$2.70	02/15/06	01/01/28	9.52%	\$2,400.58	\$6,578.26
IJ	2,415	\$5,313.00	\$2.20	01/01/25	2/28/31	15.33%	\$3,864.00	\$9,177.00
K	1,050	\$3,296.00	\$3.14	10/01/14	06/30/26	6.67%	\$1,747.90	\$5,043.90
L	1,050	\$2,887.50	\$2.75	4/1/2025	5/31/2030	6.67%	1747.00	\$4,634.50
M	1,384	\$4,552.55	\$2.93	05/23/11	M-T-M	8.79%	\$1,447.45	\$6,000.00
N	308	\$3,723.45	\$11.74	03/01/24	05/31/29	1.96%	\$743.09	\$4,466.54
<b>Total</b>	<b>15,753</b>	<b>\$49,216.44</b>		-	-	<b>100%</b>	<b>\$24,443.14</b>	<b>\$73,659.58 (Monthly)</b>
<b>Avg Rent / SF</b>			<b>\$3.12</b>					<b>\$883,914.96 (Annual)</b>

# FINANCIAL ANALYSIS

7300 W SUNSET BLVD.



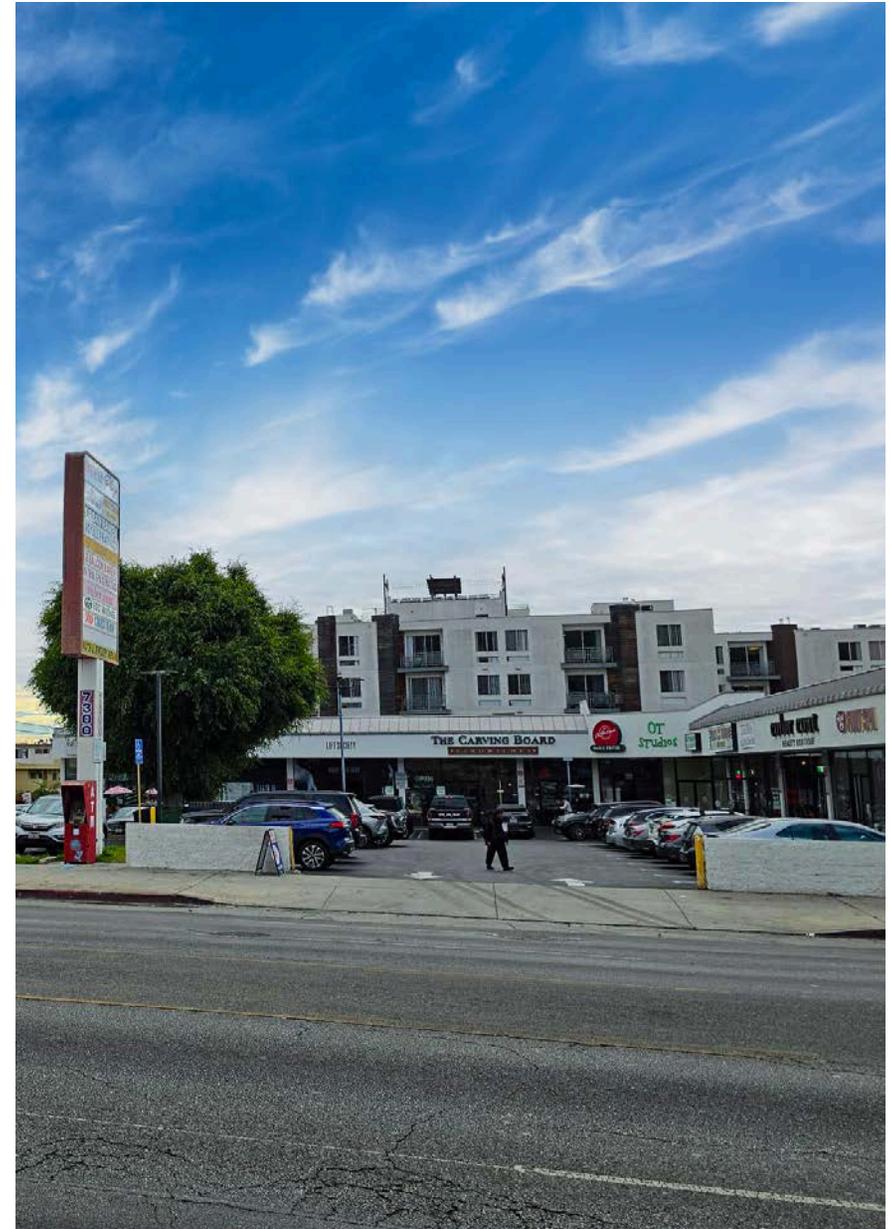
# FINANCIAL SUMMARY

## INCOME

	Annual	Monthly	SF/MO
BASE RENT	\$590,597.28		
<b>Total Rent</b>	<b>\$590,597.28</b>	<b>\$49,216.44</b>	<b>\$3.12</b>
CAM	\$142,926.68	-	-
RECAP PROPERTY TAXES	\$83,558.00	-	-
RECAP INSURANCE	\$12,232.00	-	-
RECAP MGMT FEE	\$33,134.00	-	-
<b>Total Tenant Reimbursement</b>	<b>\$293,317.68</b>	<b>\$24,443.14</b>	<b>\$1.55</b>
<b>Gross Income</b>	<b>\$883,914.96</b>	<b>\$73,659.58</b>	<b>\$4.67</b>

## EXPENSES

OPERATING EXPENSES	\$143,941	-	-
PROPERTY TAXES	\$85,919.00	-	-
INSURANCE	\$13,162.00	-	-
MGMT & ADMIN FEE -3%	\$26,335.00	-	-
<b>Total Expenses</b>	<b>\$269,359.00</b>	<b>\$22,446.00</b>	<b>\$1.45</b>
<b>NOI</b>	<b>\$614,555.96</b>		



# LOCATION OVERVIEW



## HOLLYWOOD IN TODAY'S EVOLVED MARKET

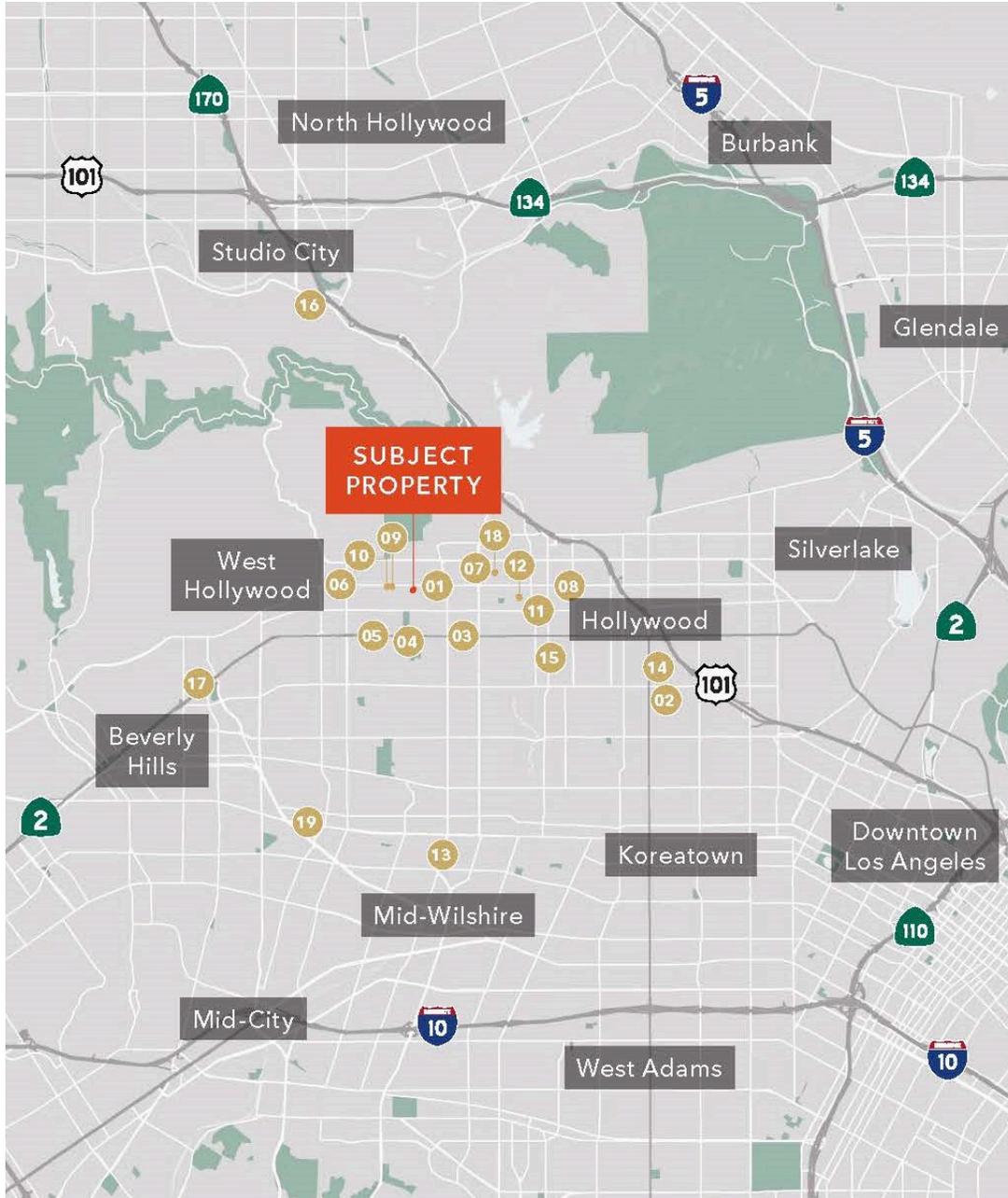
Hollywood has long been known as the global epicenter of the entertainment industry, housing major studios, television and radio stations, independent studios, record companies, and post-production facilities. In addition to its rich entertainment legacy, Hollywood occupies a strategic location that connects key entertainment hubs across the Westside and San Fernando Valley.

Today, Hollywood is transforming into much more than just an entertainment hub. The area is experiencing a major wave of redevelopment, encompassing significant growth in housing, retail, hospitality, recreation, and transit. This makes Hollywood one of the largest and most exciting urban infill redevelopment zones in the country.

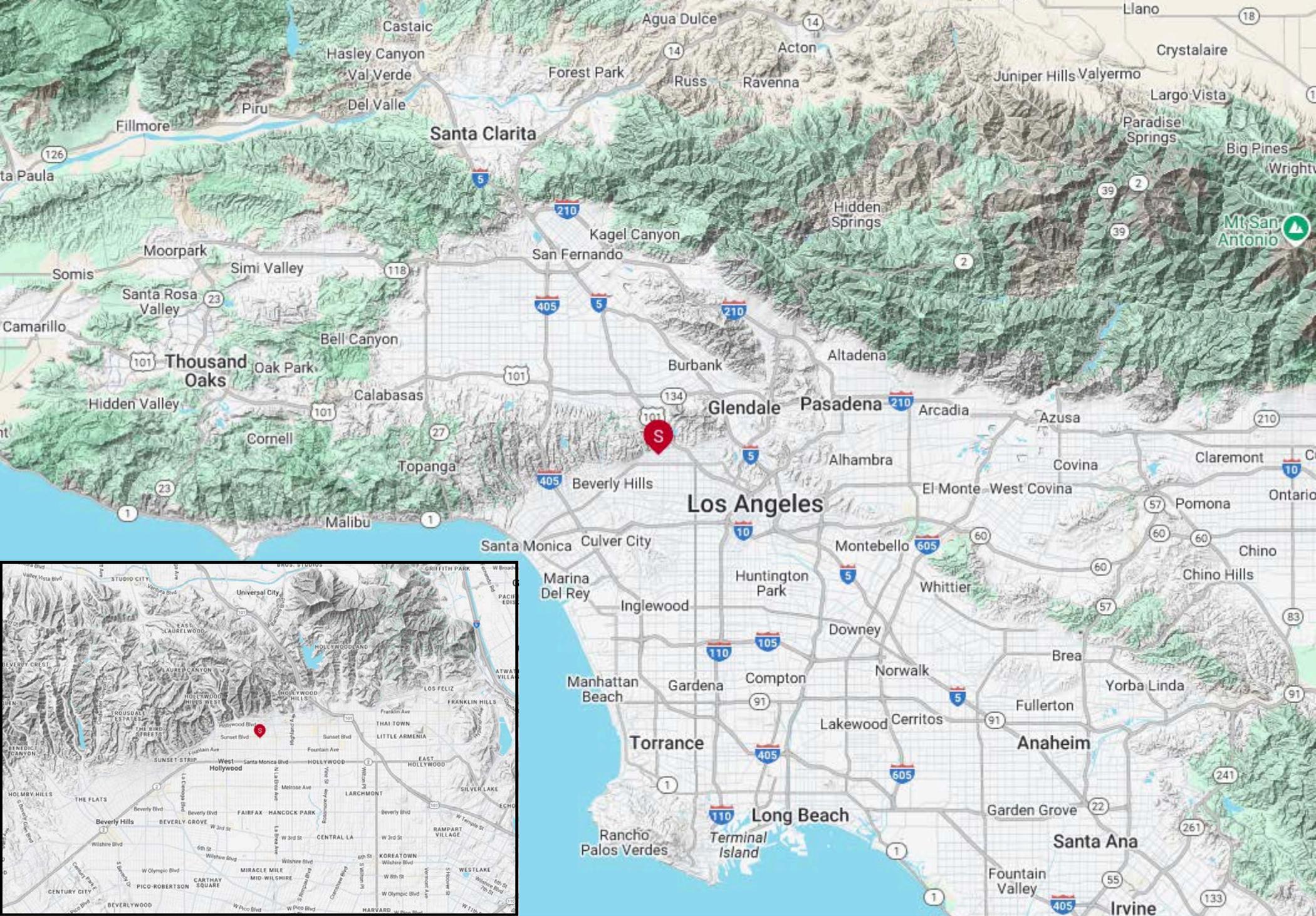
Roughly bounded by Melrose Avenue to the south, West Hollywood to the west, the Hollywood Hills to the north, and Silver Lake to the east, Hollywood is home to over 60 new and upcoming developments. With its central location, expanding transit options, vibrant entertainment and nightlife scene, and a growing influx of businesses, Hollywood continues to attract both residents and companies alike, driving demand for further development and revitalization.

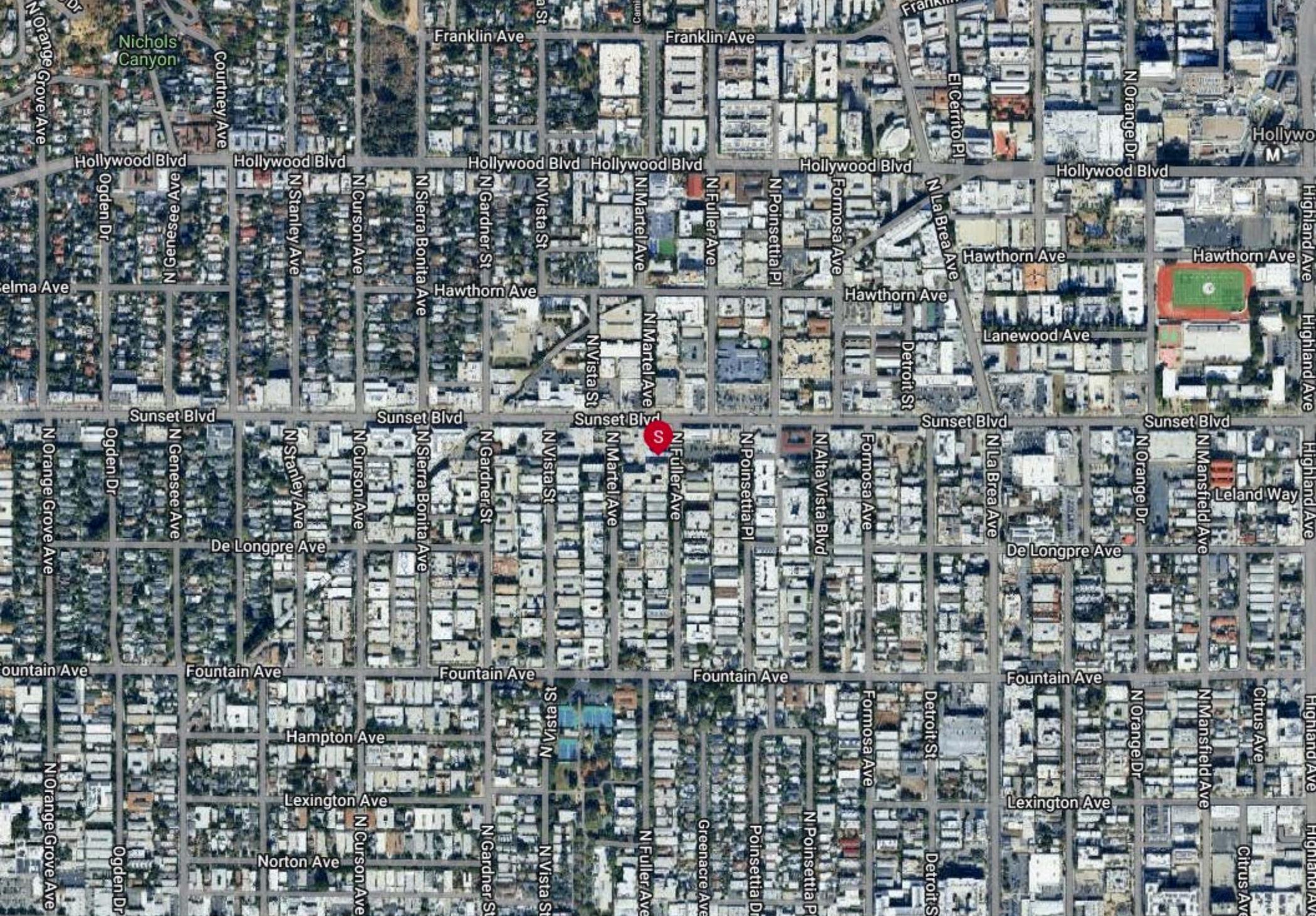


# OVERVIEW



	Address	Property Name	Year Built
01	1446 N Detroit St	1446 N Detroit St	2020
02	4864 Melrose Ave	La Vida Melrose	2021
03	6933 Santa Monica Blvd	SMB Hollywood	2023
04	7424 Santa Monica Blvd		2025
05	7617 Santa Monica Blvd	The Charlie WeHo	2024
06	7901 W Sunset Blvd	Skyview Sunset	2025
07	6762 Hawthorn Ave	Premiere Hollywood	2023
08	6200 W Sunset Blvd	Hanover Hollywood	2022
09	7520 W Sunset Blvd	Rae on Sunset	2024
10	7566 W Sunset Blvd	Rae on Sunset	2024
11	1331 N Cahuenga Blvd	The Rise Hollywood	2021
12	1405 Hudson Ave		2024
13	850 S La Brea Ave	Live La Brea	2023
14	6535 W Melrose Ave	Perigon at Hancock Park	2022
15	901 Vine St	901 Vine	2022
16	10867 Fruitland Dr	10867 Fruitland Dr	2024
17	9001 Santa Monica Blvd	Nine Thousand One	2022
18	6675 Selma Ave	Crossroads Hollywood D1	2027
19	6401 Wilshire Blvd	6401 Wilshire	2023



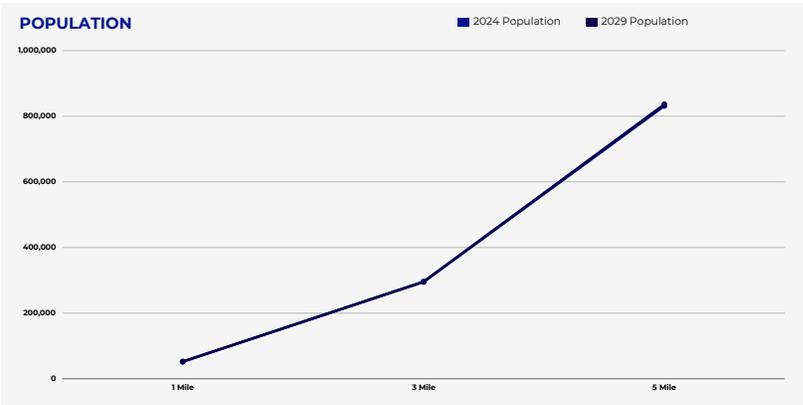


# DEMOGRAPHICS

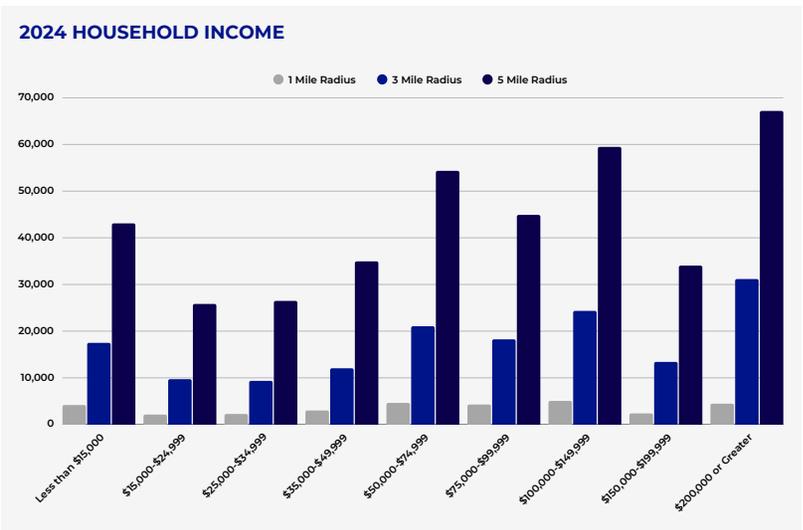
7300 W SUNSET BLVD.



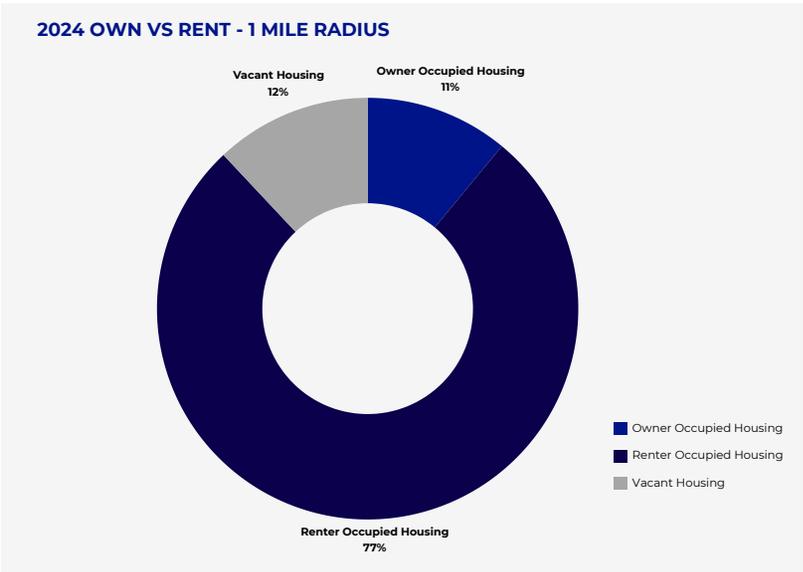
POPULATION	1 Mile	3 Mile	5 Mile
2000 Population	52,111	301,154	857,811
2010 Population	48,416	292,793	834,438
2024 Population	51,921	294,963	831,437
2029 Population	52,547	295,798	836,184
2024 - 2029 Population: Growth Rates	1.20%	0.30%	0.55%



2024 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
less than \$15,000	4,168	17,491	43,091
\$15,000 - \$24,999	2,123	9,709	25,826
\$25,000 - \$34,999	2,255	9,351	26,481
\$35,000 - \$49,999	3,000	12,044	34,949
\$50,000 - \$74,999	4,626	21,053	54,346
\$75,000 - \$99,999	4,275	18,246	44,908
\$100,000 - \$149,999	5,055	24,343	59,476
\$150,000 - \$199,999	2,371	13,409	34,042
\$200,000 or greater	4,460	31,163	67,181
Median Household Income	\$74,959	\$85,384	\$79,712
Average Household Income	\$113,159	\$137,189	\$126,740



HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2000 Total Housing	30,739	152,704	379,047
2010 Total Households	29,072	146,476	363,545
2024 Total Households	32,333	156,811	390,303
2029 Total Households	33,671	162,003	404,607
2024 Average Household Size	1.57	1.84	2.09
2029 Average Household Size	4.05%	3.25%	3.60%



Source: esri

# DEMOGRAPHICS

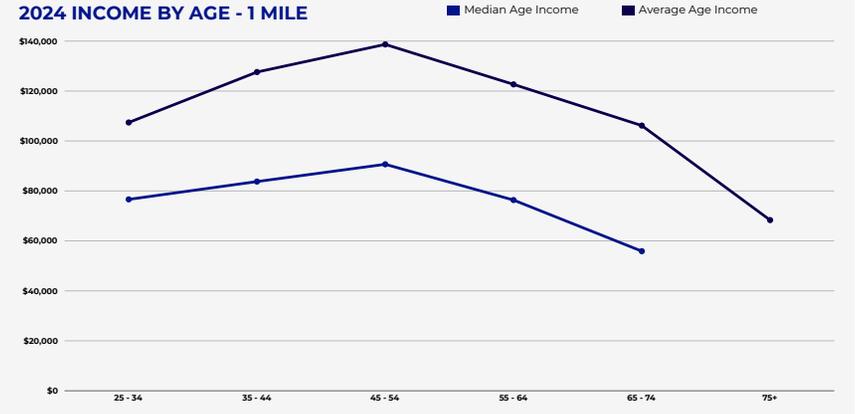
## 2024 POPULATION BY AGE

	1 Mile	3 Mile	5 Mile
2024 Population Age 30-34	8,682	39,481	100,170
2024 Population Age 35-39	6,477	31,512	80,707
2024 Population Age 40-44	4,713	25,067	67,140
2024 Population Age 45-49	3,344	19,393	54,095
2024 Population Age 50-54	3,152	19,170	53,877
2024 Population Age 55-59	2,630	16,671	47,577
2024 Population Age 60-64	2,136	15,083	44,242
2024 Population Age 65-69	1,744	12,838	37,630
2024 Population Age 70-74	1,523	10,655	30,458
2024 Population Age 75-79	1,151	8,174	22,892
2024 Population Age 80-84	793	5,415	14,852
2024 Population Age 85+	1,088	6,184	16,240
2024 Population 18+	48,708	263,212	717,702
2024 Medium Age	37	39	38
2029 Medium Age	39	41	40

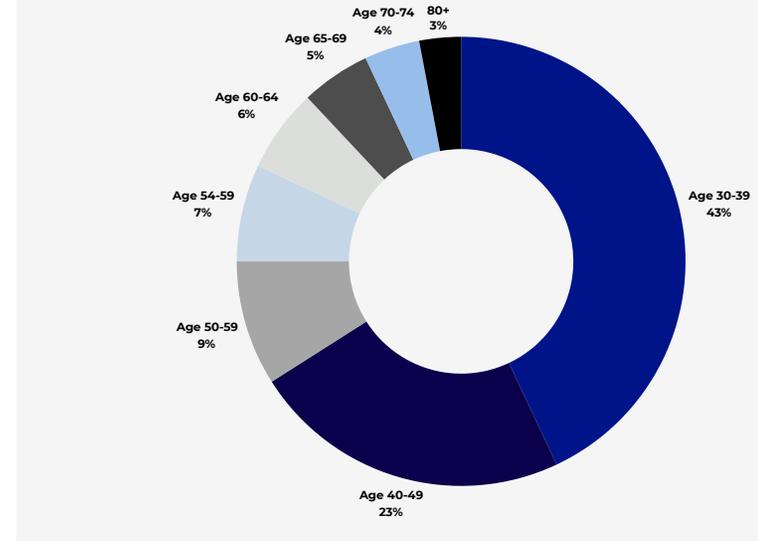
## 2024 INCOME BY AGE

	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$76,624	\$84,768	\$79,888
Average Household Income 25-34	\$107,406	\$123,207	\$114,540
Median Household Income 35-44	\$83,760	\$99,728	\$91,829
Average Household Income 35-44	\$127,605	\$153,460	\$141,938
Median Household Income 45-54	\$90,669	\$112,035	\$101,886
Average Household Income 45-54	\$138,666	\$171,871	\$155,022
Median Household Income 55-64	\$76,356	\$95,354	\$84,875
Average Household Income 55-64	\$122,669	\$156,074	\$140,318
Median Household Income 65-74	\$55,880	\$68,843	\$65,339
Average Household Income 65-74	\$106,164	\$125,798	\$116,008
Average Household Income 75+	\$68,332	\$89,641	\$89,234

## 2024 INCOME BY AGE - 1 MILE



## 2024 POPULATION BY AGE





# **COMPANY PROFILE**

# PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

## BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. Its comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



## HEADQUARTERS

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