



FOR SUBLICENSE | PRIME HOLLYWOOD STUDENT HOUSING (PREVIOUSLY MULTI-FAMILY)

1527 N. McCadden Pl.
Hollywood, CA 90028

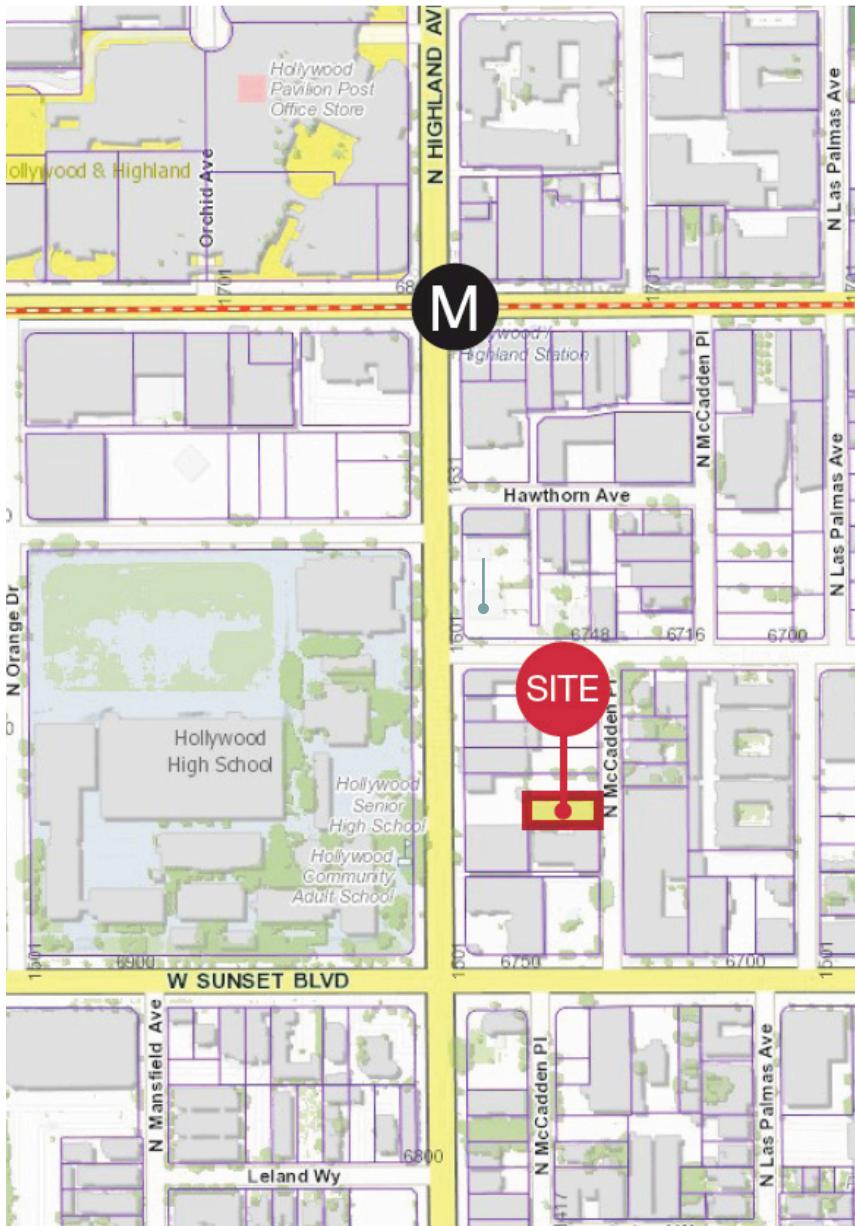
Exclusively Listed By:

Kay Sasatomi, CCIM
Senior Vice President
310.806.6126
ksasatomi@naicapital.com
Cal DRE Lic # 01824653

NAI Capital Commercial
11150 Santa Monica Blvd.
Suite 1550
Los Angeles, CA 90025
naicapital.com

Property Description

Parcel Map



Property Information

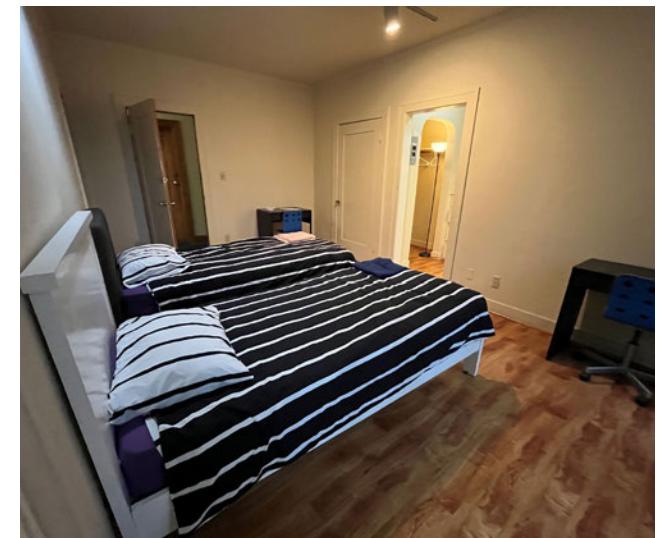
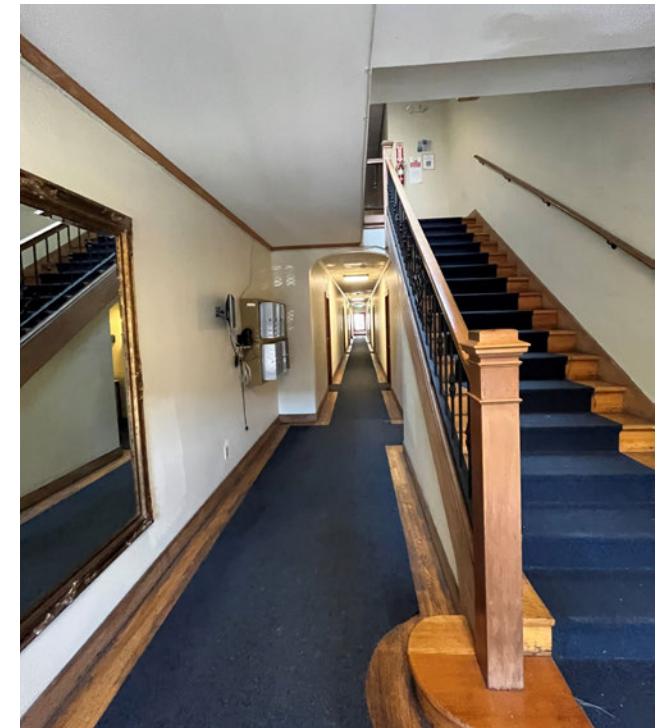
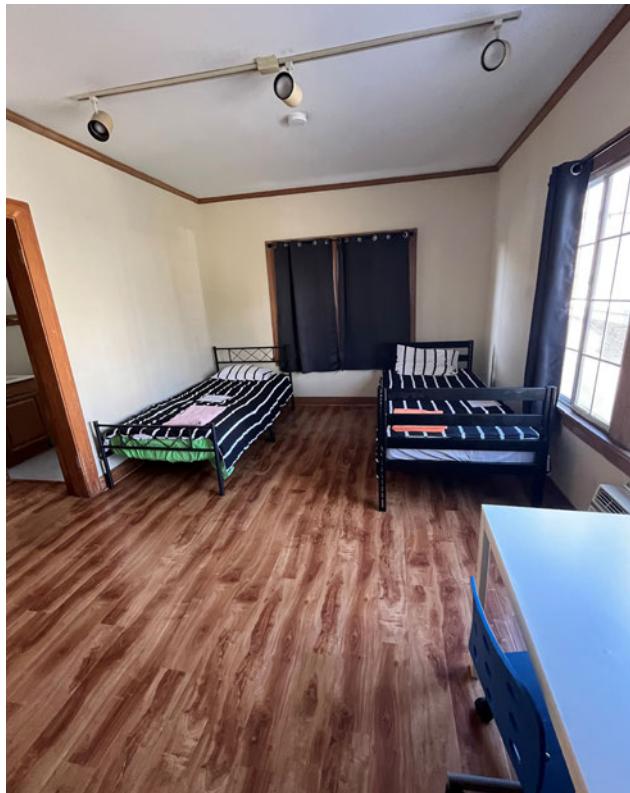
Rental Rate:	\$29,000/Mo. (NNN)
Total Building Size:	+- 9,628 SF
Lot Size:	+- 6,875 SF
Term:	Approx. 1 year and 10 months (longer term possible)
Units:	20
Year Built:	1924
Zoning:	C4

Property Highlights

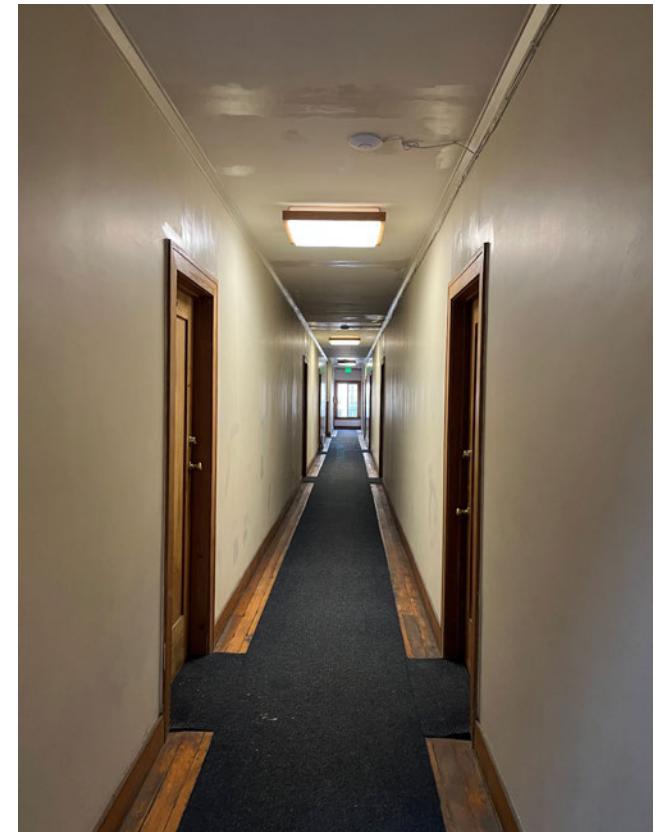
A charming 2-story building with 20 units in the heart of Hollywood

- Will be delivered vacant
- 19 Studios and 1 One Bedroom unit
- Current Use - student housing
- Each unit is equipped with a bathroom, kitchen, closet, and air-conditioning unit
- Separately metered for Gas & Electricity
- 3 blocks from Hollywood & Highland and Metro Station
- Walk Score 98 out of 100 (Walker's Paradise)
- Surrounded by new and upcoming developments

Property Photos



Property Photos



Aerial Map



Amenities Map

RESTAURANTS & BARS

- 1 L'Antica Pizzeria da Michele
- 2 Whipp'd LA
- 3 Fat Sal's Deli
- 4 Kreation Organic
- 5 Salt's Cure
- 6 Samata Vegan House
- 7 Sugarfish by Sushi Nozawa
- 8 Blue Note Los Angeles
- 9 Iki Nori
- 10 Superba Food + Bread
- 11 Luv2Eat Thai Bistro
- 12 Javista Organic Coffee Bar
- 13 Catalina Jazz Cub
- 14 Chick-fil-A
- 15 Raising Cane's
- 16 In-N-Out Burger
- 17 Bossa Nova Brazilian Cuisine
- 18 Gwen
- 19 Tocaya Organica
- 20 Veggie Grill
- 21 Good Times at Davey Wayne's
- 22 Katsuya Hollywood
- 23 Trejo's Cantina
- 24 Hui Tou Xiang
- 25 Daddy Diamonds
- 26 TAO
- 27 Mother Wolf

RETAIL & FITNESS

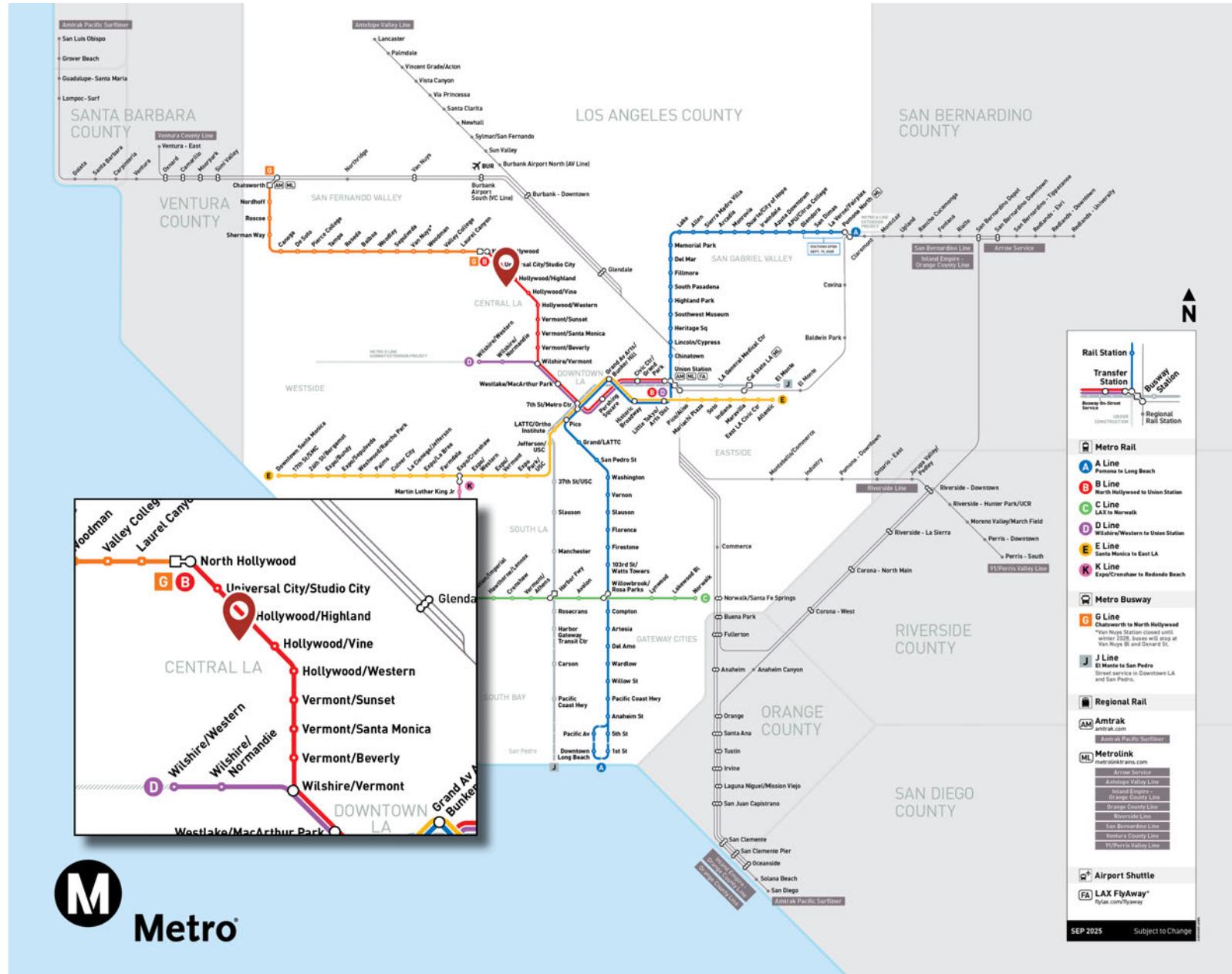
- 28 KATEEN
- 29 Musso & Frank Grill
- 30 Miceli's
- 31 Mel's Drive-In
- 32 Intelligentsia Coffee
- 33 Johnny Rockets
- 34 Hard Rock Café
- 35 Ovation Hollywood
- 36 Ralphs
- 37 Pilates Platinum
- 38 Staples
- 39 24 Hour Fitness
- 40 Hot 8 Yoga
- 41 Corepower Yoga

ATTRactions & ENTERTAINMENT

- 42 LA Fitness
- 43 Equinox
- 44 Trader Joe's
- 45 LA Fitness
- 46 Dolby Theatre
- 47 TCL Chinese Theatre
- 48 El Capitan Theatre
- 49 Hollywood Wax Museum
- 50 The Hollywood Museum
- 51 Hollywood Pantages Theatre
- 52 Hollywood Bowl (Not shown on map)



Metro Map



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA DRE #02130474