

# FOR SALE - OWNER-USER OR LEASED INVESTMENT OPPORTUNITY ZONE

## THE GILBERT HOLLYWOOD, CA

1550 WILCOX AVENUE, HOLLYWOOD, CA 90028



### EXCLUSIVELY LISTED BY:

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

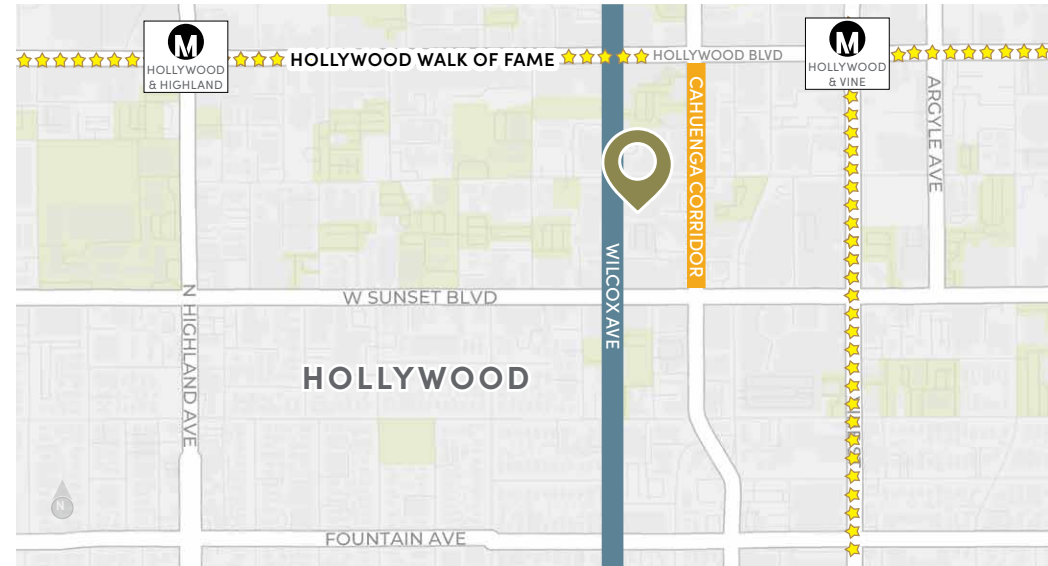
## PROPERTY DESCRIPTION

NAI Capital Commercial, Inc. is pleased to offer exclusively for sale, the fee-simple interest in The Gilbert Hotel. Built in 1925, The Gilbert is a charming residential building in Hollywood, California, featuring 68 renovated units that can accommodate 144 beds.

- Offered as an Owner User Opportunity or a Leased Investment
- Potential for repositioning as co-living, transitional or supportive housing
- Repositioning to include ground floor retail
- Current use is triple net master-leased student housing
- Each unit built out with renovated full bathrooms, closets and AC units
- Elevator and Skylight
- Large interior courtyard
- Gated, secure compound with guard station
- Large common area spaces including: lobby, lounge, community kitchen, dining area, computer lab/offices, business center, fitness room, and 2 laundry rooms

## LOCATION HIGHLIGHTS

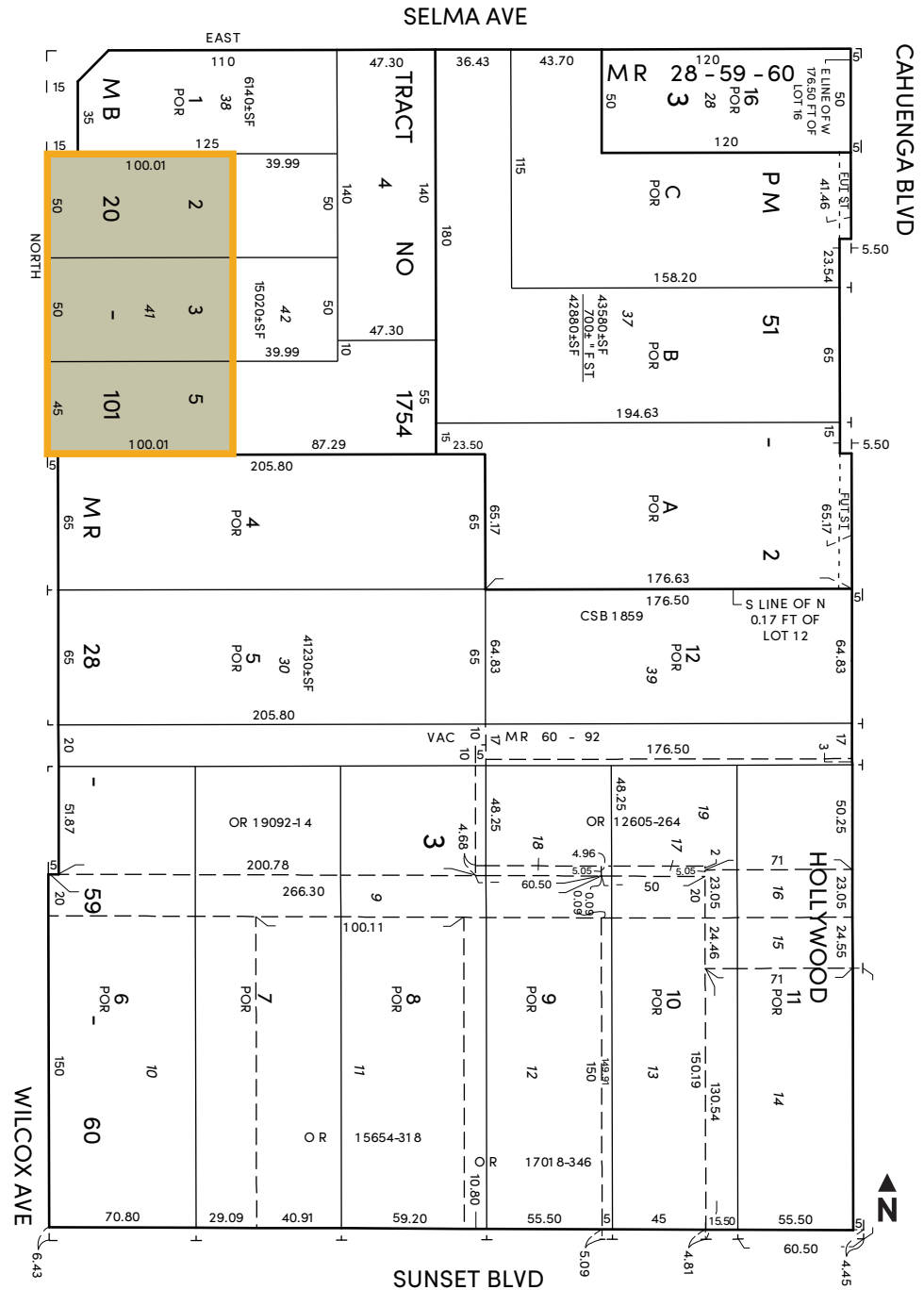
- Prime Hollywood location, situated among hip & vibrant retail, restaurants and nightclubs, surrounded with new development
- Located in an Opportunity Zone & State Enterprise Zone
- Steps from Thompson Hotel, Mother Wolf, Mama Shelter, Dream Hotel, TAO, and Hollywood Walk of Fame
- Adjacent to the Cahuenga Corridor (“Restaurant Row”)
- Easy walk to the Metro Station at Hollywood & Vine, close proximity to the 101 FWY and connected to the Greater Los Angeles freeway system
- Walk Score 99 out of 100 (Walker’s Paradise)
- Affluent and highly sought after area



# PROPERTY DETAILS


Name	The Gilbert
Address	1550 Wilcox Avenue
City, State, Zip	Hollywood, CA 90028
Current Use	Student Housing
Number of Rooms	68
Number of Beds	144
Year Built / Renovated	1925 / 2014
Building SF	35,715 SF
Lot SF	14,477 SF
Number of Stories	3
Parking	Ample public parking and meter parking
APN	5546-013-002
Zoning	C4-2D

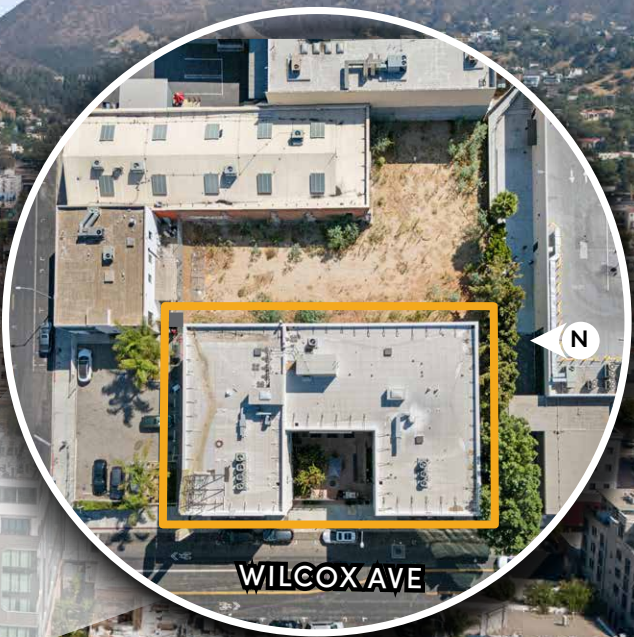
# PARCEL MAP





HOLLYWOOD

  
9,864 ATC




WILCOX AVE

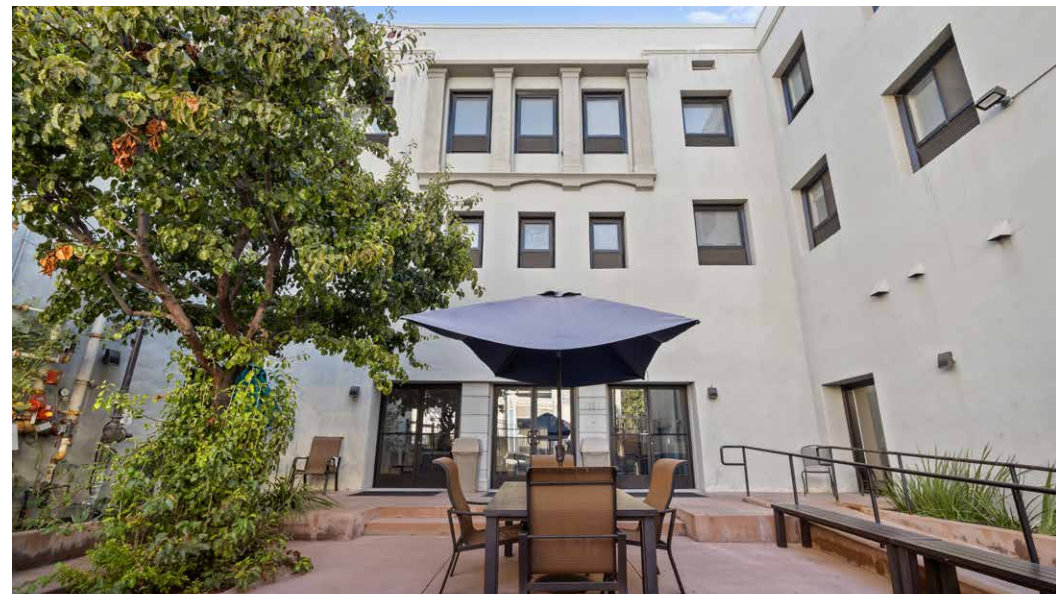
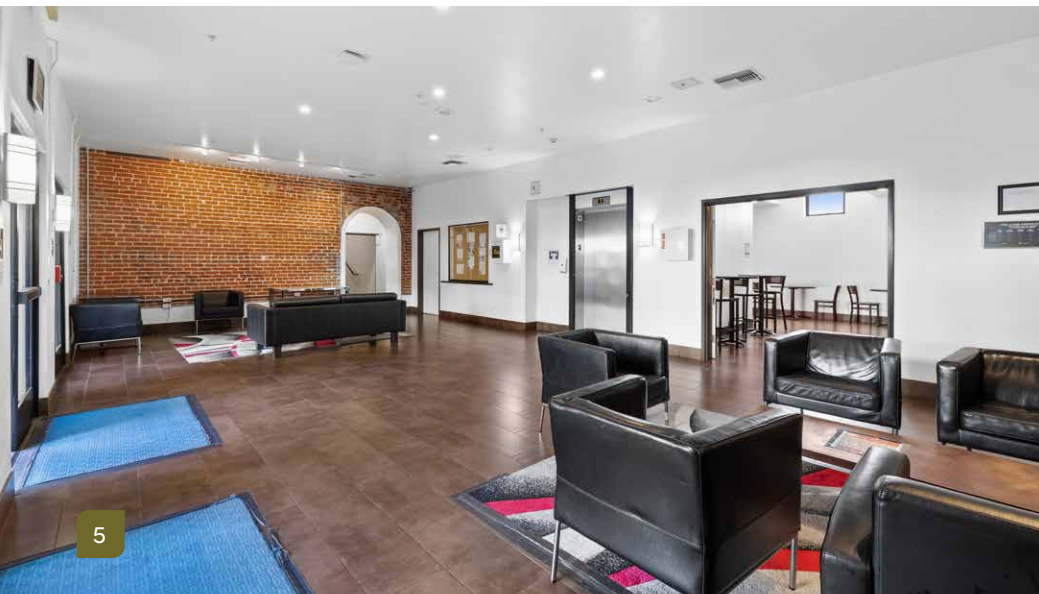
WILCOX AVE

N CAHUENGA BLVD

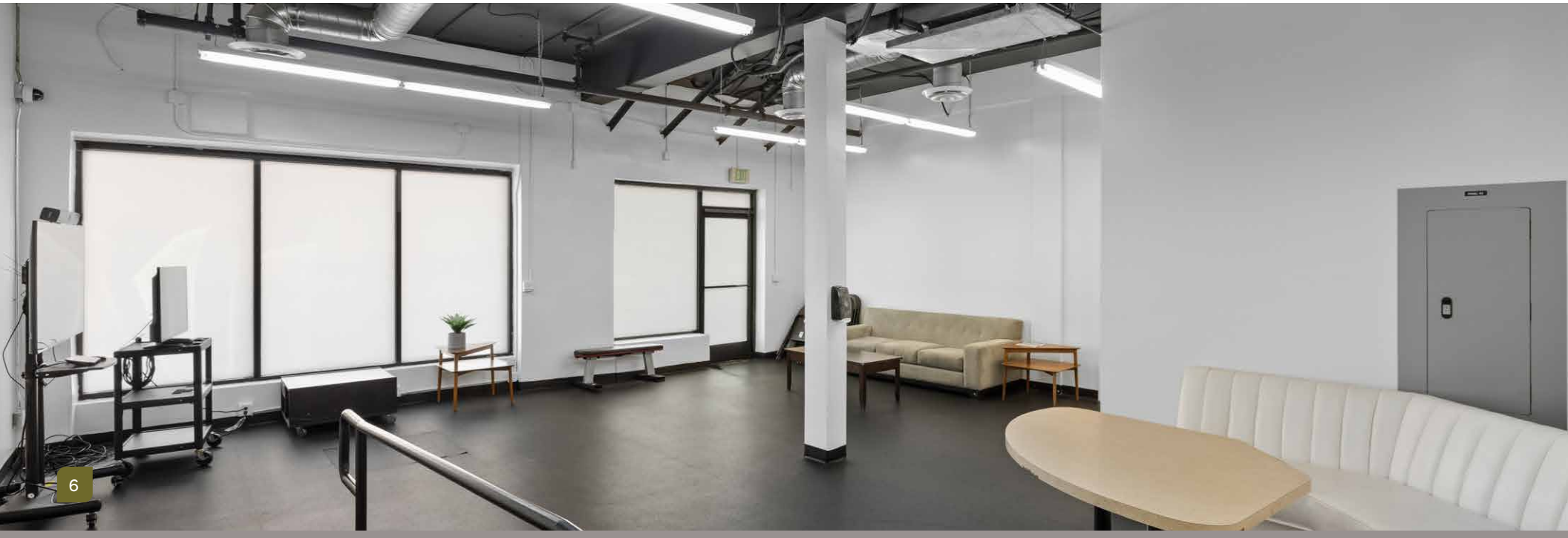
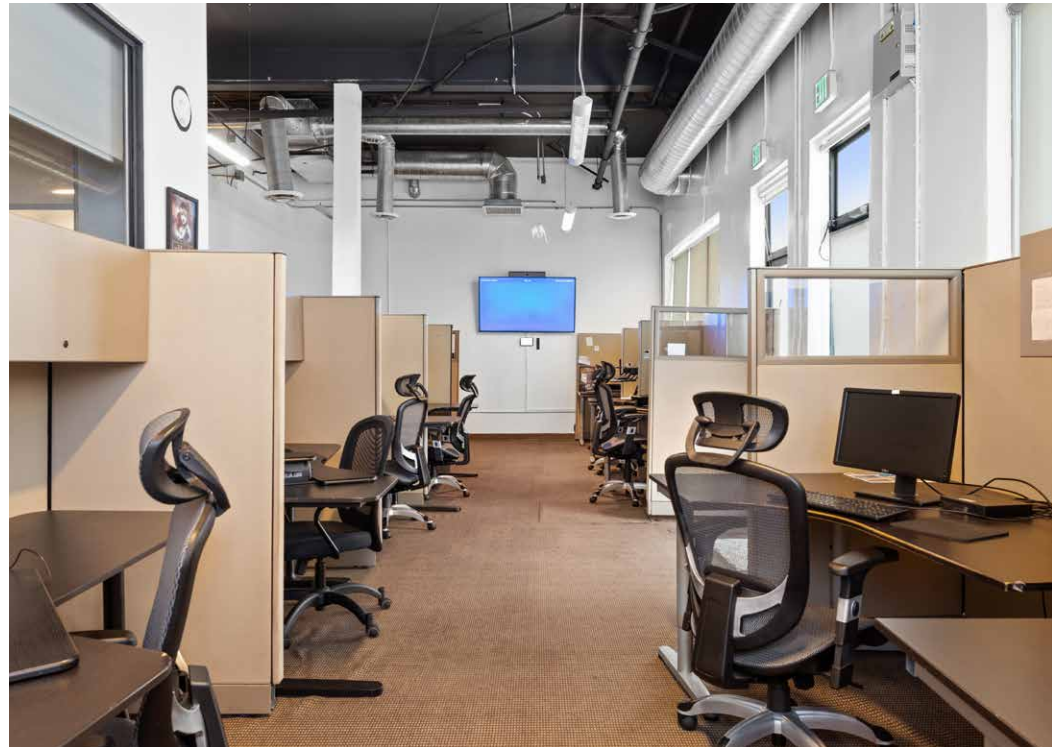
SELMA AVE

  
25,211 ATC

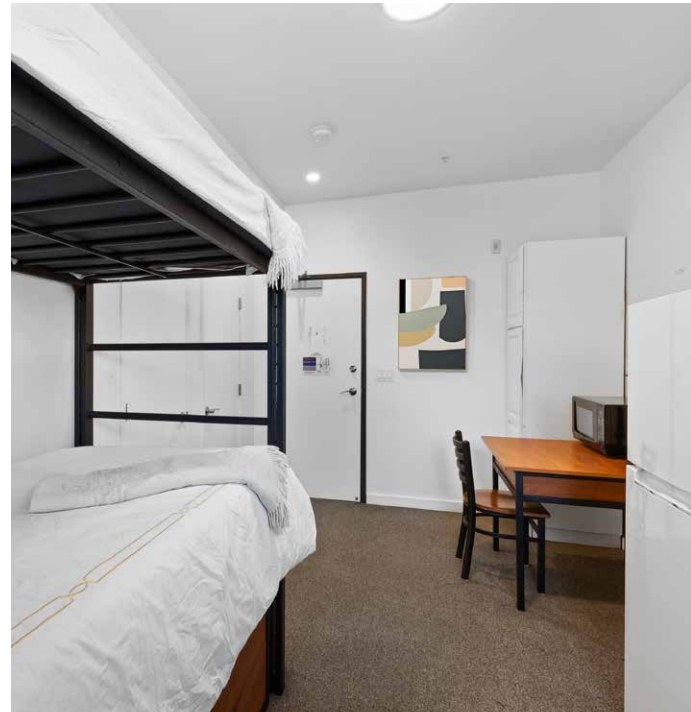
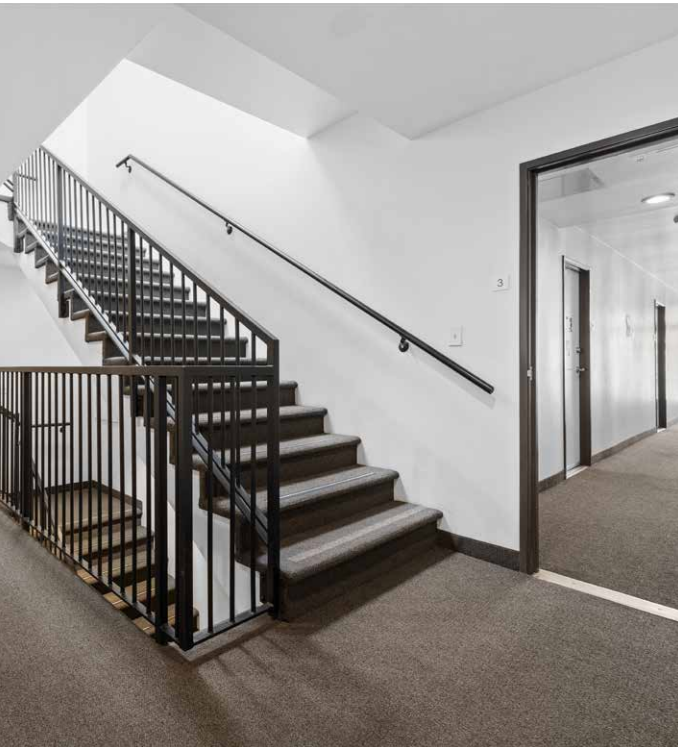
# PROPERTY PHOTOS

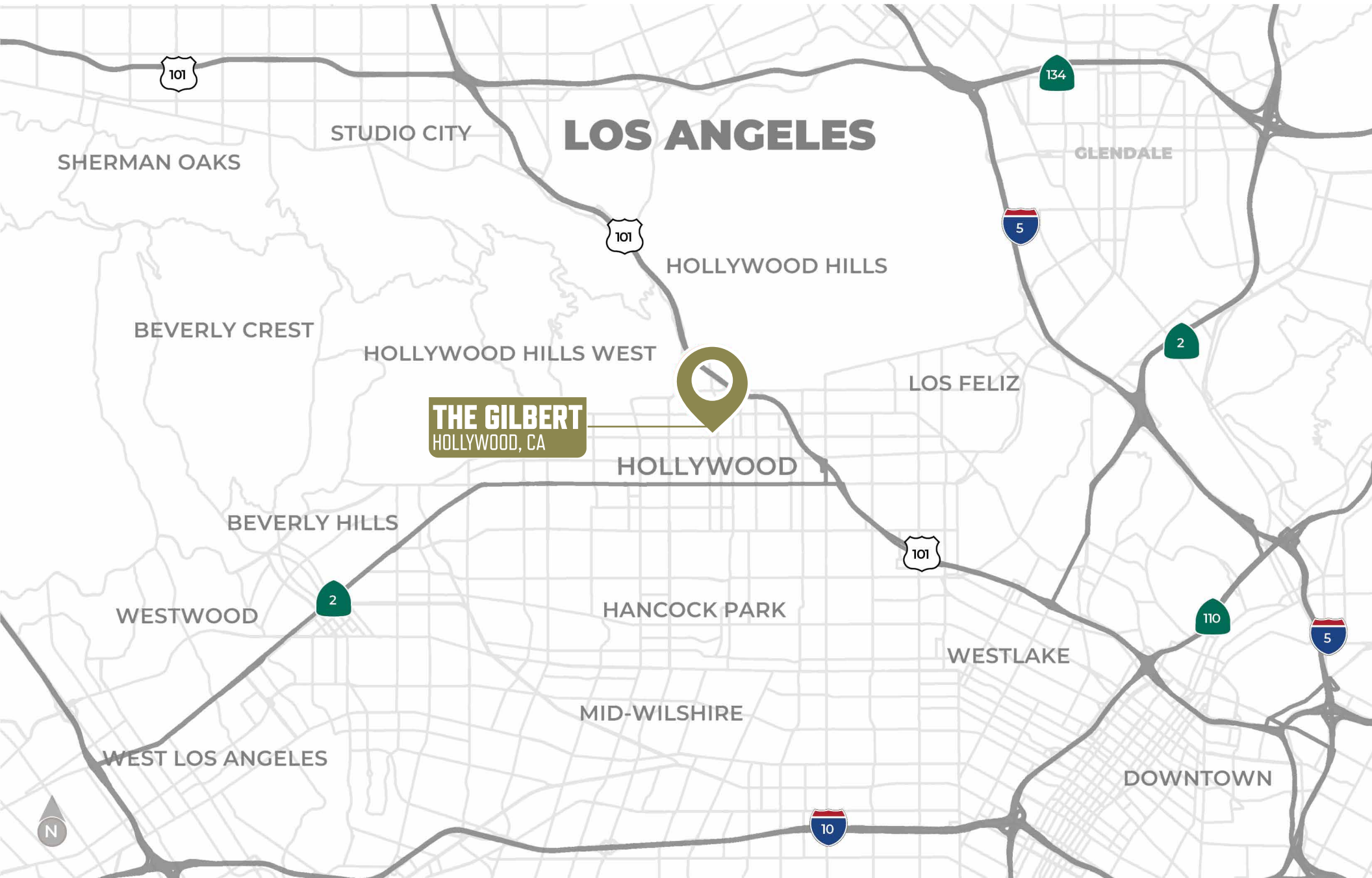


# PROPERTY PHOTOS



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**THE GILBERT**  
HOLLYWOOD, CA



# AMENITIES MAP

WALK SCORE  
99

TRANSIT SCORE  
71

BIKE SCORE  
81





**Metro Rail**

- A Line** Azusa to Long Beach
- B Line** North Hollywood to Union Station
- C Line** Redondo Beach to Norwalk
- D Line** Wilshire/Western to Union Station
- E Line** Santa Monica to East LA
- K Line** Expo/Crenshaw to Westchester

**Metro Busway**

- G Line** Chatsworth to North Hollywood
- J Line** El Monte to San Pedro  
Street Service in Downtown LA and San Pedro

**Regional Rail**

- AM Amtrak** amtrak.com
- ML Metrolink** metrolinktrains.com

**Airport Shuttle**

- FA LAX FlyAway** flylax.com/flyaway
- SH LAX Shuttle (free)** flylax.com

**JUN 2024 Subject to Change**



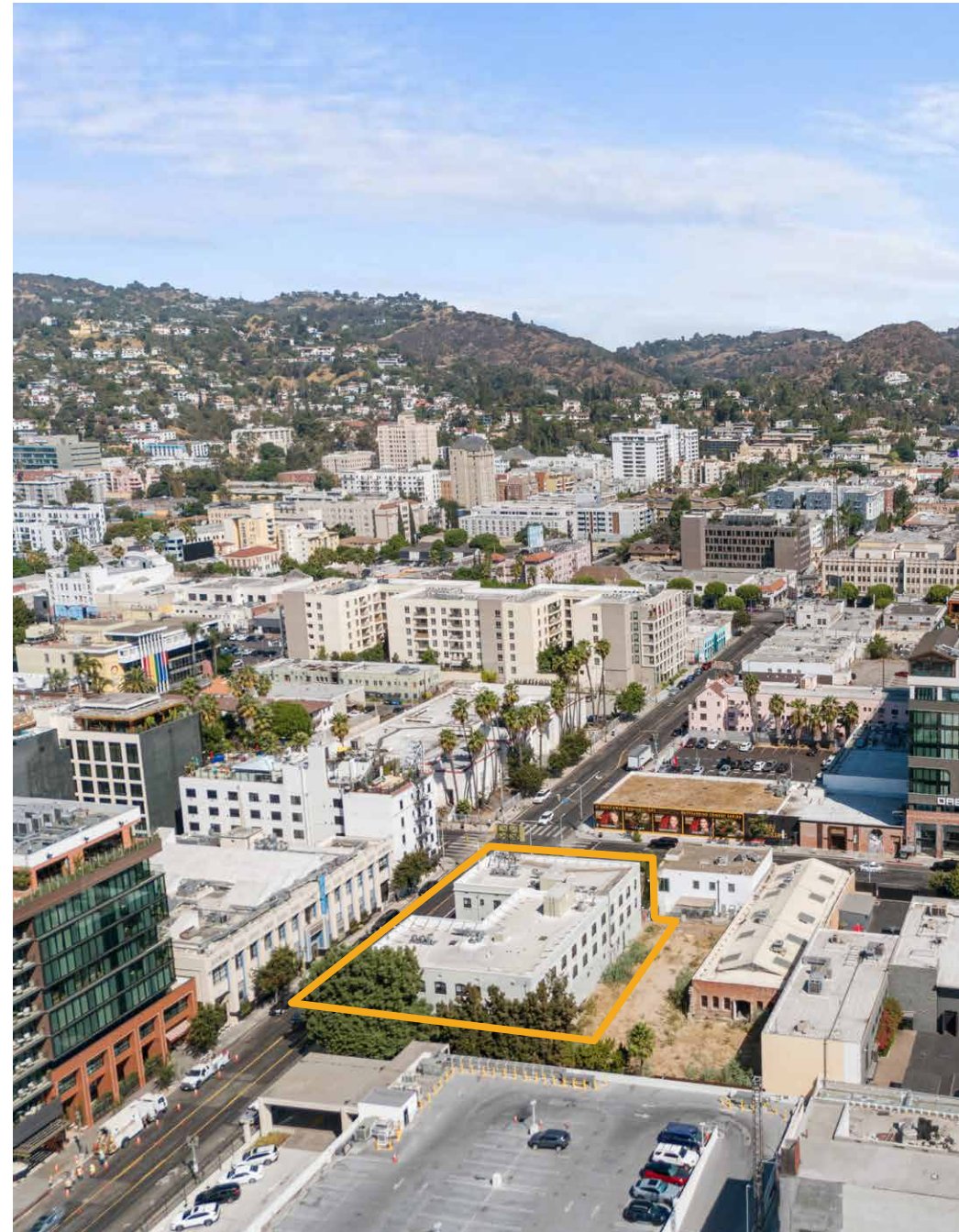
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	60,435	352,179	936,060
Median Age	35.6	37.7	37.6
Median Age (Male)	36.2	37.9	37.5
Median Age (Female)	35.1	37.5	37.8

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	34,407	177,578	423,983
Avg. Household Size	1.7	1.9	2.2
Avg. Household Income	\$103,325	\$129,911	\$128,694
Median Home Value	\$1.17 M	\$1.47 M	\$1.38 M

EDUCATION & ATTAINMENT	1 MILE	3 MILES	5 MILES
Adults Age 25+	48,343	278,855	715,401
Some College	7,908	42,806	108,382
Bachelor's Degree	17,527	96,650	217,880
Graduate Degree	7,233	46,521	108,326

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	4,620	24,487	70,046
Total Employees	41,280	159,690	461,341
Company Headquarters	6,320	20,015	59,213
Daytime Population Age 16+	57,623	257,296	733,020



## PRINCIPAL EMPLOYERS

- **The Walt Disney Company:** One of the largest media and entertainment conglomerates in the world, with a major presence in nearby Burbank but influential throughout Hollywood.
- **Paramount Pictures:** A historic film studio located on Melrose Avenue, it is a key employer in the entertainment industry.
- **Netflix:** Though headquartered in nearby Los Gatos, Netflix has a significant presence in Hollywood with its production hub for original content.
- **Warner Bros. Entertainment:** Based in nearby Burbank, Warner Bros. has a significant influence on Hollywood’s workforce with its film and TV production.
- **ViacomCBS (now Paramount Global):** With offices and production facilities in Hollywood, ViacomCBS operates several television and streaming divisions.
- **Entertainment Partners:** A company providing services for film and TV production, such as payroll, insurance, and financial management.
- **TCL Chinese Theatre and Ovation Hollywood:** Major employers in the tourism and hospitality industry, supporting the tourism-centric economy of Hollywood.
- **Universal Music Group (UMG):** As one of the largest music companies in the world, UMG has a significant presence in the Los Angeles area, including offices in Hollywood.
- **Universal Studios Hollywood:** As both a major film studio and a popular theme park, Universal Studios Hollywood employs thousands of people across a wide range of roles, including film production, theme park operations, hospitality, retail, and entertainment.
- **CBS** has a significant broadcasting presence in Hollywood, with employees in programming, news, and entertainment divisions.

## HOW MUCH THE TOP 7 STREAMERS WILL SPEND ON CONTENT IN 2023

<b>Disney</b>	\$30 billion estimated (theatrical, TV, and streaming) Disney’s streaming ecosystem includes Disney+, Hulu, and ESPN+
<b>Warner Bros. Discovery</b>	\$20 billion estimated (theatrical, TV, and streaming)
<b>Netflix</b>	\$17 billion estimated
<b>Amazon</b>	\$10 billion estimated, up \$20 billion (Amazon MGM Studios, formerly Amazon Studios)
<b>Apple</b>	\$7 billion estimated
<b>Paramount+</b>	\$4 billion estimated (Paramount+ with Showtime integration)
<b>Peacock</b>	\$3 billion estimated

Source: IndieWire



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