

MATTHEWS™



THE ELINOR @ HOLLYHILL

JOIN
THESE TENANTS



LaserAway



THE ELINOR

FEATURES

- Mixed-use development at the highly trafficked intersection of Hollywood Blvd., Hillhurst Ave., and Sunset Blvd. (±28,261 VPD)
- ±14,121 SF ground floor retail space along Hollywood Blvd. located below 202 apartments
- Restaurant use is allowable in all retail spaces
- 55 on-grade retail parking spaces
- Adjacent to **Children's Hospital of Los Angeles** and **Kaiser Permanente** (±15,000 employees)
- 1 block from Vermont/Sunset Red Line station
- The project is located within California State Enterprise Zone

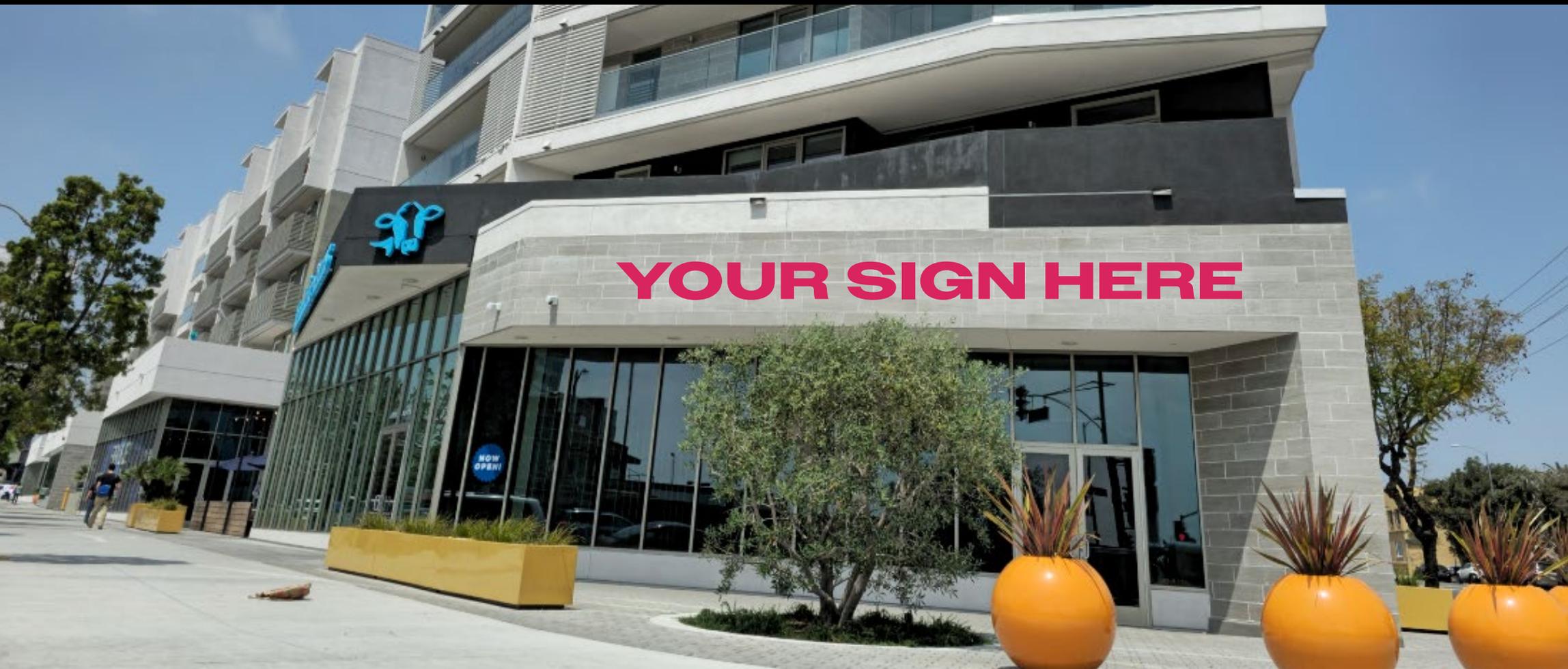


THE ELINOR

**4531
HOLLYWOOD
BLVD**

TENANT ROSTER

- Unit 1: California Fish Grill now open
- Unit 1A: Laseraway now open
- Unit 2: Handel's Ice Cream now open
- Unit 3: Chipotle in Construction
- Unit 4: Mendocino Farms now open
- **Unit 4A: 2,638 SF with patio available | \$6.25 PSF + \$1.80 PSF NNN**
- Unit 5: Suntea Mix in construction (first US location)



**UNIT 4A - 2,638 SF AVAILABLE
END CAP OPPORTUNITY WITH PATIO**

JOIN

AMAZING RETAIL SYNERGY WITH



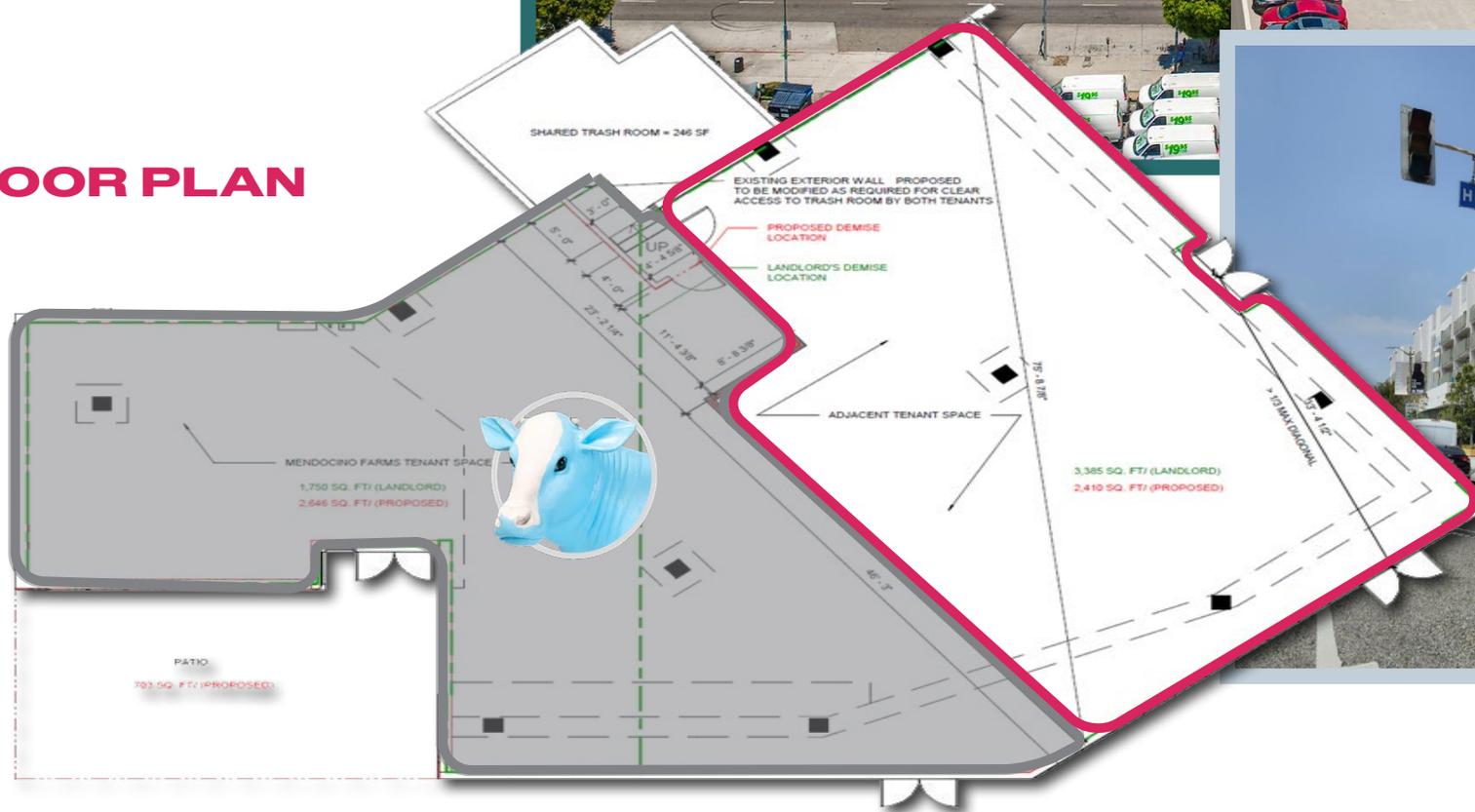
UNIT 4A

LAST SPACE REMAINING

Share endcap with Mendocino Farms



FLOOR PLAN



ON SITE PARKING



INTERSECTION OF SILVERLAKE & LOS FELIZ

HOME OF THE TRENDIEST EAST SIDE RESTAURANTS & BARS



NEIGHBORS IN THE AREA

DOWNTOWN LOS ANGELES
± 5 MILES



ADMITS 14,600 INPATIENTS
PER YEAR

NEARLY 343,753 OUTPATIENT
VISITS PER YEAR

NEARLY 72,000 EMERGENCY
DEPARTMENT VISITS PER YEAR

MORE THAN 6,400 EMPLOYEES AND
APPROXIMATELY 862 MEDICAL STAFF

CURRENT ACTIVE HOSPITAL BED COUNT: 401

MARION AND JOHN E. ANDERSON
PAVILION BED COUNT: 317

106 PEDIATRIC CRITICAL CARE BEDS
(MORE THAN ANY OTHER HOSPITAL IN THE
WESTERN UNITED STATES)

HOLLYWOOD BLVD.
± 29,700 VPD

THE ELINOR AT HOLLYHILL

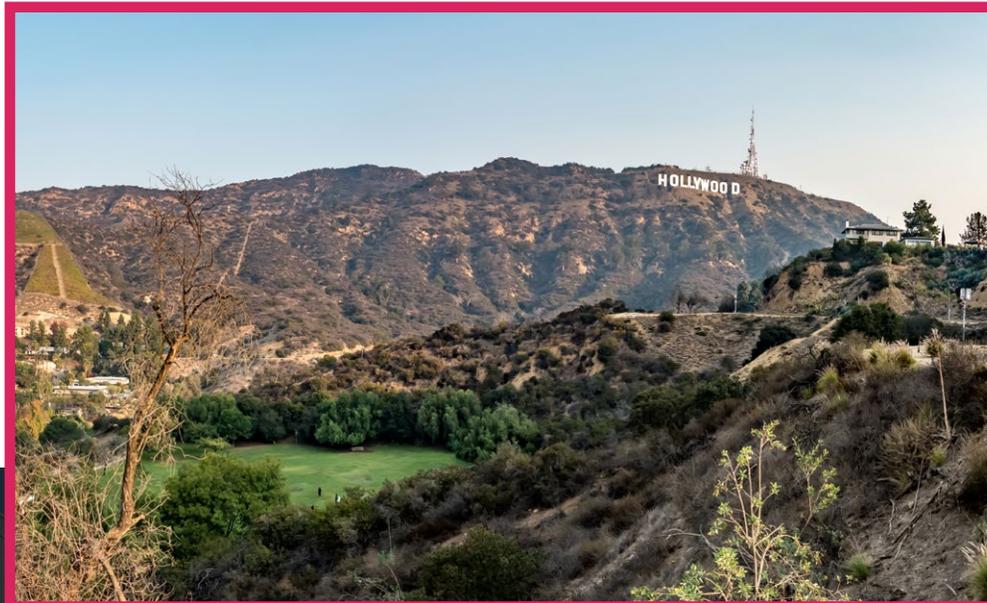
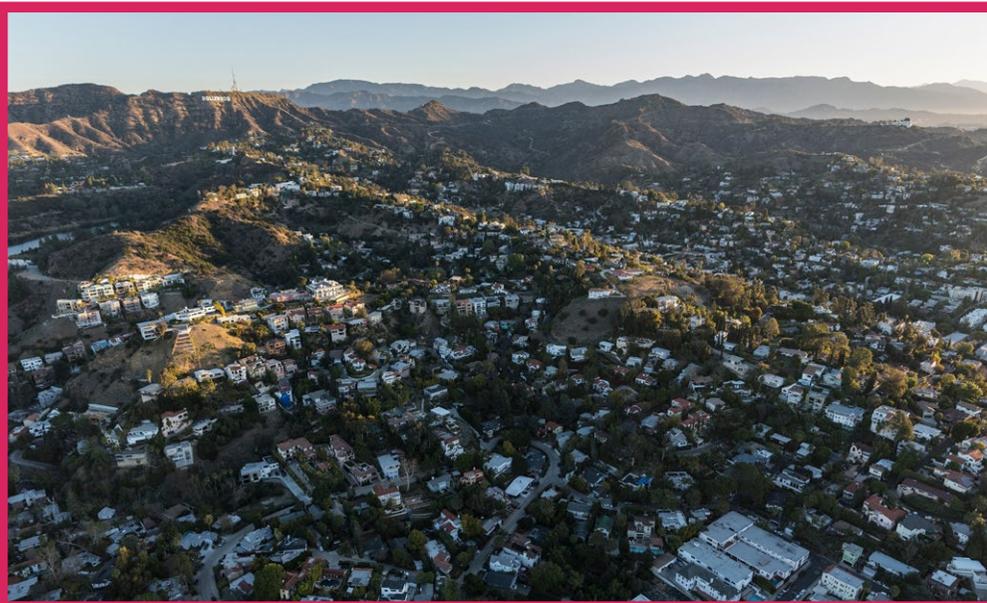
VISTA

WORLD-FAMOUS DIRECTOR
AND CINEMA MOGUL,
QUENTIN TARANTINO OPENED
VISTA THEATER HOLLYWOOD

SURROUNDING AREA



DEMOGRAPHICS



POPULATION

	2025 ESTIMATE	2030 PROJECTION
1-MILE	56,602	55,264
3-MILE	412,061	403,461
5-MILE	1,044,177	1,018,942



HOUSEHOLDS

	2025 ESTIMATE	2030 PROJECTION
1-MILE	26,552	25,852
3-MILE	180,987	177,003
5-MILE	448,529	437,464



INCOME

	2025 AVG. HH INCOME	
1-MILE	\$98,147	
3-MILE	\$86,075	
5-MILE	\$89,989	

EXCLUSIVE LEASING AGENTS



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