

**FOR LEASE**

**EVENT VENUE / CREATIVE OFFICE / RESTAURANT**

1650 SCHRADER BLVD, HOLLYWOOD, CA 90028

**TURNKEY EVENT  
+ RESTAURANT SPACE  
IN THE HEART OF HOLLYWOOD**

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**CBRE**

**HOLLYWOOD HILLS**

**GRIFFITH OBSERVATORY**

**CAPITOL RECORDS**

**1650 SCHRADER BLVD**

**HOLLYWOOD BLVD**





WEST HOLLYWOOD

HOLLYWOOD & HIGHLAND

LOEWS HOLLYWOOD HOTEL

HOLLYWOOD HILLS

THE EGYPTIAN THEATRE

HOLLYWOOD BLVD

1650 SCHRADER BLVD

**DOWNTOWN LOS ANGELES**

**KOREATOWN**

**CINEMA DOME**

**1650 SCHRADER BLVD**

**HOLLYWOOD BLVD**



# ONE-OF-A-KIND EVENT VENUE AND RESTAURANT OPPORTUNITY WITH COURTYARD PATIO.

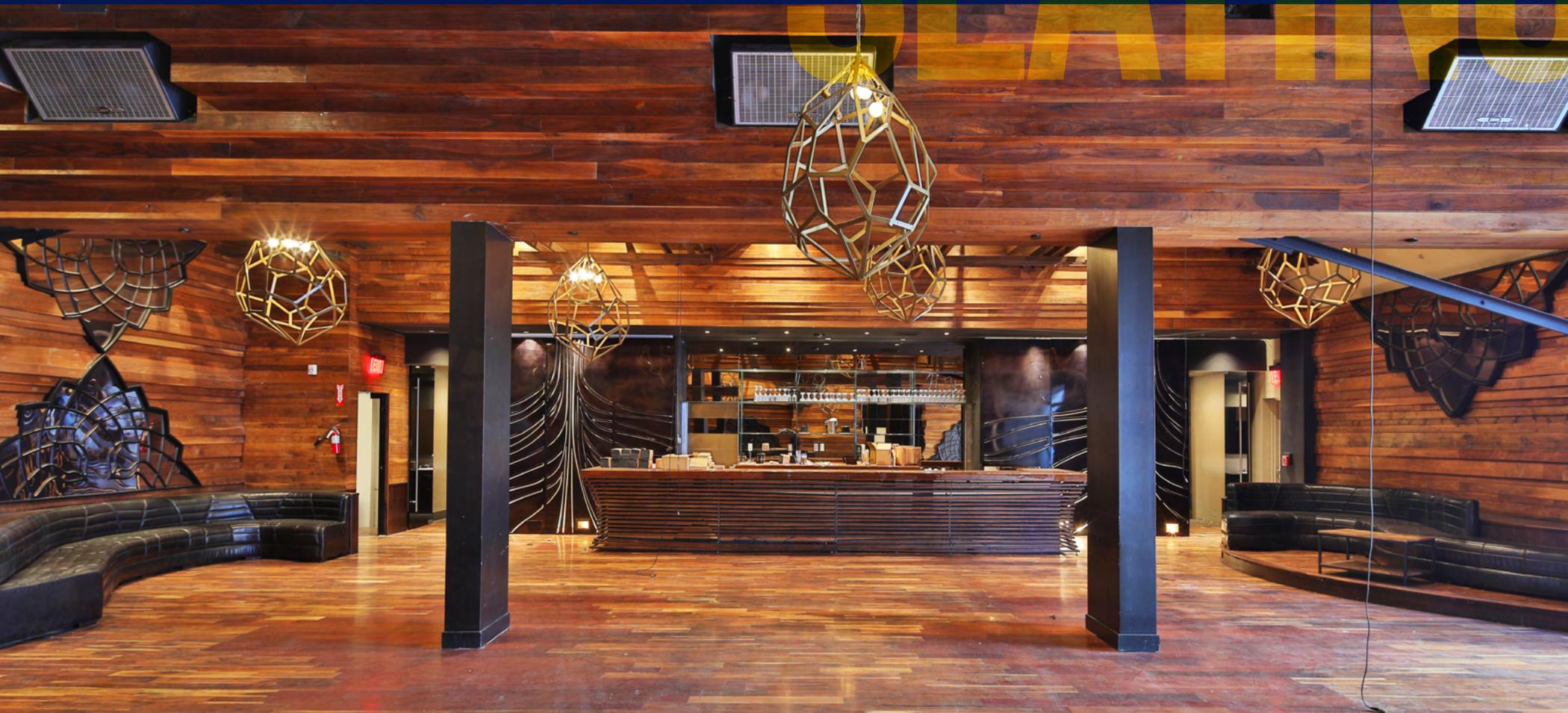
Located steps from the famed Hollywood Walk of Fame, this exceptional property offers restaurateurs and event operators the chance to create a truly exclusive destination. The property features a spacious outdoor courtyard, an expansive indoor area, private offices, and a full service commercial kitchen, this space is truly a blank canvas, ideally situated between Sunset and Hollywood Boulevards and is surrounded by iconic entertainment and dining experiences including No Vacancy, Motherwolf, Kateen, Bar Lis, Horses, Jemma Di Mare and much more.



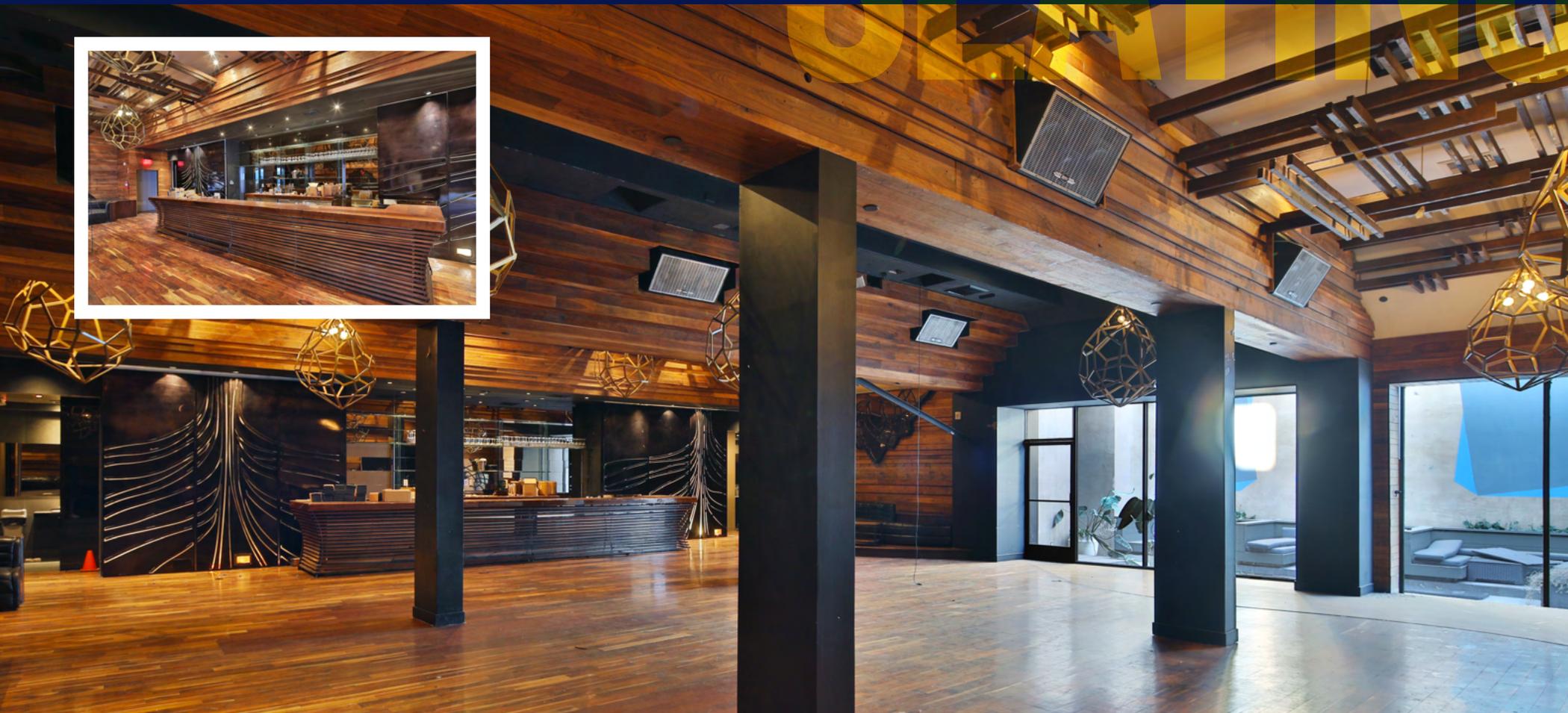
# THE AREA



# THE MAIN BAR + SEATING



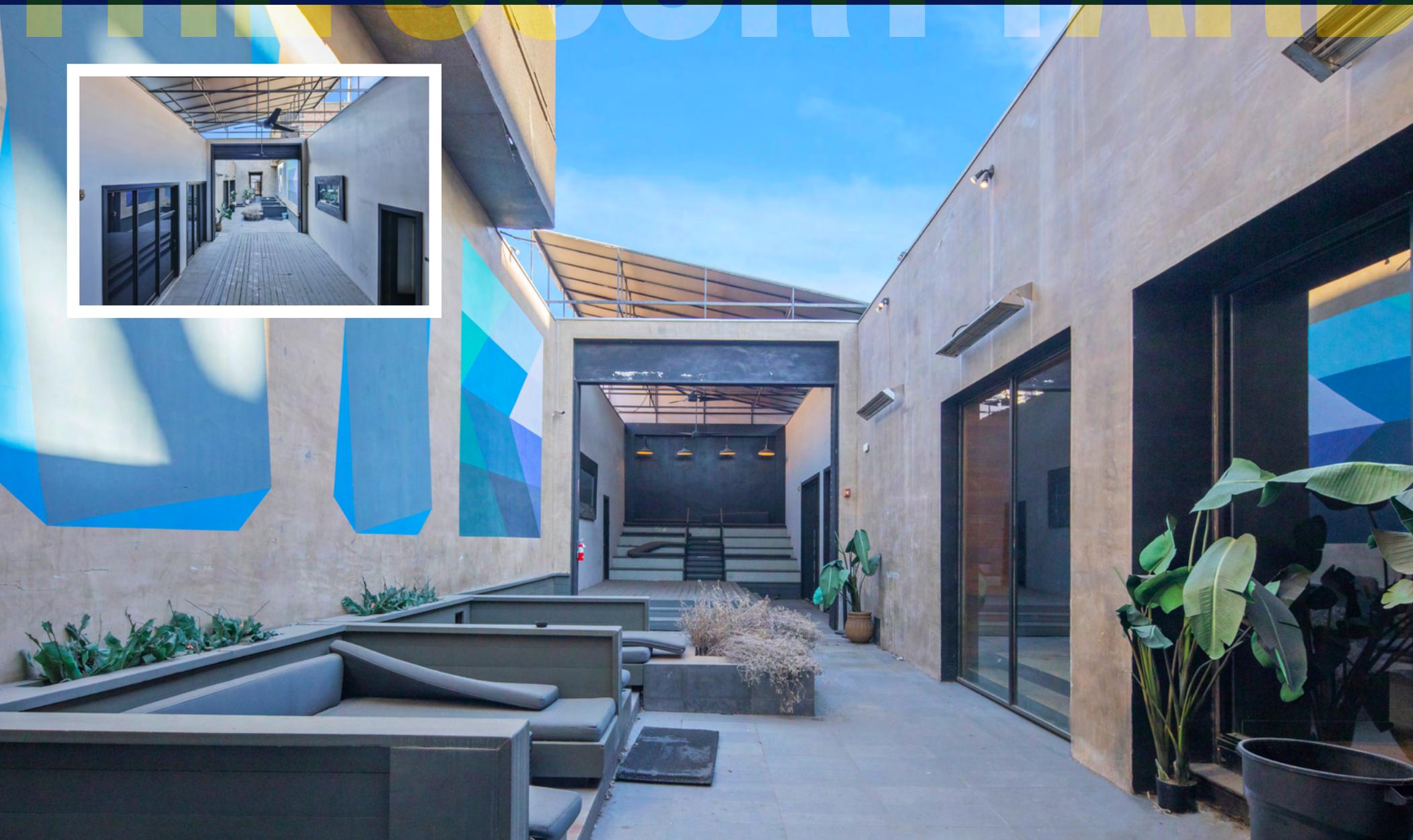
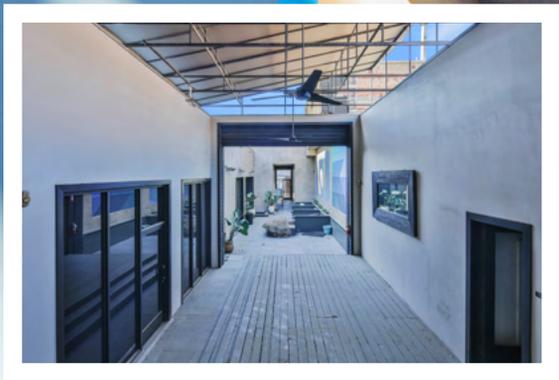
# THE MAIN BAR + SEATING



# EXTERIOR



# THE COURTYARD



# OFFICE SPACE



# THE KITCHEN



\*KITCHEN EQUIPMENT NOT INCLUDED

# HIGHLIGHTS



1650 Schrader Blvd  
Size: ±10,409 SF Plus Courtyard  
Rate: Upon Request



Rare, 2nd Generation Hollywood  
Neighborhood Event Space with Large  
Patio



Very Rare Event Space Opportunity



Versatile Event Space With A Restaurant  
Component



Direct Deal Through Landlord



Nearby Abundant Residential, Major  
Local and Tourist Attractions, and other  
Tremendous Restaurant Concepts



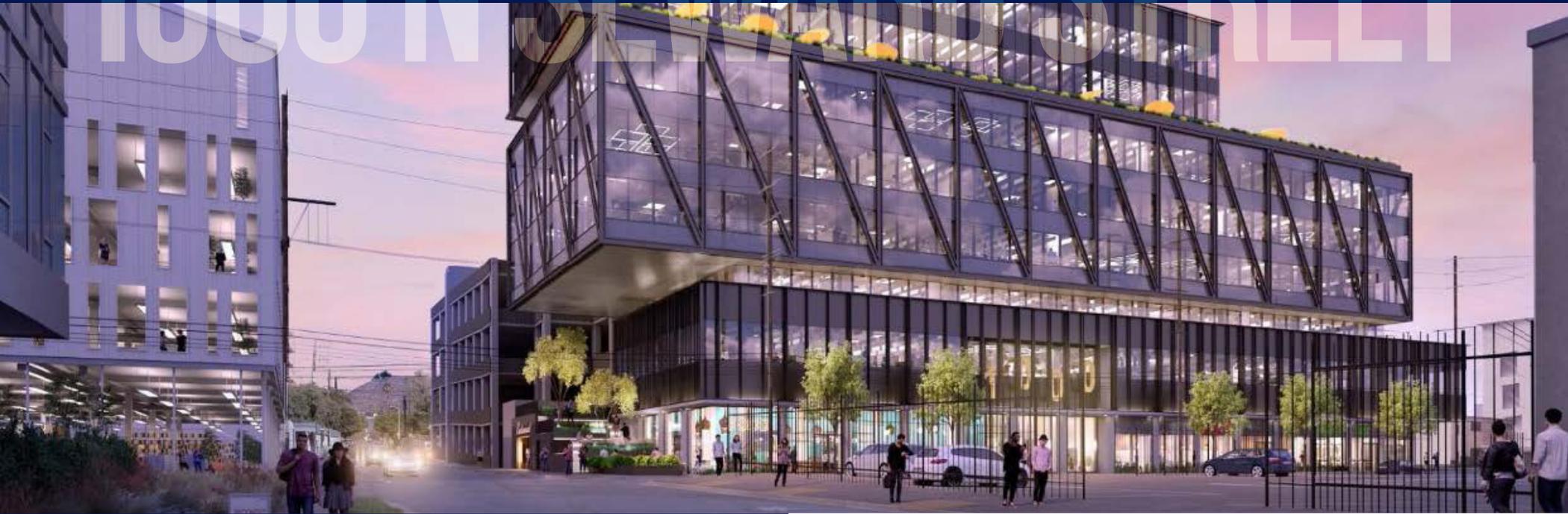


# THE WHISKEY HOTEL



Located at 1717 Wilcox Ave, the Whiskey Hotel is a 62,213 SF seven-story boutique hotel with 132 rooms. It's located in the heart of Hollywood, California, at the intersection of Hollywood Boulevard and Wilcox Avenue. The Hotel is expected to open in February 2025.

# 1000 N SEWARD STREET



LA City Council recently approved a new 10-story building featuring 137,000 square feet of offices, approximately 13,600 square feet of ground-floor commercial space, and parking for 310 vehicles.

Despite the turbulent office market in the wake of the pandemic, developers appear to be bullish on the Hollywood office market and are pushing ahead with a plethora of new development - often in conjunction with new production facilities.



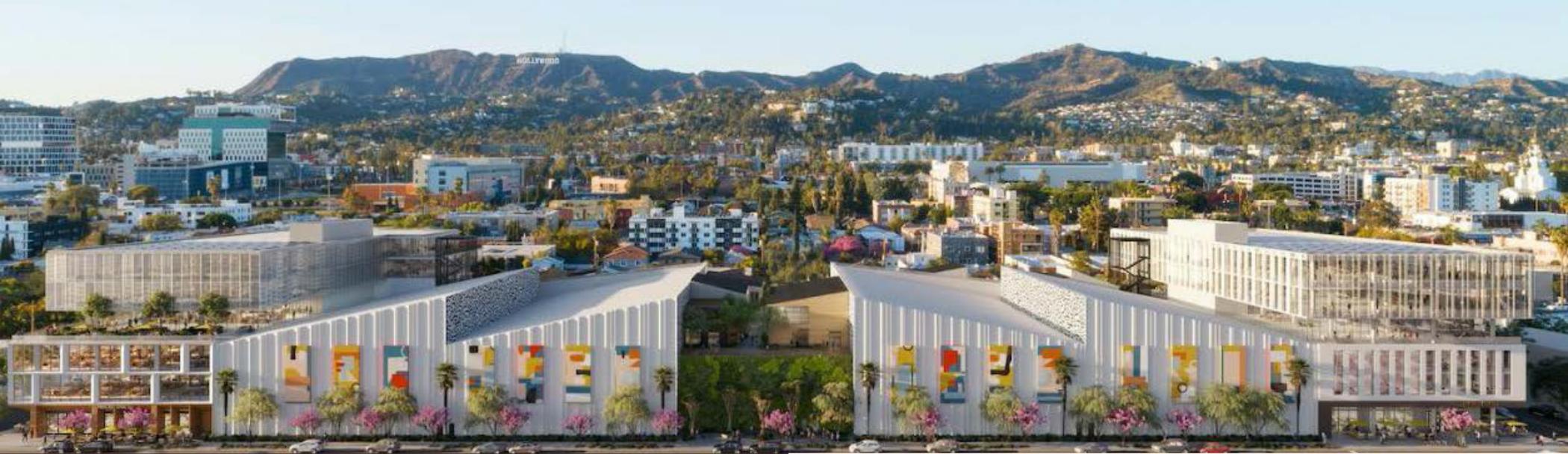
# 6061 W SUNSET



With construction set to begin as early as 2026, this \$1-billion project is planned for a 2-acre site in close proximity to the Sunset Grower Studios and will feature 22 stories of class A office space spanning across +/-525,000 SF.



# 5601 SANTA MONICA BLVD



## ECHELON STUDIOS

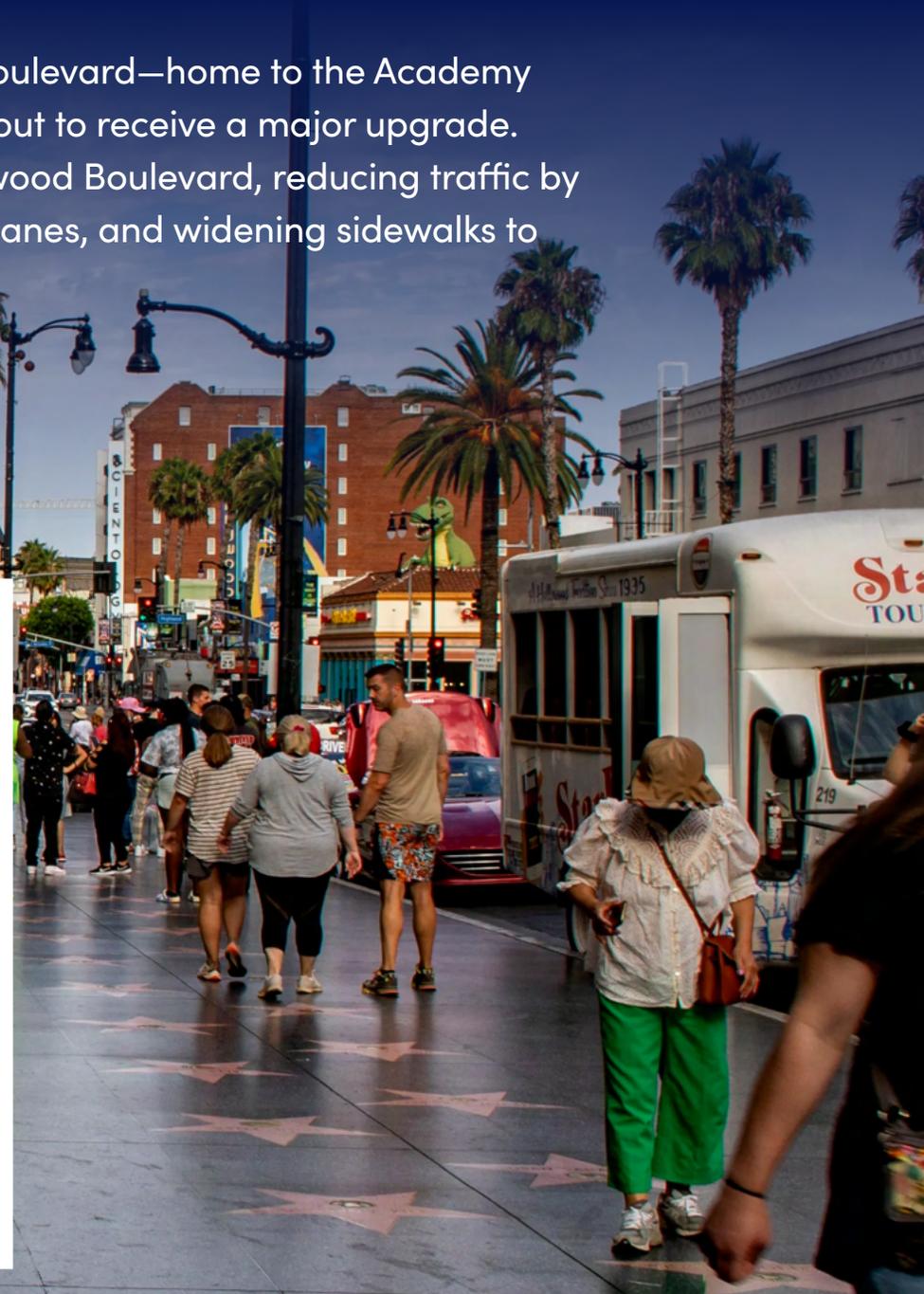
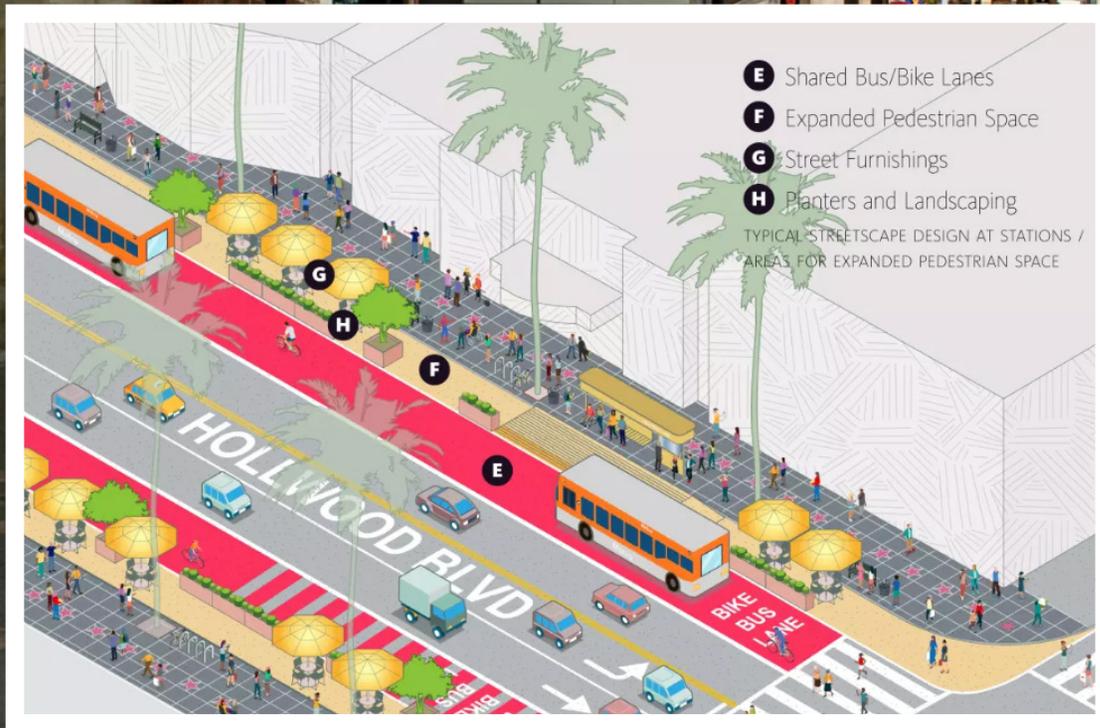
Echelon Studios, a joint venture between Bardas Investment Group and Bain Capital will extend a full block at 5601 W. Santa Monica Boulevard. Construction began in early 2024 and with expected completion in approximately three years. The project will consist of:

- 110,000 square feet of production studios and support space;
- More than 388,000 square feet of offices;
- 12,300 square feet of ground-floor restaurant space; and
- Parking for 981 vehicles in two subterranean levels.



# HOLLYWOOD BLVD DEVELOPMENT

With an expected completion slated for 2026, this famed boulevard—home to the Academy Awards, TCL Chinese Theatre, and the Walk of Fame—is about to receive a major upgrade. Plans are in motion to revitalize a 3.6-mile section of Hollywood Boulevard, reducing traffic by two lanes along much of its length, adding dedicated bike lanes, and widening sidewalks to create more space for pedestrians and outdoor dining.



# DEMOGRAPHICS



	1 Mile	2 Miles	3 Miles
<b>POPULATION</b>			
2022 Population - Current Year Estimate	57,009	327,850	911,811
2027 Population - Five Year Projection	58,231	327,146	909,721
2022-2027 Annual Population Growth Rate	0.43%	-0.04%	-0.05%



	1 Mile	2 Miles	3 Miles
<b>HOUSEHOLDS</b>			
2022 Households - Current Year Estimate	33,252	165,297	409,442
2027 Households - Five Year Projection	34,119	165,831	410,487
2020-2022 Compound Annual Household Growth Rate	1.58%	0.41%	0.28%
2022-2027 Annual Household Growth Rate	0.52%	0.06%	0.05%



	1 Mile	2 Miles	3 Miles
<b>HOUSING INCOME</b>			
2022 Average Household Income	\$104,273	\$121,883	\$116,227
2027 Average Household Income	\$132,156	\$149,781	\$141,341
2022 Median Household Income	\$66,262	\$76,236	\$72,451
2027 Median Household Income	\$88,057	\$100,803	\$92,763
2022 Per Capita Income	\$59,881	\$61,463	\$52,261
2027 Per Capita Income	\$76,358	\$75,905	\$63,843



	1 Mile	2 Miles	3 Miles
<b>EDUCATION</b>			
2022 Population 25 and Over	46,616	256,698	676,374
HS and Associates Degrees	15,529	86,361	243,900
Bachelor's Degree or Higher	27,999	145,771	335,086



	1 Mile	2 Miles	3 Miles
<b>HOUSING UNITS</b>			
2022 Housing Units	38,268	181,144	444,957
2022 Vacant Housing Units	5,016	15,847	35,515
2022 Occupied Housing Units	33,252	165,297	409,442
2022 Owner Occupied Housing Units	4,214	33,680	93,580
2022 Renter Occupied Housing Units	29,038	131,617	315,862



	1 Mile	2 Miles	3 Miles
<b>PLACE OF WORK</b>			
2022 Businesses	5,176	25,134	68,791
2022 Employees	40,944	187,727	506,144

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