



# CARPET VILLAGE

5635 Hollywood Blvd, Los Angeles, CA 90028



## PROPERTY SUMMARY

Available SF:	8,854 SF
Lease Rate:	\$24,000 per month (NNN)
Lot Size:	0.23 Acres
Building Size:	8,854 SF
Ceiling Height:	16.0 FT
Year Built:	1944
Renovated:	1996
Zoning:	C2-2
Market:	East Hollywood
Cross Streets:	Wilton and Western

## PROPERTY HIGHLIGHTS

- Prime East Hollywood Location with 65 feet of frontage on Hollywood Boulevard. 8854 square feet with approximate 7,000 square foot main floor and approximately 1854 square feet mezzanine level. 3/4 of the main floor has an open floor plan with 16 feet bow truss ceilings with skylights. Potential polished concrete floors. Mens and Women's bathroom on main level. Mezzanine level has storage and potential private office. Also private bathroom with shower. Mezzanine office has heat and air conditioning. 10 reserved parking spaces at rear of property included in rent. With meter parking on Hollywood Blvd. 3 Blocks to the Hollywood/Western Red Line station which connects to the Expo Line. Easy access to 101 Freeway.

**KW COMMERCIAL**  
439 N. Canon Drive,  
3rd Floor  
Beverly Hills, CA 90210

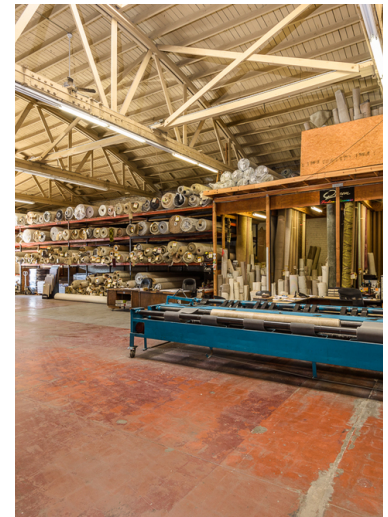
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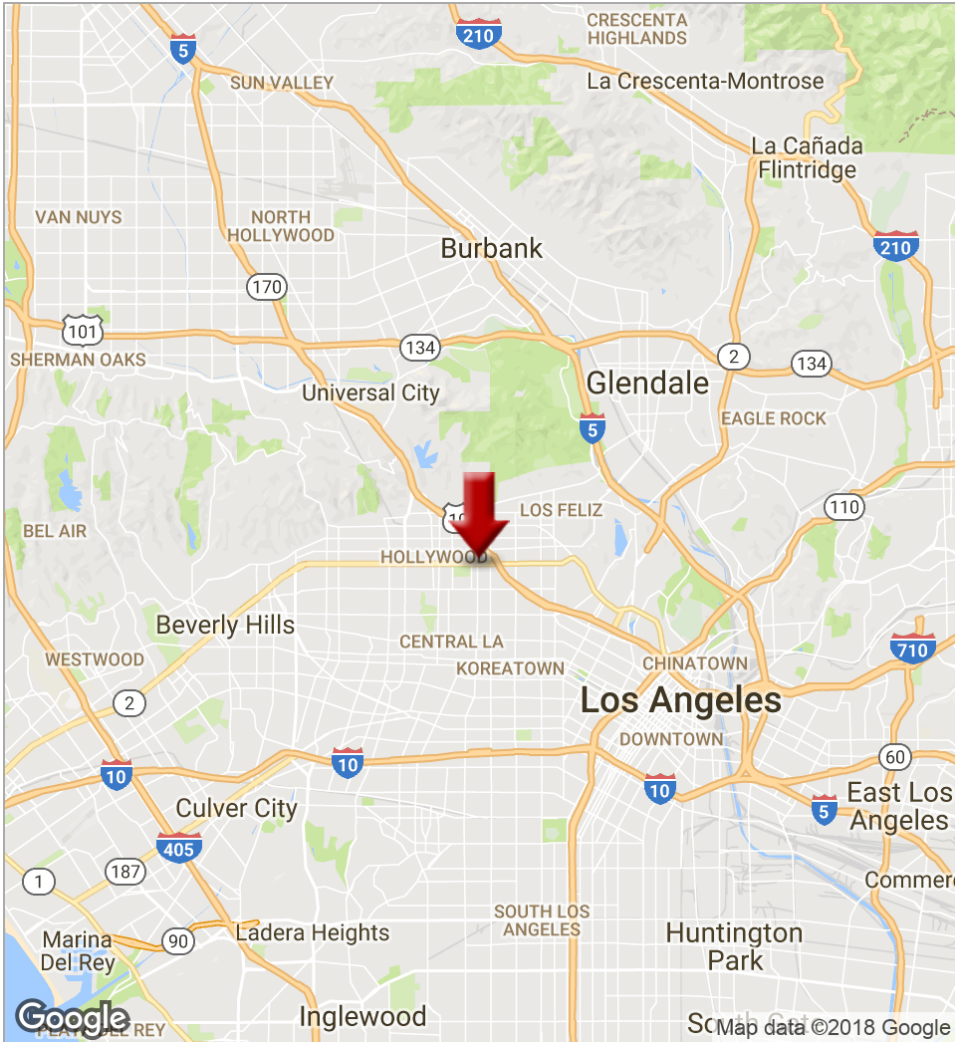
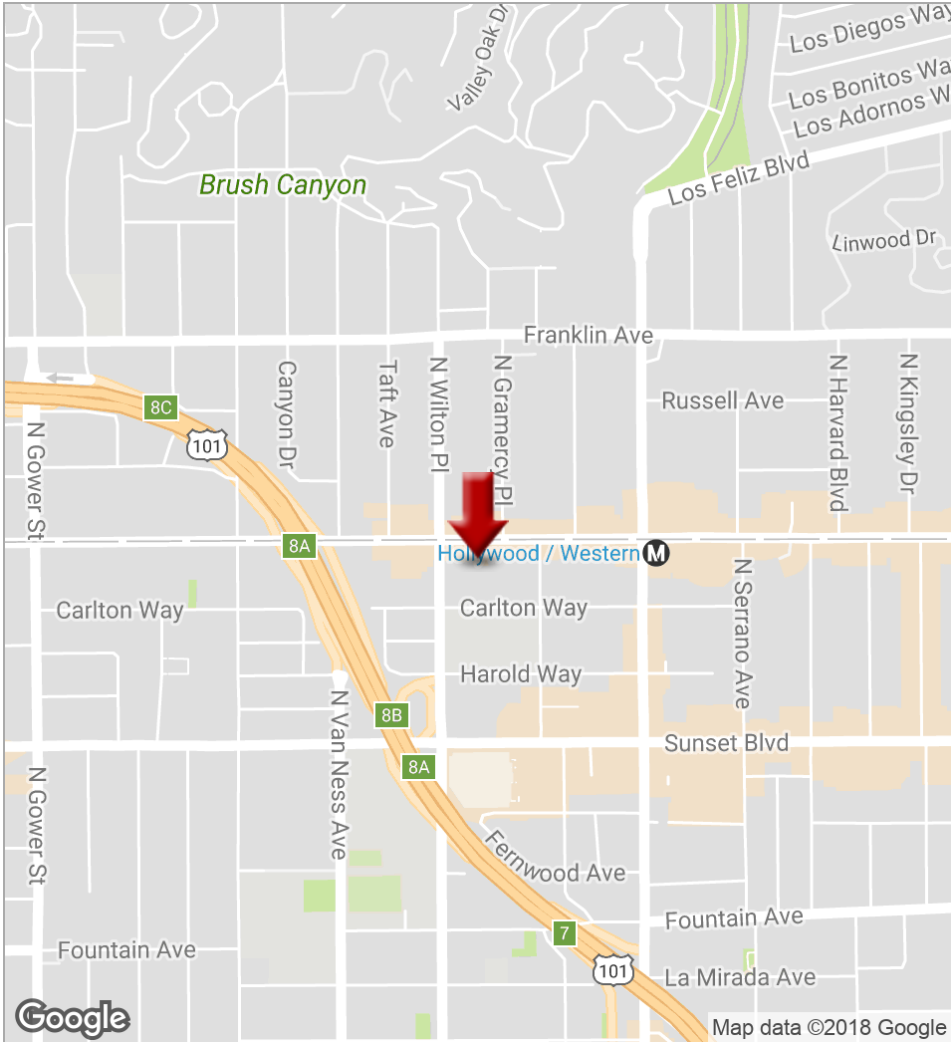
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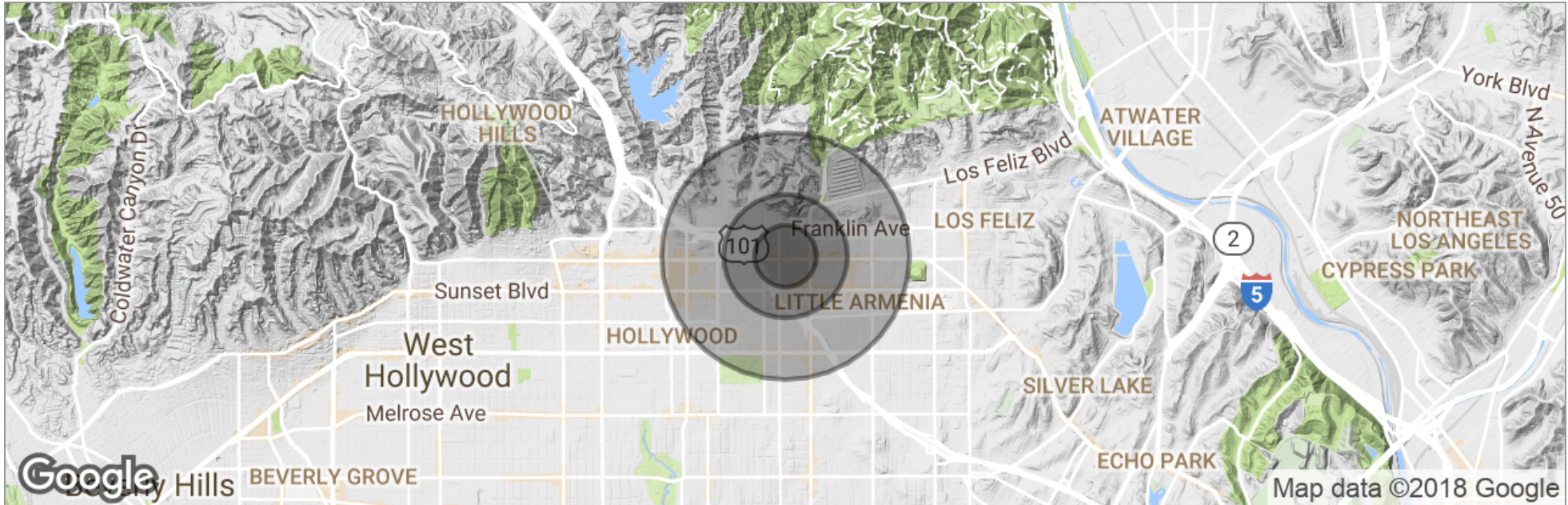
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	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,079	17,632	61,387
Population Density	30,960	22,450	19,540
Median Age	34.6	36.2	36.7
Median Age (Male)	33.6	35.1	35.5
Median Age (Female)	36.5	37.8	38.0
Total Households	2,701	7,816	26,158
# of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$42,484	\$47,455	\$54,721
Average House Value		\$618,251	\$617,800

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