

FOR SALE | ±15,300 SF

STREET FRONTAGE IN THE HEART OF HOLLYWOOD



RARE FREESTANDING AUTO BODY BUILDING FOR SALE

5610 HOLLYWOOD BOULEVARD | LOS ANGELES, CA 90028



















GORDON MACE
Executive Vice President
CA DRE Lic. #00441636

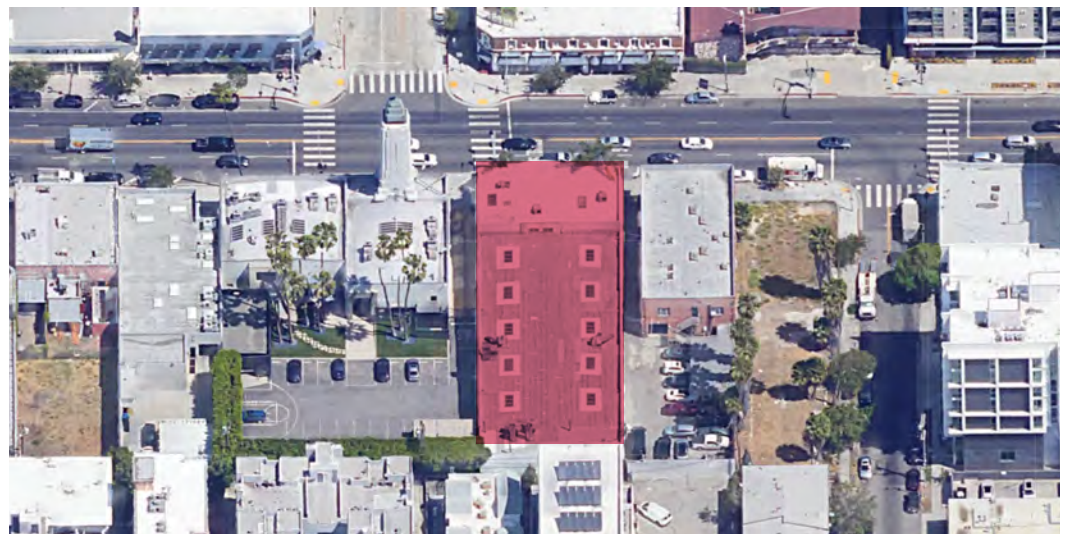
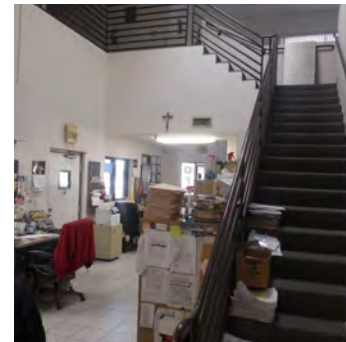
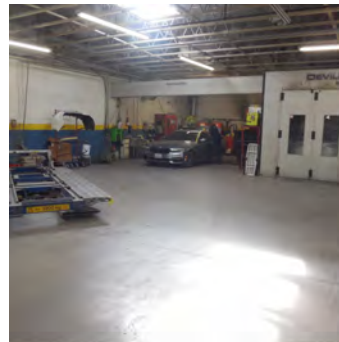
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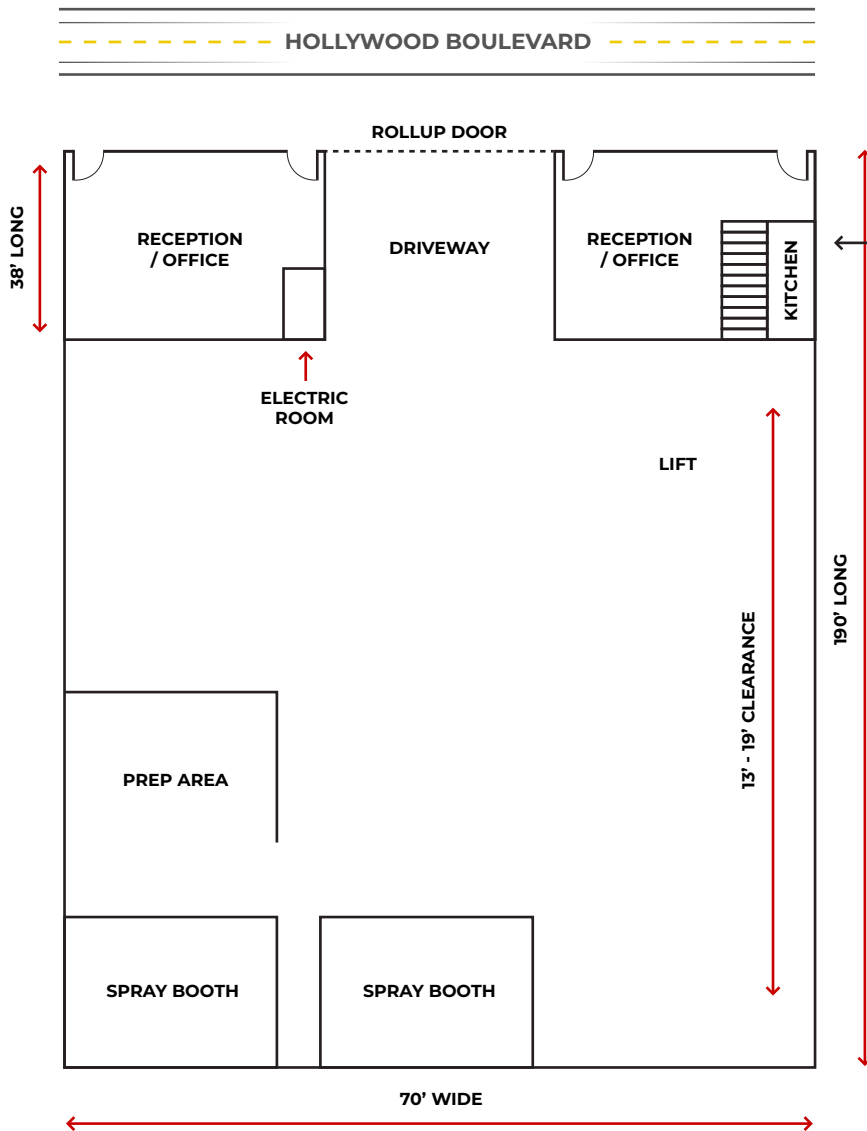
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COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

PROPERTY FEATURES

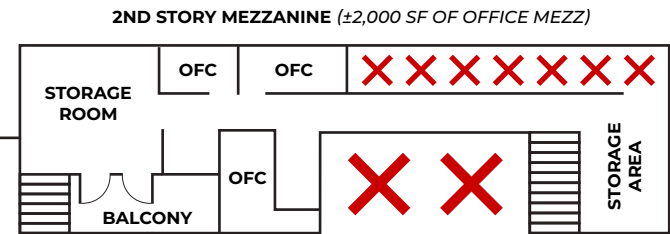
-  Rare Freestanding Auto Body Building For Sale
-  Street Frontage in the Heart of Hollywood
-  Fully Sprinklered & Monitored System
-  Power: Power: 240/120V 3p 4W - 120-480V 4W
-  Rotary Vehicle Lift
-  5 Offices
-  5 Restrooms
-  2 Showers
-  2 Downdraft Spray Booths
-  Downdraft Prep Area
-  Clarifier System
-  Central Vacuum / Exhaust System throughout Warehouse
-  Ceiling Skylights in Warehouse
-  Electric Roll-Up Loading Door
-  Brand New Roof (2024)
-  Year Built - 1997
-  Grandfathered In Auto-Body Zone Variance
-  Possible Third Party Bridge Loan Financing



FLOORPLAN MOCKUP



X = AREA'S OVERLOOKING 1ST FLOOR



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	65,217	363,494	998,341
Estimated Households	32,377	176,511	453,101
Median Age	37.5	37.4	37.6



HOUSEHOLD INCOME

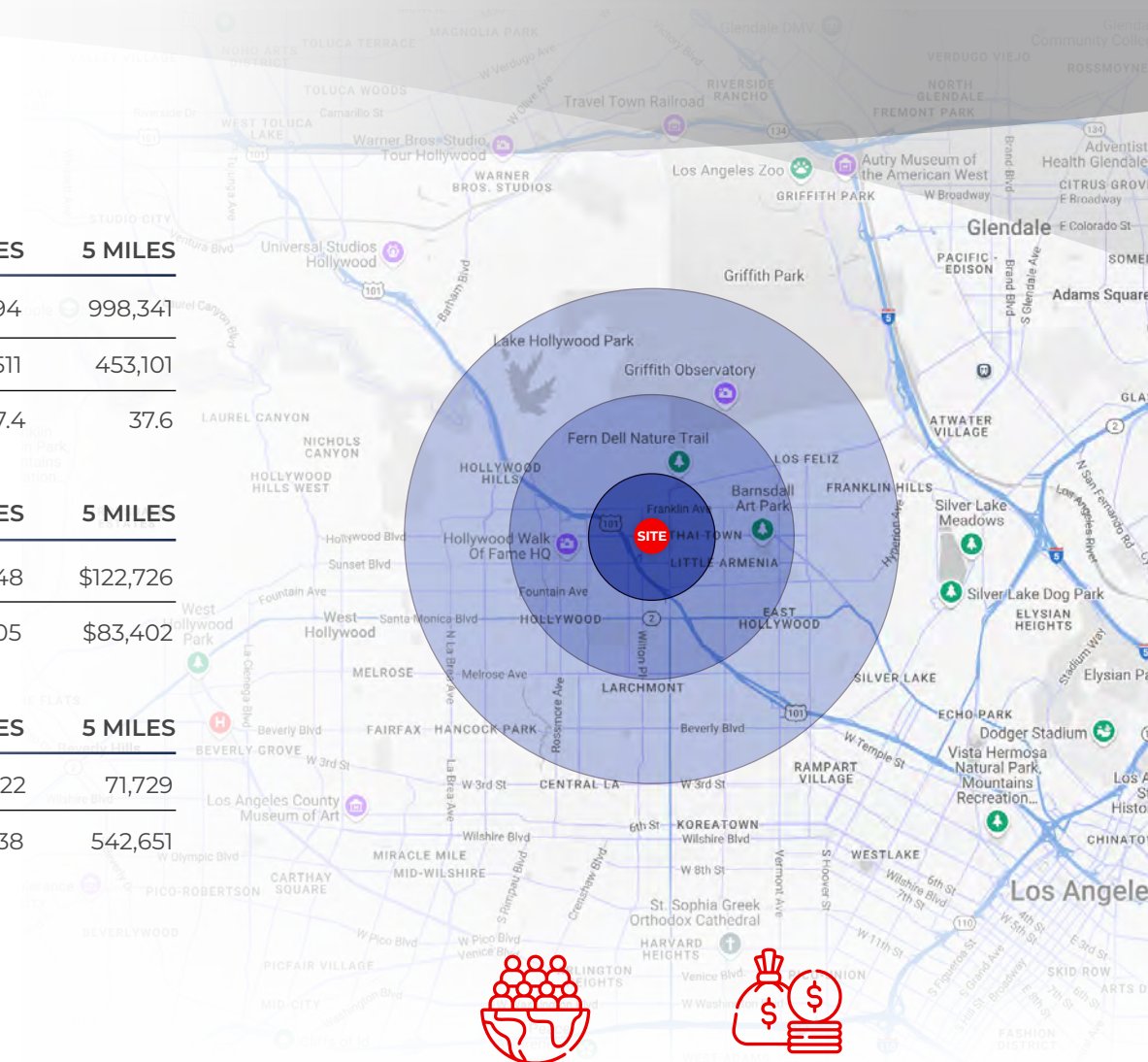
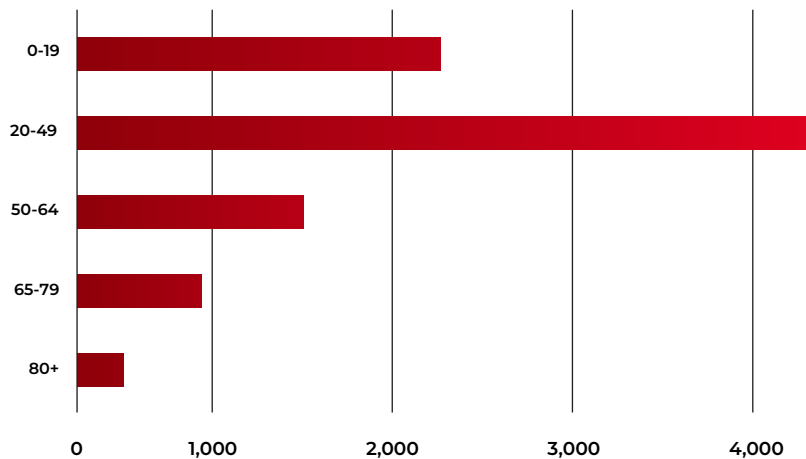
	1 MILE	3 MILES	5 MILES
Average Household Income	\$96,488	\$123,048	\$122,726
Median Household Income	\$67,015	\$83,005	\$83,402



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	3,102	22,622	71,729
Total Employees	20,247	151,938	542,651

AGE DISTRIBUTION



998,341*
TOTAL POPULATION



\$122,726*
AVERAGE INCOME



542,651*
DAYTIME EMPLOYMENT



71,729*
TOTAL BUSINESSES

*5 MILE RADIUS

FOR SALE

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