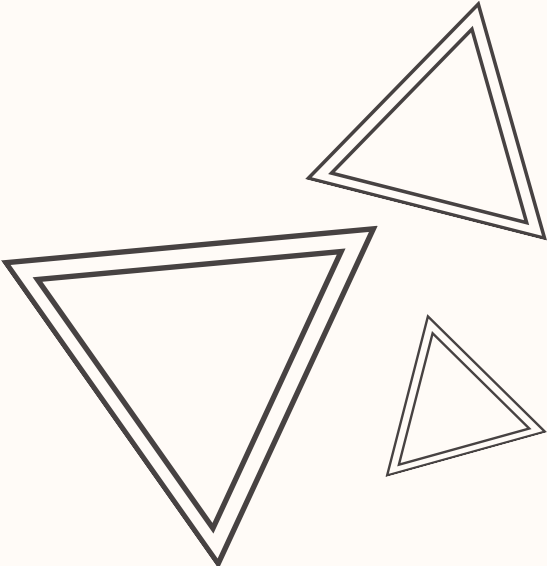


5162 Melrose Ave

# HOLLYWOOD HISTORIC HOTEL FOR LEASE

Restaurant | Wine bar





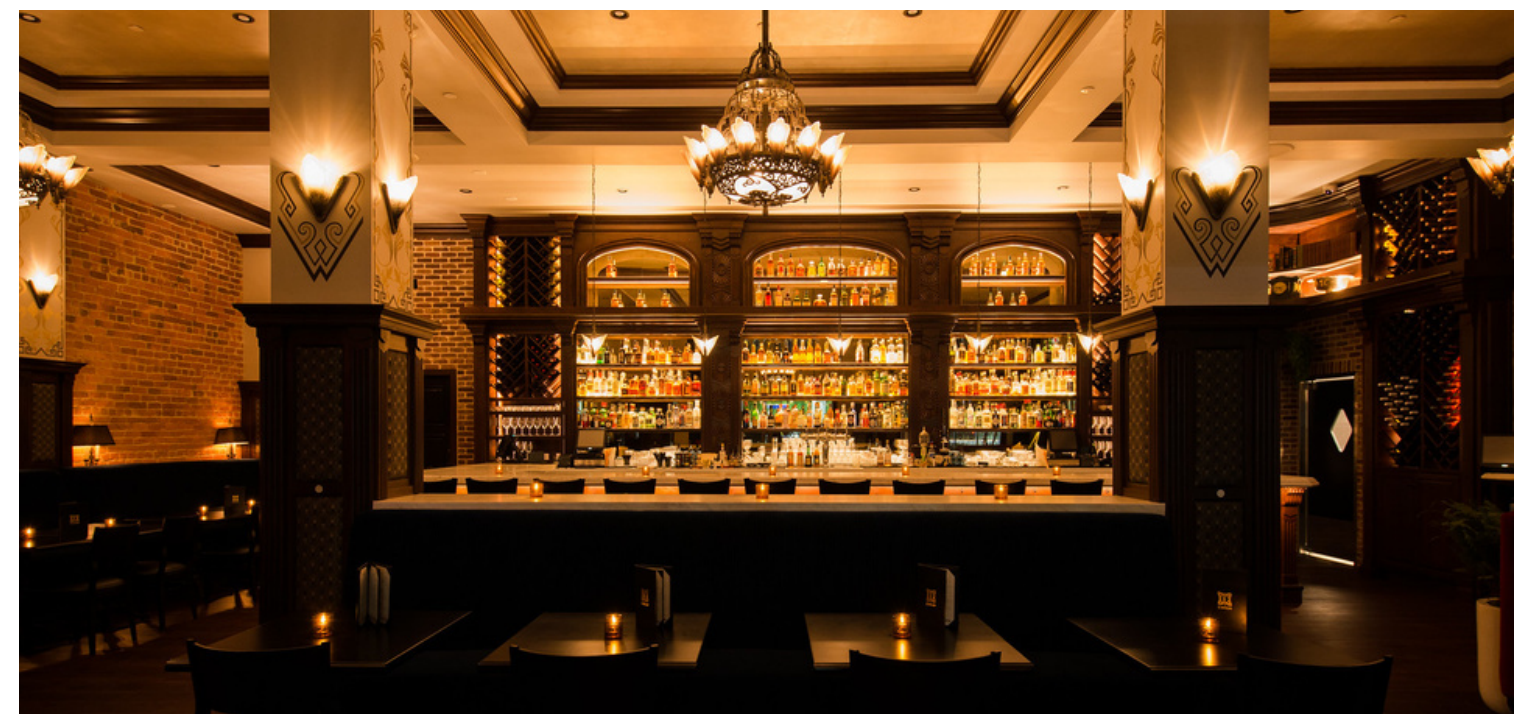
# LOCATION

Greater Wilshire | Hancock Park | Los Angeles

The newly reopened Hollywood Historic Hotel is a true landmark hotel in the heart of Hollywood on Melrose Ave.

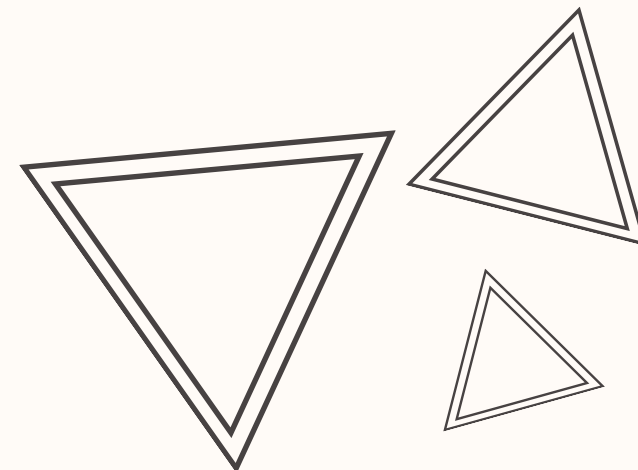
The second generation opportunity is located on the ground floor of the property, one block away from the famous Paramount Pictures and Raleigh Studios and steps from Osteria La Buca, The Oinkster, Larchmont Blvd and more.

Dating back to the 1920s, this neighborhood has a population of 9,990. Not far from the Wilshire Country Club, this area includes Larchmont Village and Windsor Square, which features shopping and dining strips.

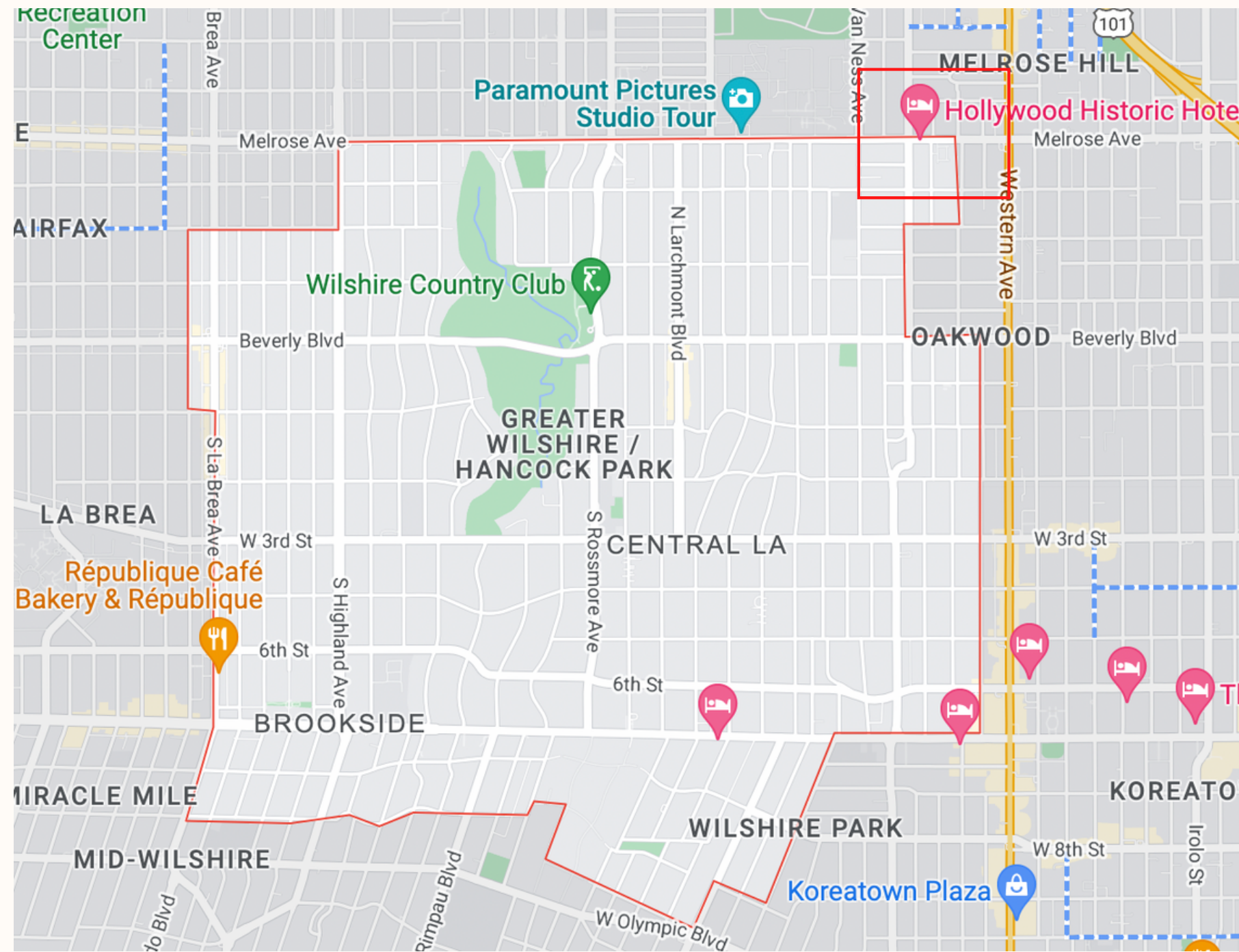


# AVAILABILITY

- Size: Approx. 1,667 SF - 2,200 SF
- Lease Rate: Negotiable
- Type 41 CUB & License
- On-Site Parking
- Perfect for Café/ Restaurant
- Partial Buildout
- Available Immediately
- Excellent Visibility
- Landlord is Offering Generous Concessions

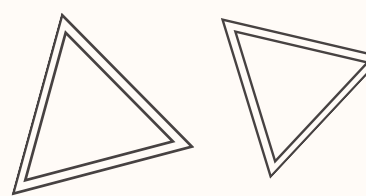


# NEIGHBORHOOD



# NEIGHBORING TENANTS

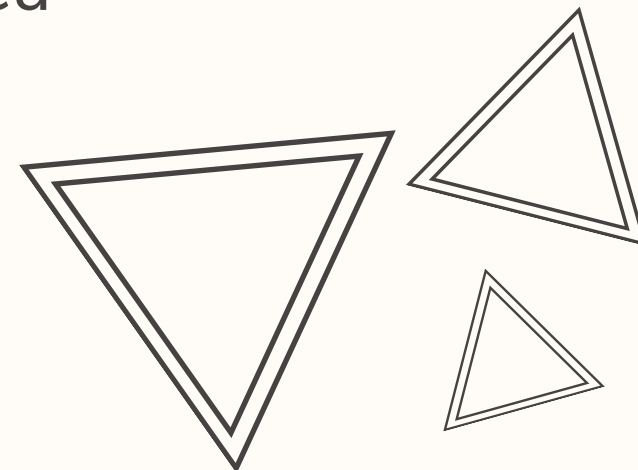
1. Paramount Studios
2. Raleigh Studios
3. Hollywood Forever Cemetery
4. Los Angeles Museum of Love
5. Osteria La Buca
6. The Oinkster
7. Larchmont Blvd
8. Cafe Gratitude
9. Osteria Mamma
10. Kali
11. Ggiata Delicatessen
12. Barnsdall Art Park
13. Little Armenia
14. Thai Town
15. Quest Room
16. Quarters Korean BBQ
17. The Line LA
18. Windsor Square
19. Wilshire Country Club
20. Gramercy Towers
21. Hancock Park Towers
22. Manhattan Place
23. The Wiltern
24. Malborough School
25. Sugarfish
26. Sycamore Kitchen
27. Petco
28. Ralphs
29. Trader Joes
30. CVS
31. All Season Brewing Co



# OVERVIEW

- Several New & Existing Neighboring Residential Developments
- Walk Score: Walker's Paradise (91)
- Population Over 200,000\*
- Avg. Household Income Over 75,000\*
- High Traffic Counts
- Surrounded by Many Film Studios, Restaurants & Bars
- Dense & Rapidly Growing Area

\*In a 2 miles radius





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# CONTACT DETAILS

