

RETAIL SPACE FOR LEASE GOWER SHOPPING CENTER 16,520 SF

6130 Sunset Boulevard, Los Angeles 90028



\$25,000.00 BROKER BONUS

For More Info, Please Contact:



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY INFORMATION:

Location	6130 Sunset Blvd, Los Angeles CA 90028
Size	16,520 SF former Rite Aid in a 35,537 SF neighborhood shopping center
Rent	\$3.00 PSF / NNN
Lease Term	Negotiable

Location Description

- Signalized intersection of Sunset Blvd / Gower St
- Walker's Paradise (94)
- Two blocks from Metro "B" Line (Red)
- Approximately 100 surface parking spaces
- Close proximity to Sunset Gower Studios and Sunset Bronson Studios
- Adjacent to Columbia Square mixed-use project
- Co-tenants: Starbucks, Lucifer's Pizza, T-Mobile, Supercuts, Denny's, Kickin' Crab

Space Description

- Two ADA Restrooms
- Rear Loading
- Approximately 16' Clear Height
- 45 Ton HVAC
- 1200 AMPS, 3-Phase, 4-Wire, 120/208v
- Pole Signage Available



LOS ANGELES ECONOMY:

Los Angeles' position as the entertainment capital of the world and the increased demand for video streaming and social media has been a boon to the L.A. economy during the past several years. Recent job gains in the sector have been solid, and as a result, total employment in the sector has recovered all the jobs lost in the pandemic. The entertainment business directly or indirectly employs one out of five workers in L.A. County.

HOLLYWOOD DEMOGRAPHIC STATS 2022

1 Mile Radius

63,812
TOTAL POPULATION

30,663
TOTAL HOUSEHOLDS

\$72,101
AVG. HH INCOME

35,573
TOTAL DAYTIME EMPLOYEES

2 Mile Radius

189,167
TOTAL POPULATION

90,045
TOTAL HOUSEHOLDS

\$94,953
AVG. HH INCOME

92,330
TOTAL DAYTIME EMPLOYEES

3 Mile Radius

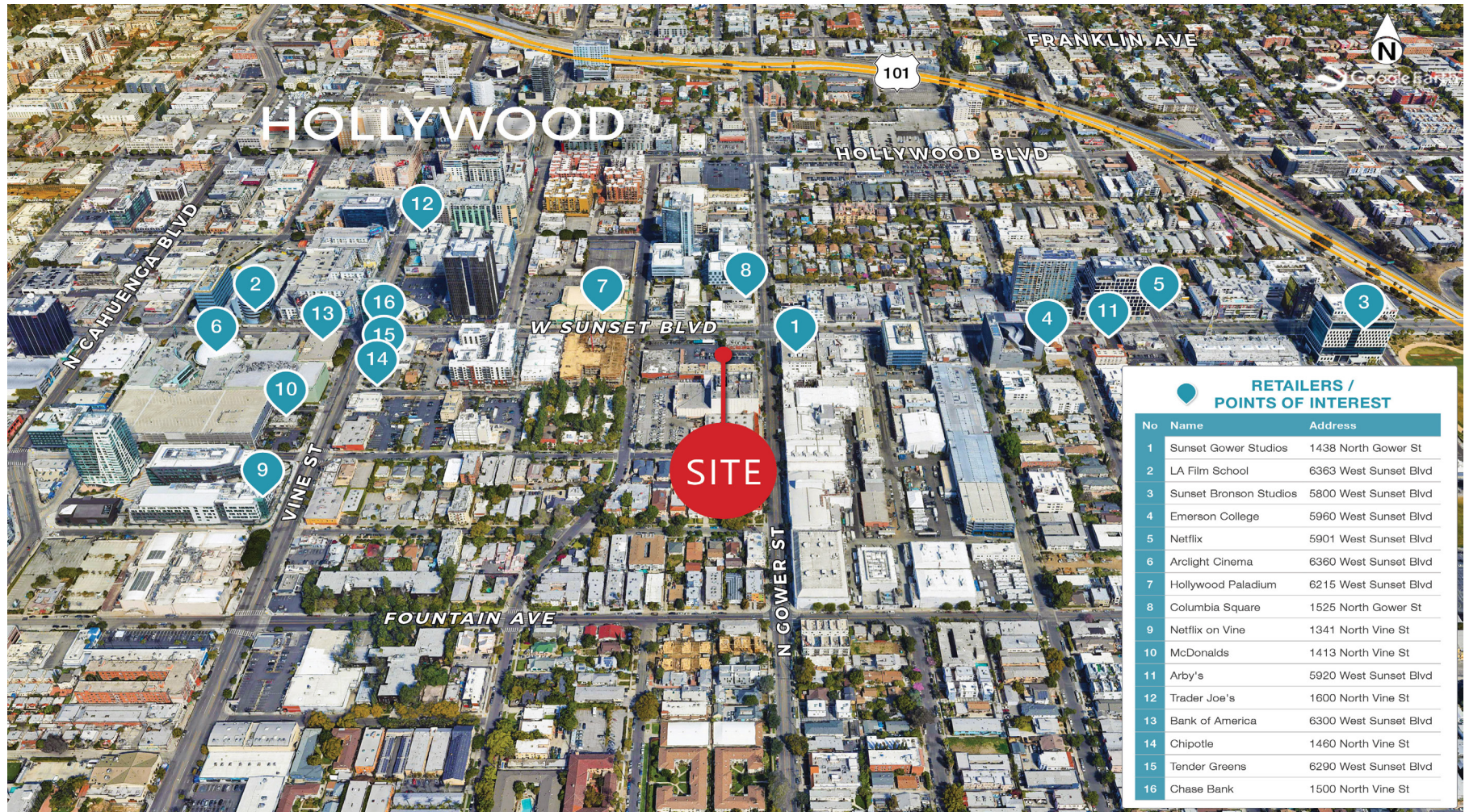
390,825
TOTAL POPULATION

186,571
TOTAL HOUSEHOLDS

\$102,303
AVG. HH INCOME

191,544
TOTAL DAYTIME EMPLOYEES

TENANT AREA MAP



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