

# For Sale



On the World Famous Hollywood Walk of Fame

# 6501 Hollywood Blvd

HOLLYWOOD | CA 90028

**Owner User or  
Investor or  
Development  
Opportunity!**

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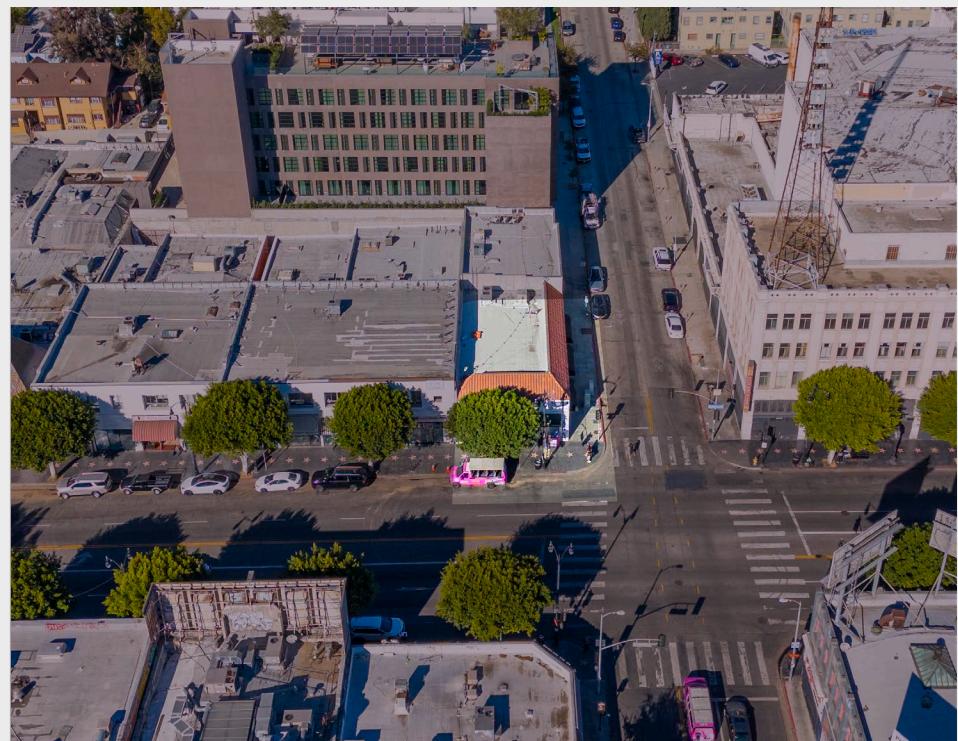
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**CBRE**

# 6501 Hollywood Blvd

## Generational Sale Opportunity

One of a kind 2nd generation cafe space situated on the hard corner of Hollywood & Wilcox in the heart of the World Famous Hollywood Walk of Fame. This is an exceptional opportunity for investors and restaurateurs to acquire a ready-to-operate cafe in one of Los Angeles's most popular tourist districts.



# Property Highlights



**The Property Size**   
 ±4,792 SF - Cafe  
±2,208 SF - 2nd Floor Office  
±7,000 SF - Total



**Lot Size** ±4,792 SF



**Sale Price** ~~\$4,950,000~~  
**IMPROVED PRICING: \$4,150,000**



**Zoning** C4

\*Buyer/Tenant to confirm zoning and particular uses allowable by the City at the Site.

\*Buyer/Tenant to verify the property square footage. Owner and Brokers make no representation as to the square footage of the property\*



Excellent owner/user opportunity

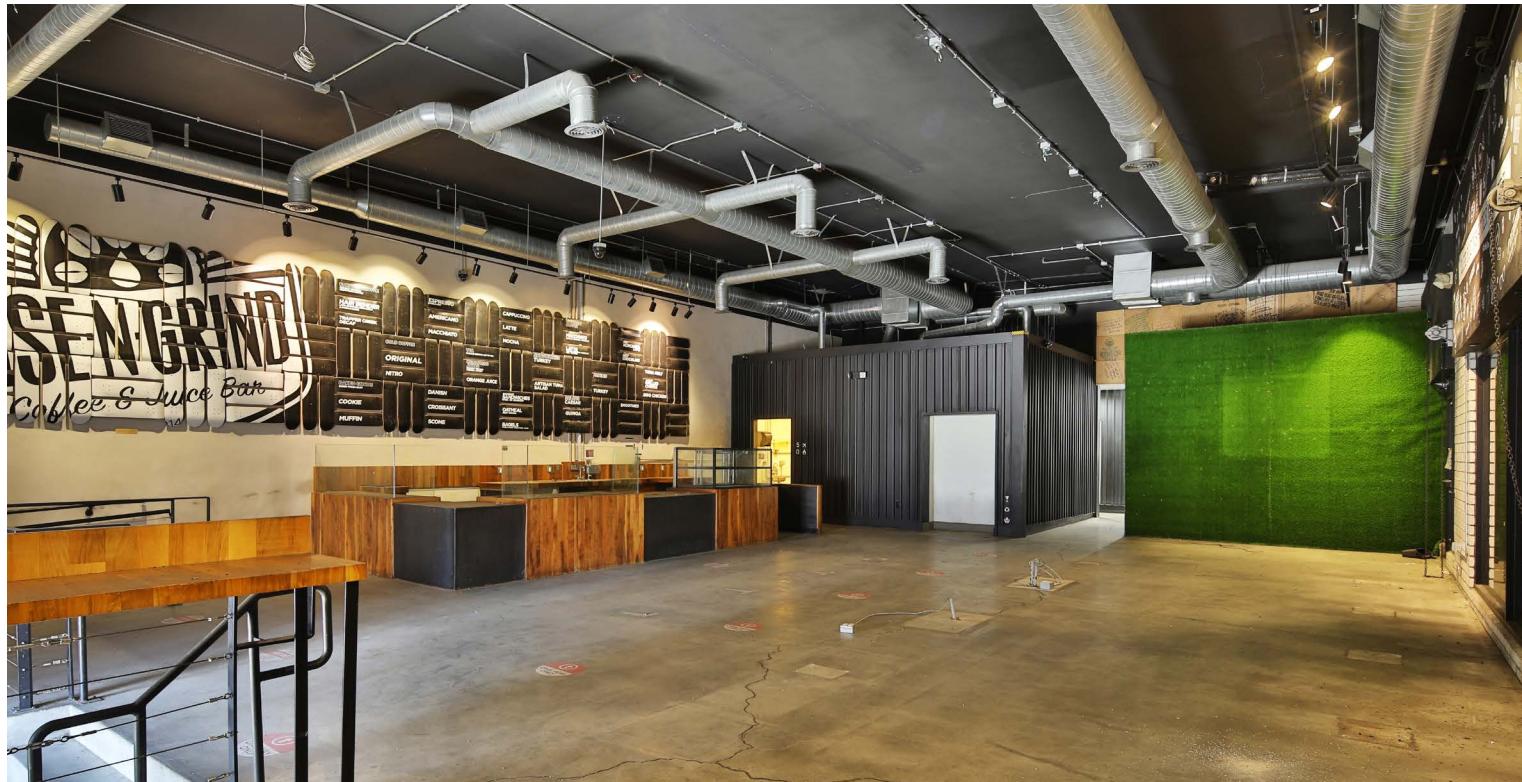
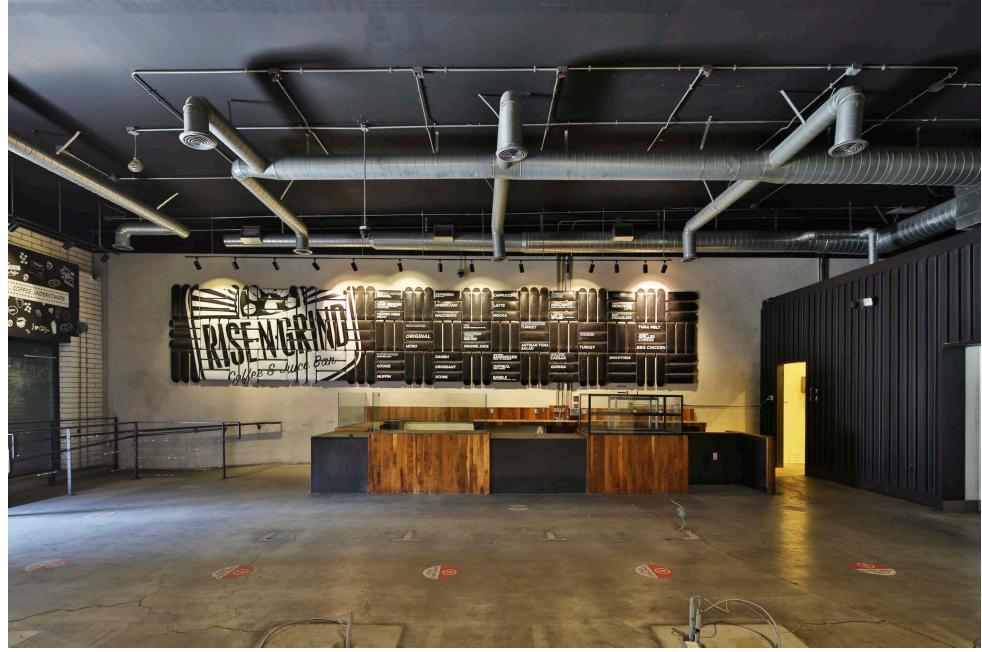
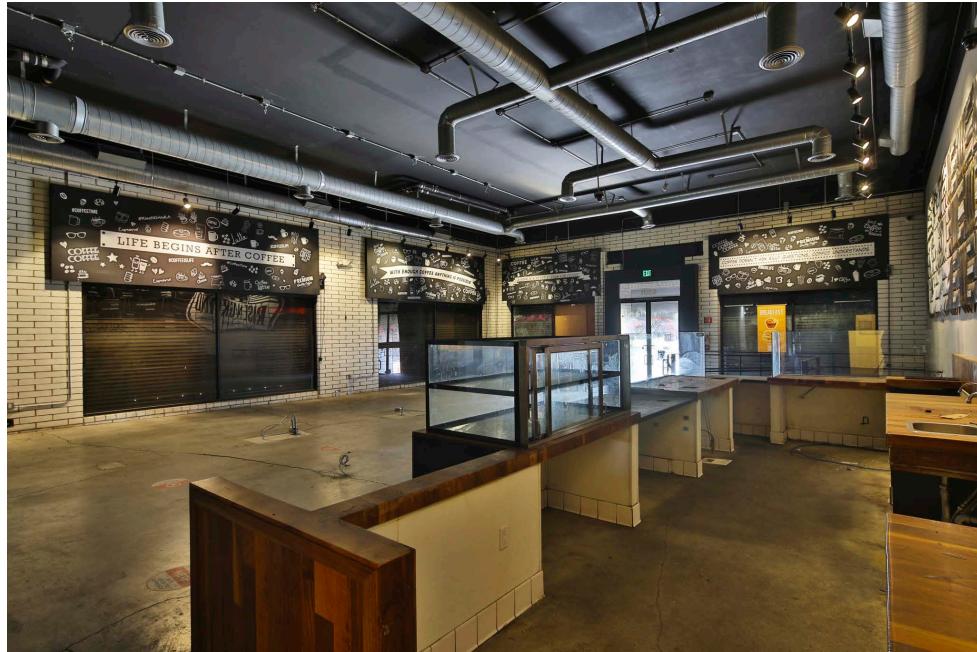


Iconic tourist destination with over 10 million annual visitors on Hollywood Blvd alone

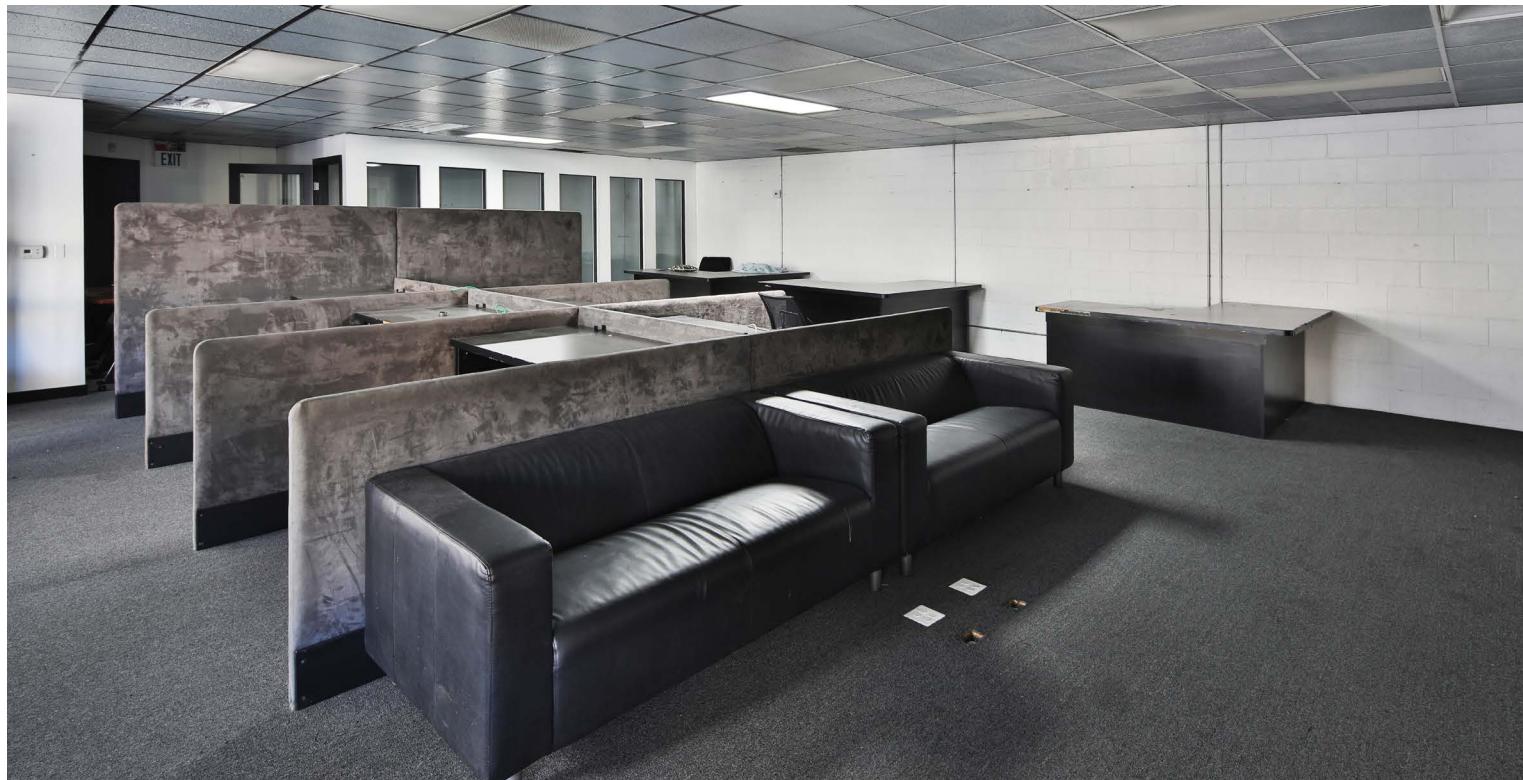


High imagine building positioned on an highly trafficked corner





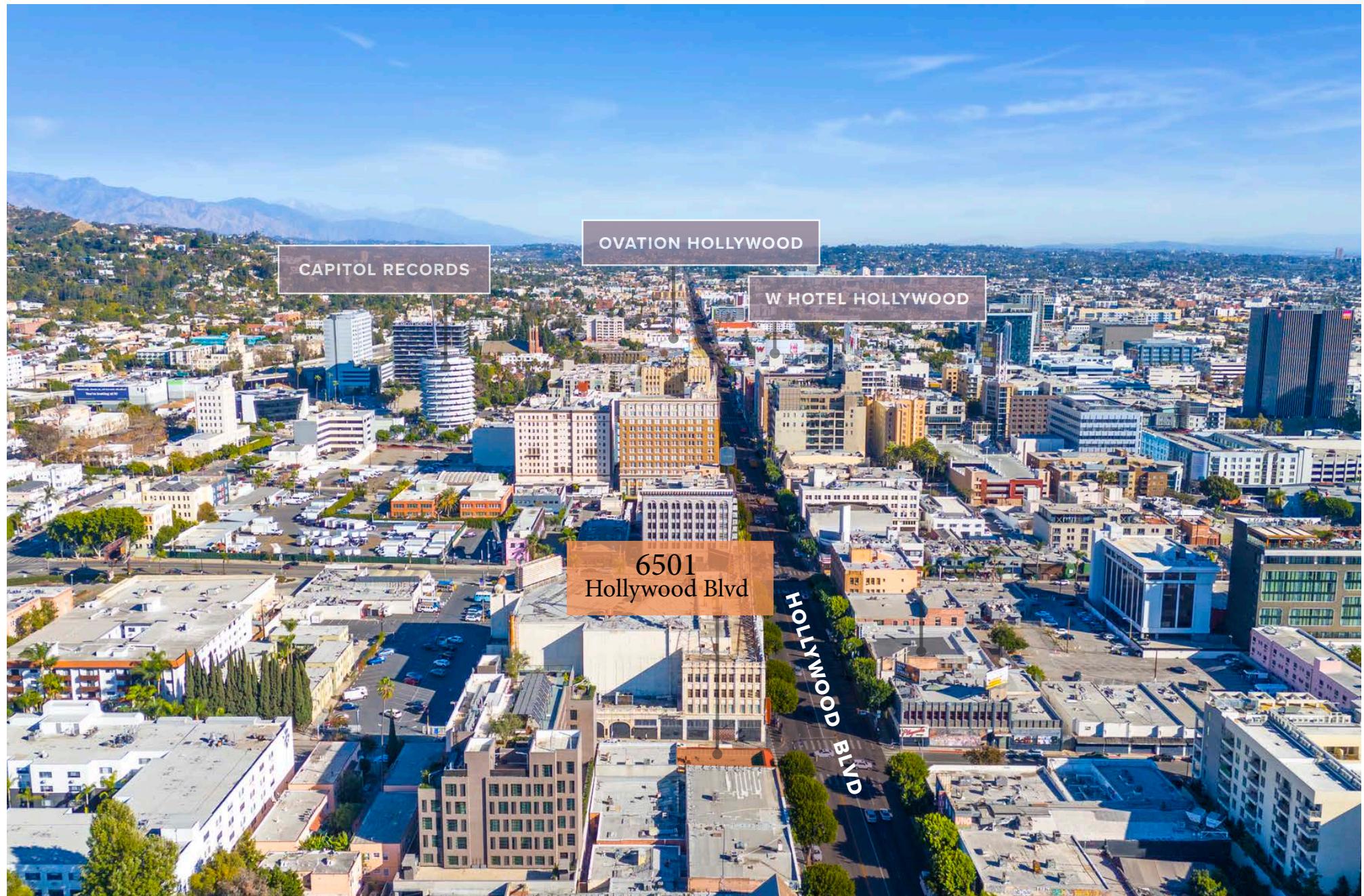
## Ground Floor Cafe



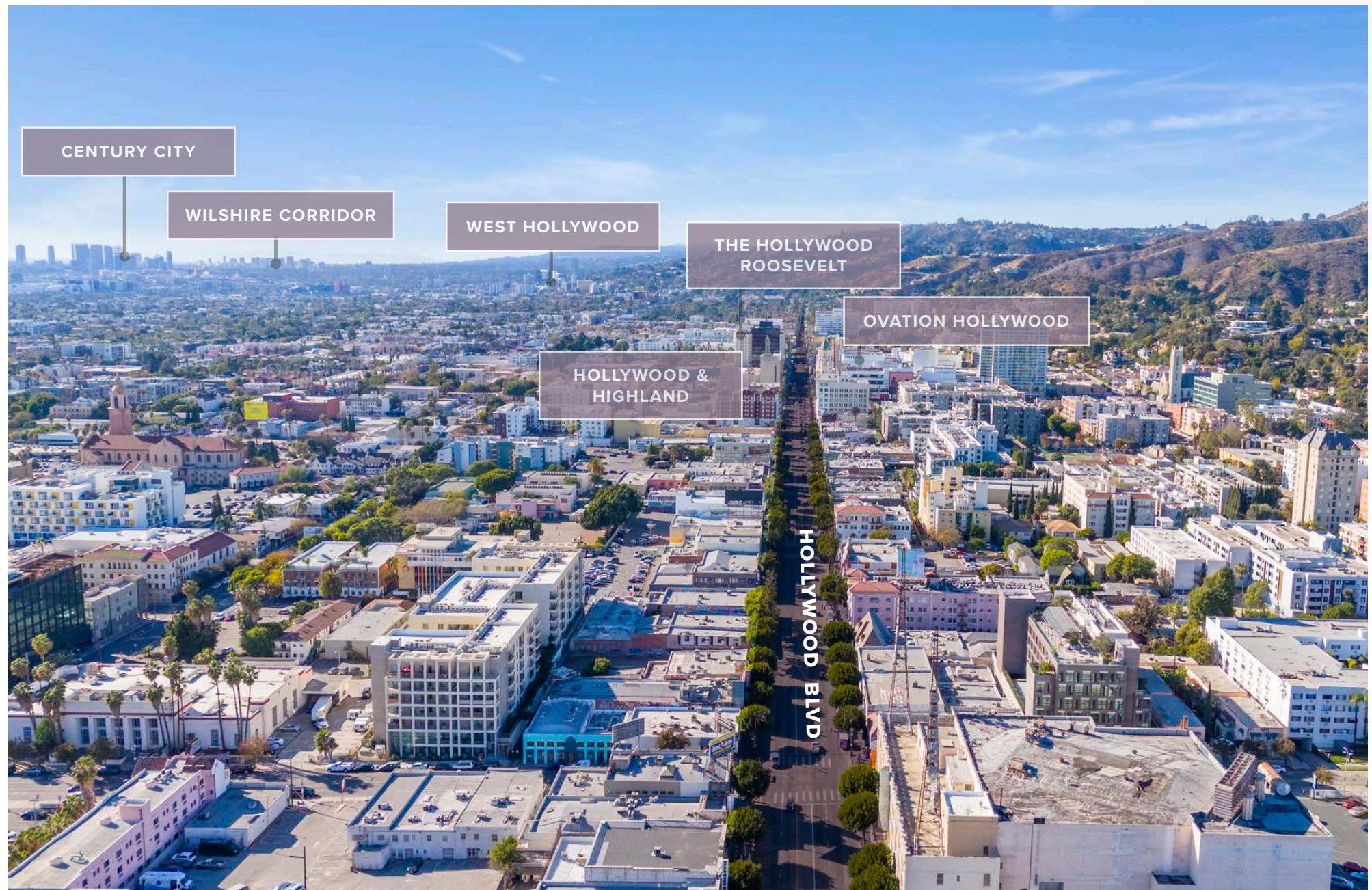
2nd Floor  
Office /  
Recording  
Studio



# Hollywood Blvd.



# Hollywood Blvd.



# Amenities



# Demographics



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	57,798	329,915	909,604
2029 Population - Five Year Projection	58,670	331,441	915,807
2020 Population - Census	55,312	334,017	922,579
2010 Population - Census	51,528	333,705	919,433
2020-2024 Annual Population Growth Rate	1.04%	-0.29%	-0.33%
2024-2029 Annual Population Growth Rate	0.30%	0.09%	0.14%
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$100,263	\$122,806	\$120,381
2029 Average Household Income	\$144,972	\$141,711	\$139,300
2024 Median Household Income	\$65,966	\$77,739	\$76,757
2029 Median Household Income	\$76,904	\$90,440	\$89,341
2024 Per Capita Income	\$57,790	\$62,722	\$55,470
2029 Per Capita Income	\$68,440	\$74,632	\$66,164



	1 MILE	3 MILES	5 MILES			
<b>HOUSING UNITS</b>						
2024 Housing Units	38,377	185,030	457,326			
2024 Vacant Housing Units	4,994	13.0%	16,281	8.8%	38,446	8.4%
2024 Occupied Housing Units	33,382	87.0%	168,749	91.2%	418,880	91.6%
2024 Owner Occupied Housing Units	3,380	8.8%	29,381	15.9%	86,968	19.0%
2024 Renter Occupied Housing Units	30,003	78.2%	139,368	75.3%	331,912	72.6%



	1 MILE	3 MILES	5 MILES			
<b>EDUCATION</b>						
2024 Population 25 and Over	47,882	267,795	710,181			
HS and Associates Degrees	16,735	35.0%	89,961	33.6%	251,678	35.4%
Bachelor's Degree or Higher	27,612	57.7%	149,903	56.0%	354,260	49.9%
<b>HOUSEHOLDS</b>						
2024 Households - Current Year Estimate	33,383	168,749	418,880			
2029 Households - Five Year Projection	35,005	174,846	434,777			
2010 Households - Census	28,079	157,159	390,169			
2020 Households - Census	31,106	165,603	412,055			
2020-2024 Compound Annual Household Growth Rate	1.68%	0.44%	0.39%			
2024-2029 Annual Household Growth Rate	0.95%	0.71%	0.75%			
2024 Average Household Size	1.65	1.91	2.13			



	1 MILE	3 MILES	5 MILES
<b>PLACE OF WORK</b>			
2024 Businesses	4,835	23,582	69,672
2024 Employees	37,242	170,517	510,392

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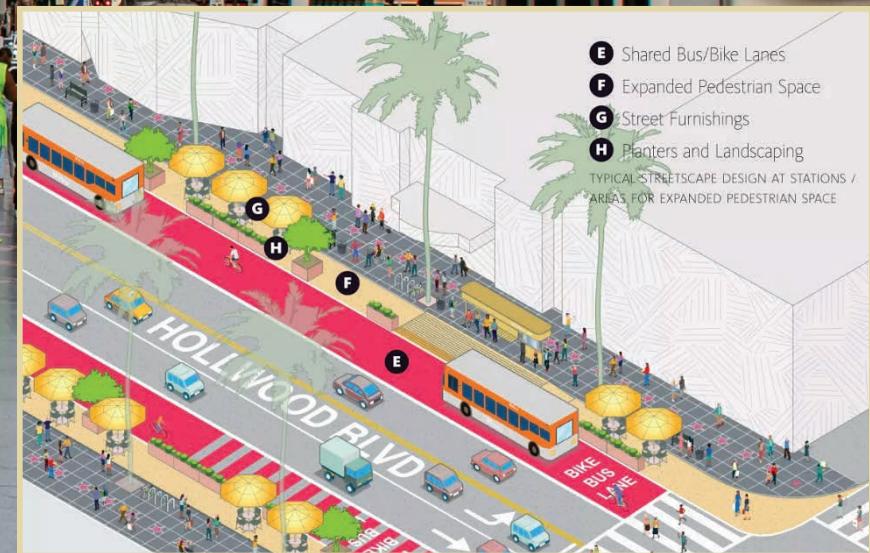
# The Whisky Hotel



Located footsteps from the subject property 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.

# Hollywood Blvd Development

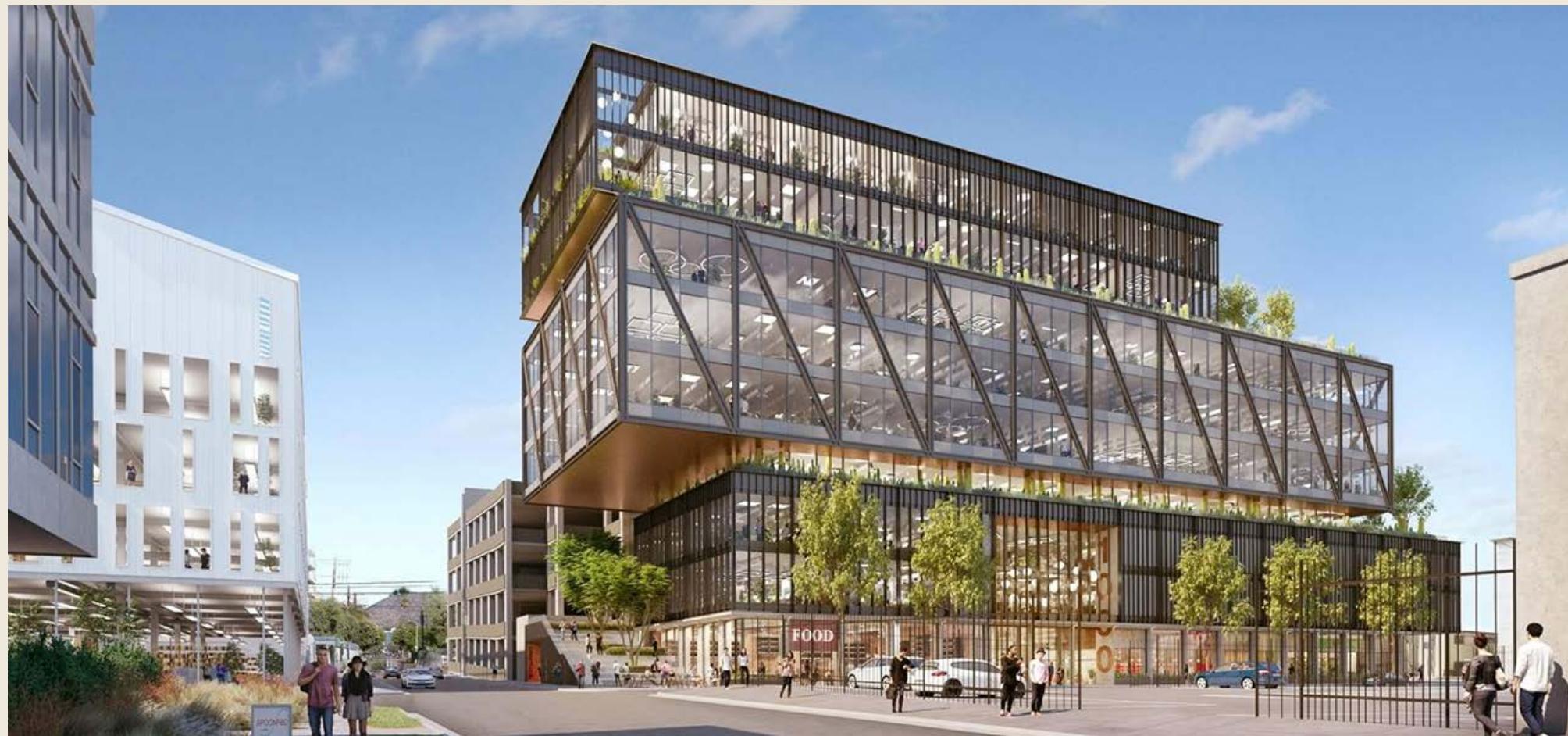
With an expected completion slated for 2026, this famed boulevard—home to the Academy Awards, TCL Chinese Theatre, and the Walk of Fame—is about to receive a major upgrade. Plans are in motion to revitalize a 3.6-mile section of Hollywood Boulevard, reducing traffic by two lanes along much of its length,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



- E Shared Bus/Bike Lanes
- F Expanded Pedestrian Space
- G Street Furnishings
- H Planters and Landscaping

TYPICAL STREETSCAPE DESIGN AT STATIONS / AREAS FOR EXPANDED PEDESTRIAN SPACE

# 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.

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