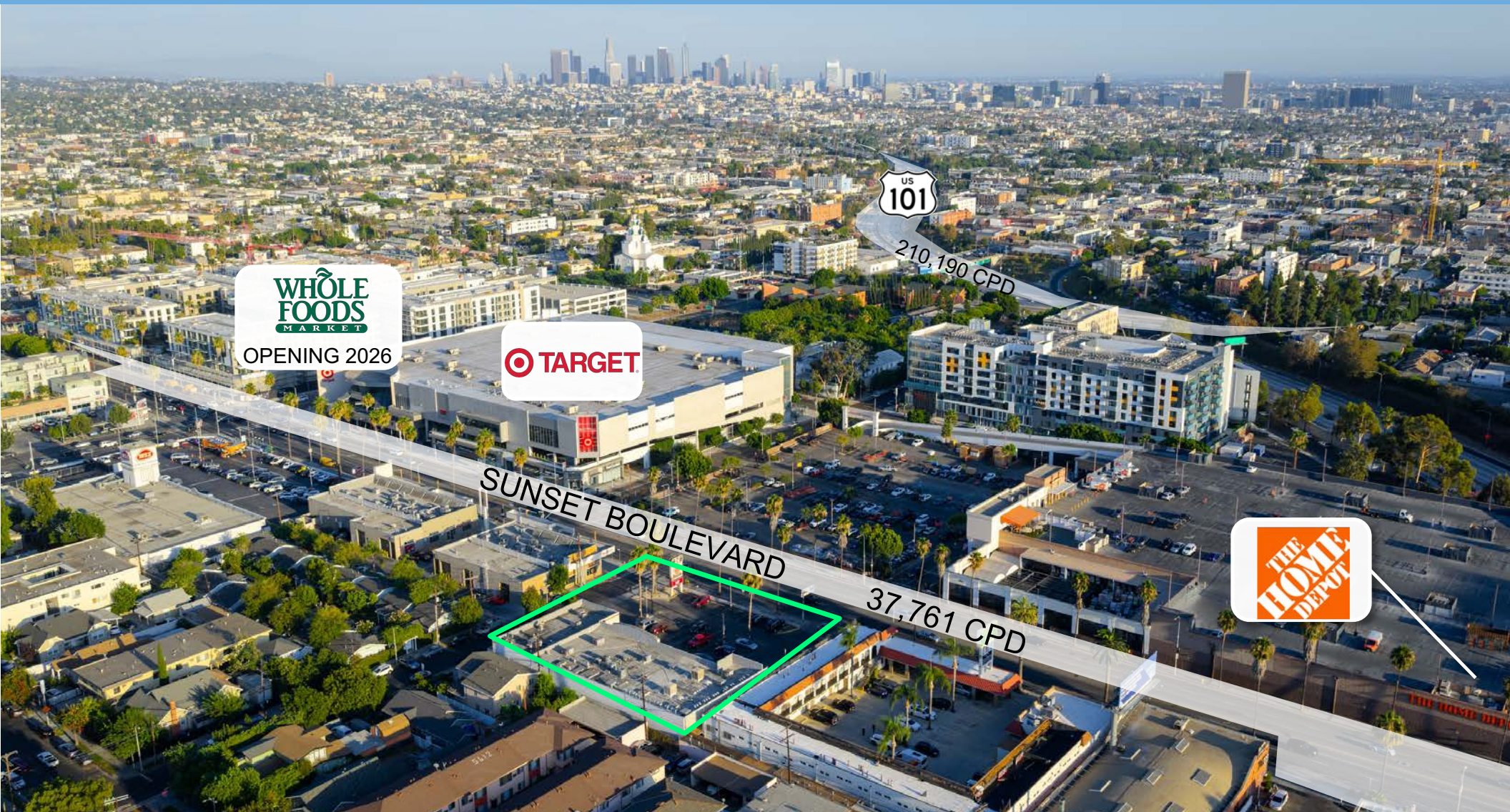


# Drive-Thru, Restaurant & Retail Space For Lease

5609 – 5615 Sunset Boulevard  
Hollywood, CA 90028



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## Property Highlights:

- Premier East Hollywood/Los Feliz/ Silverlake location
- Located on Sunset Blvd. across the street from Home Depot and the newly constructed Target. Whole Foods announced they opening a 60,000 SF store at the NEC of Sunset & Western in 2026
- Just off the Hollywood Freeway (101) Sunset Blvd on/off ramp
- Massive residential population: 75,550 in a 1-mile radius and 203,920 in a 2-mile radius
- Giant daytime population: 22,621 in a 1-mile radius and 82,084 in a 2-mile radius
- Opportunity to lease the existing 1,800 sf Burger King with drive thru when lease expires
- Opportunity to combine spaces for larger drive thru
- Other spaces on short term leases: 3,755 SF and 3,600 SF
- Close proximity to Kaiser Permanente Medical Center, Netflix, Sunset Bronson Studios, and Emerson College.
- Huge multi-tenant pylon sign
- Large parking lot
- C2-1 Zoning allows for a wide range of uses

## Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	75,173	209,263	416,924
AHH Income	\$95,545	\$115,007	\$125,266



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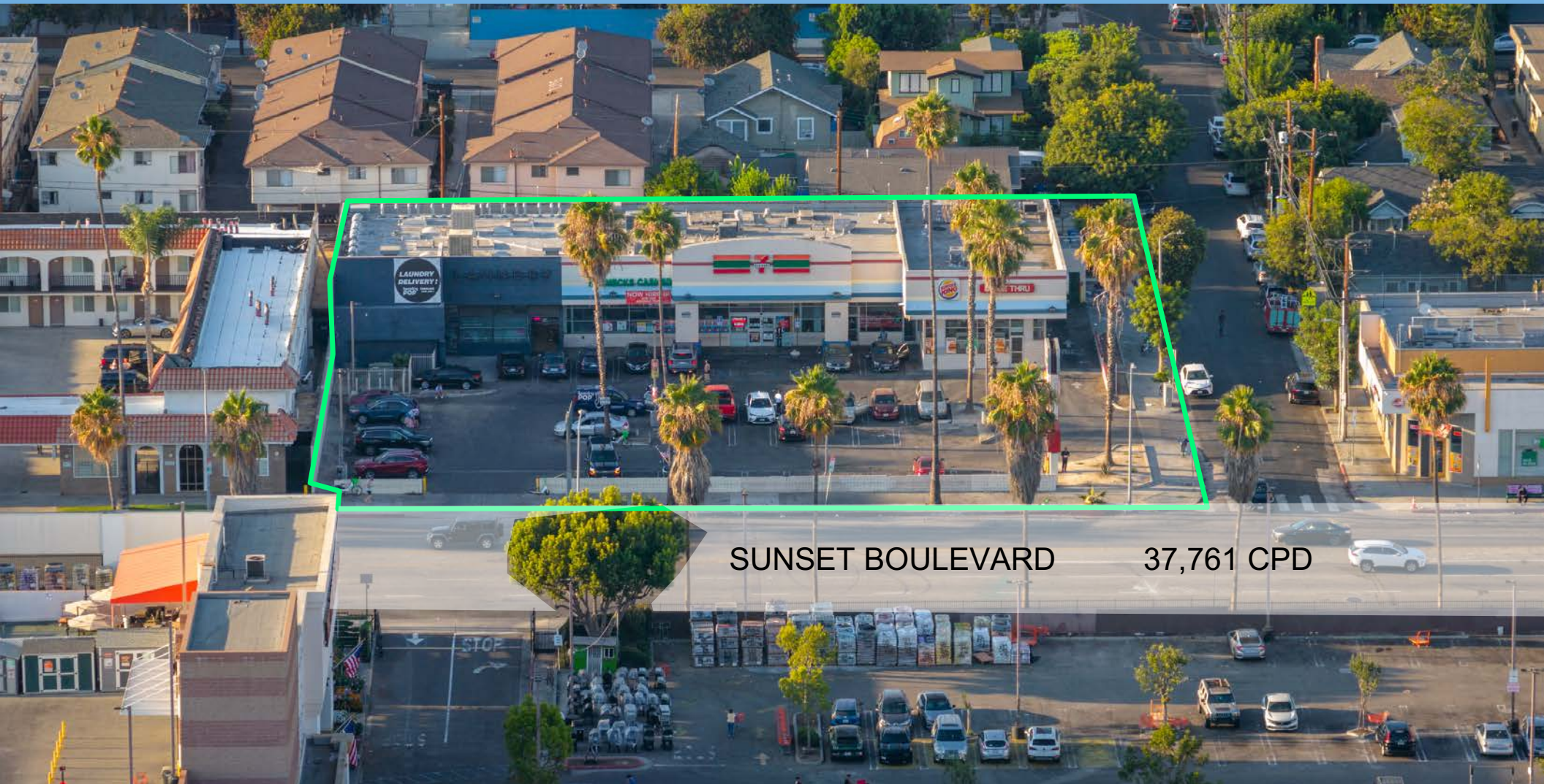
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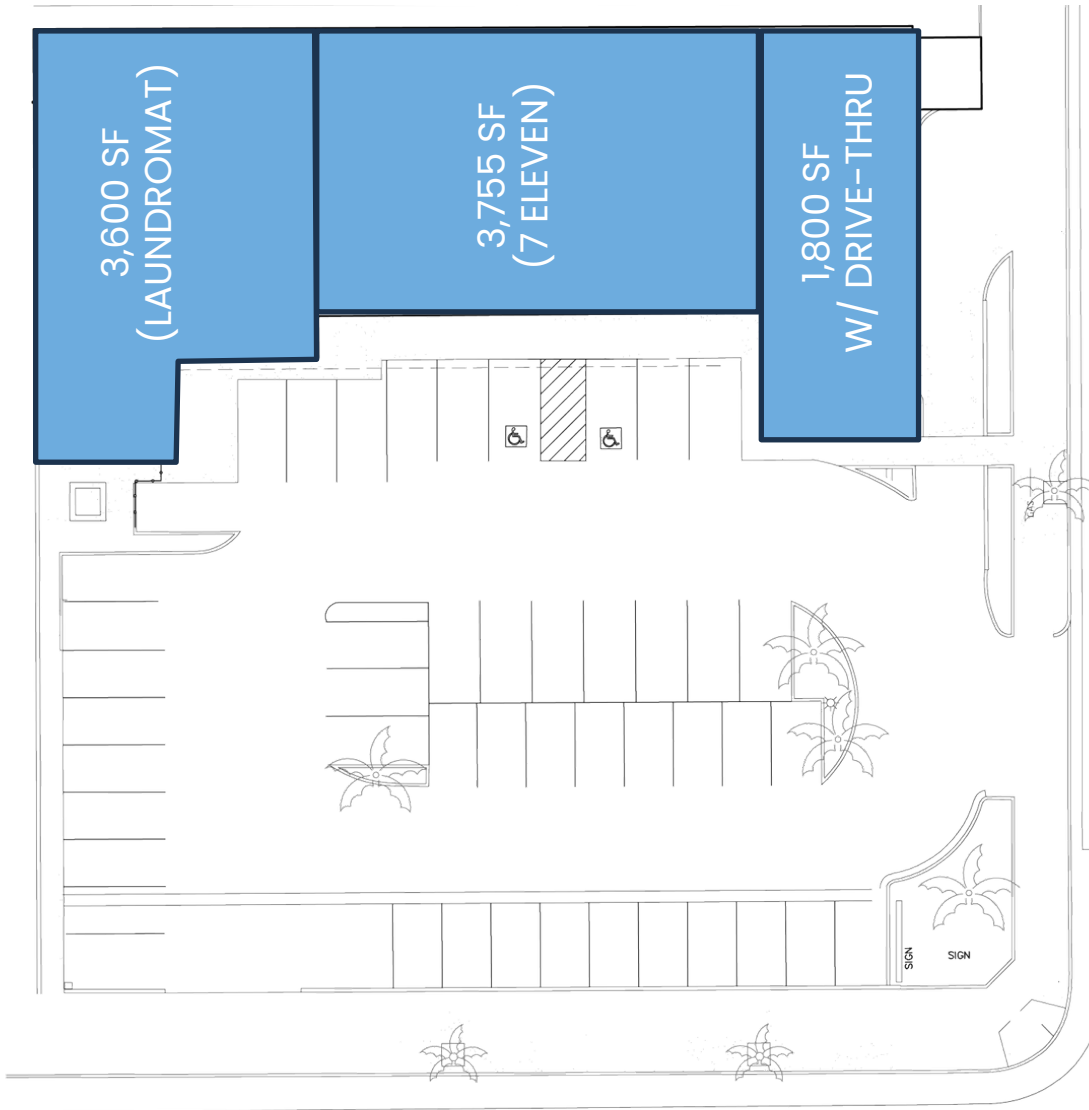
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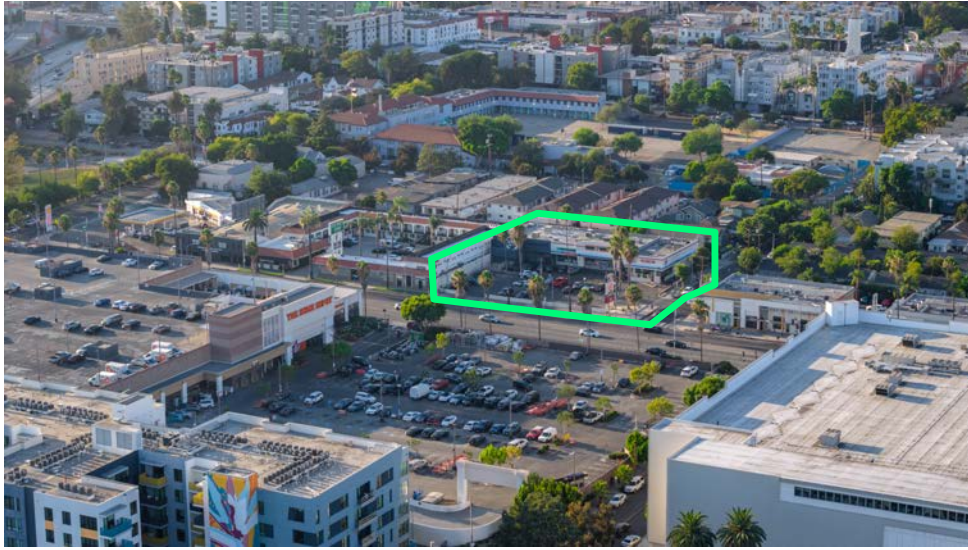
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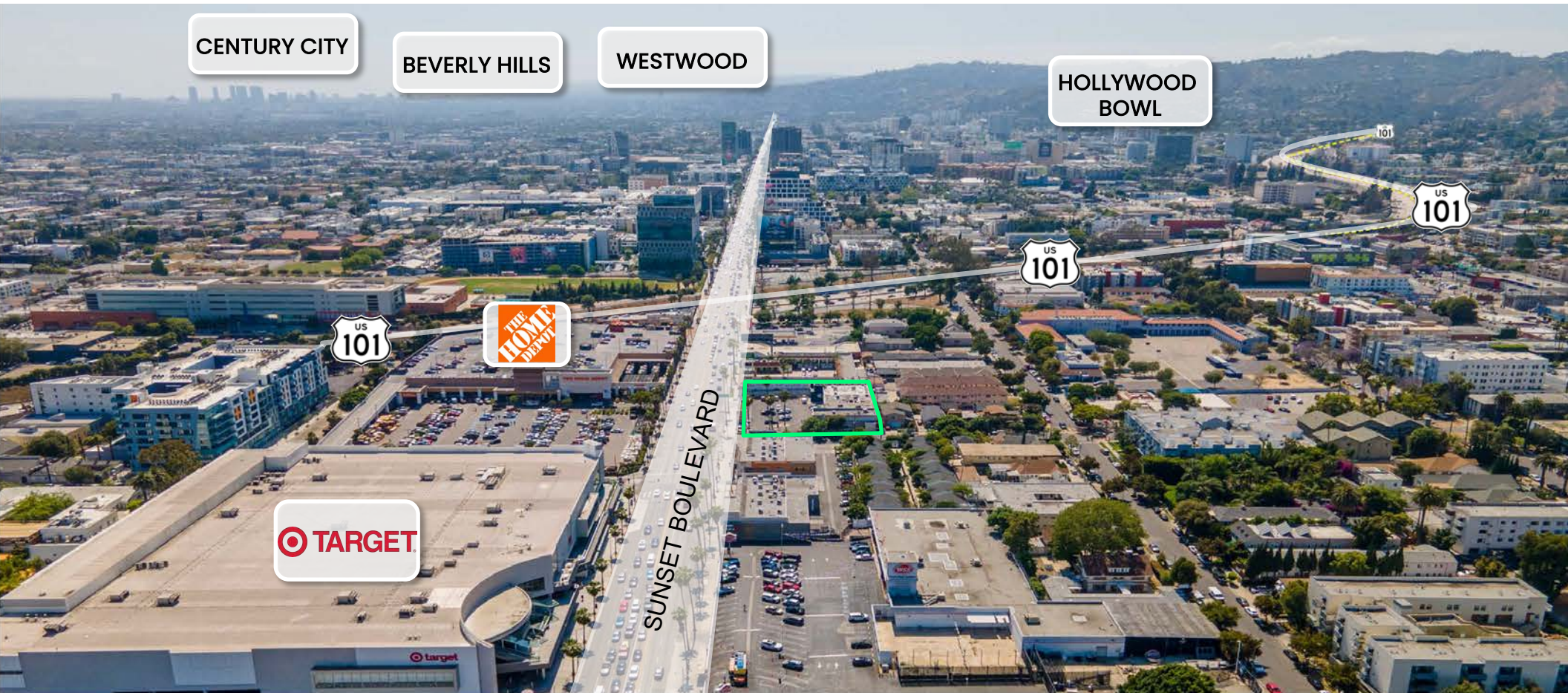
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