



4531 HOLLYWOOD BLVD

The
ELINOR

FOR LEASE

Prime Ground Floor
Retail Space

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WESTMAC
Commercial Brokerage Company

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PROPERTY INFORMATION

Available	Immediately
Premises	Ground Floor Unit 4A 2638 SF Corner Of Hollywood Blvd And Hillhurst Ave
Rate	\$6.10/\$73.20 Per SF
NNN	App: ±\$1.80/\$21.60 Per SF
Parking	Fifty five [55] visitor spaces on Maple with easy ingress & egress all direct access
Comments	• Last available space • End cap opportunity with patio access • Fantastic signage potential • Subject location is within the California State Enterprise Zone



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LOCATION INFORMATION

- The retail improvement at The Elinor is approx. 14,121 SF sitting below [4] four levels and 202 state of the art apartments
- Located adjacent to Children's Hospital and Kaiser Permanente Hospital
- Located [1] one block from the Vermont/Sunset Red Line Station
- Over 30,000 cars per day at the intersection of Hollywood & Hillhurst Blvd
- Multiple bus lines interchanging at Hollywood & Hillhurst Blvd

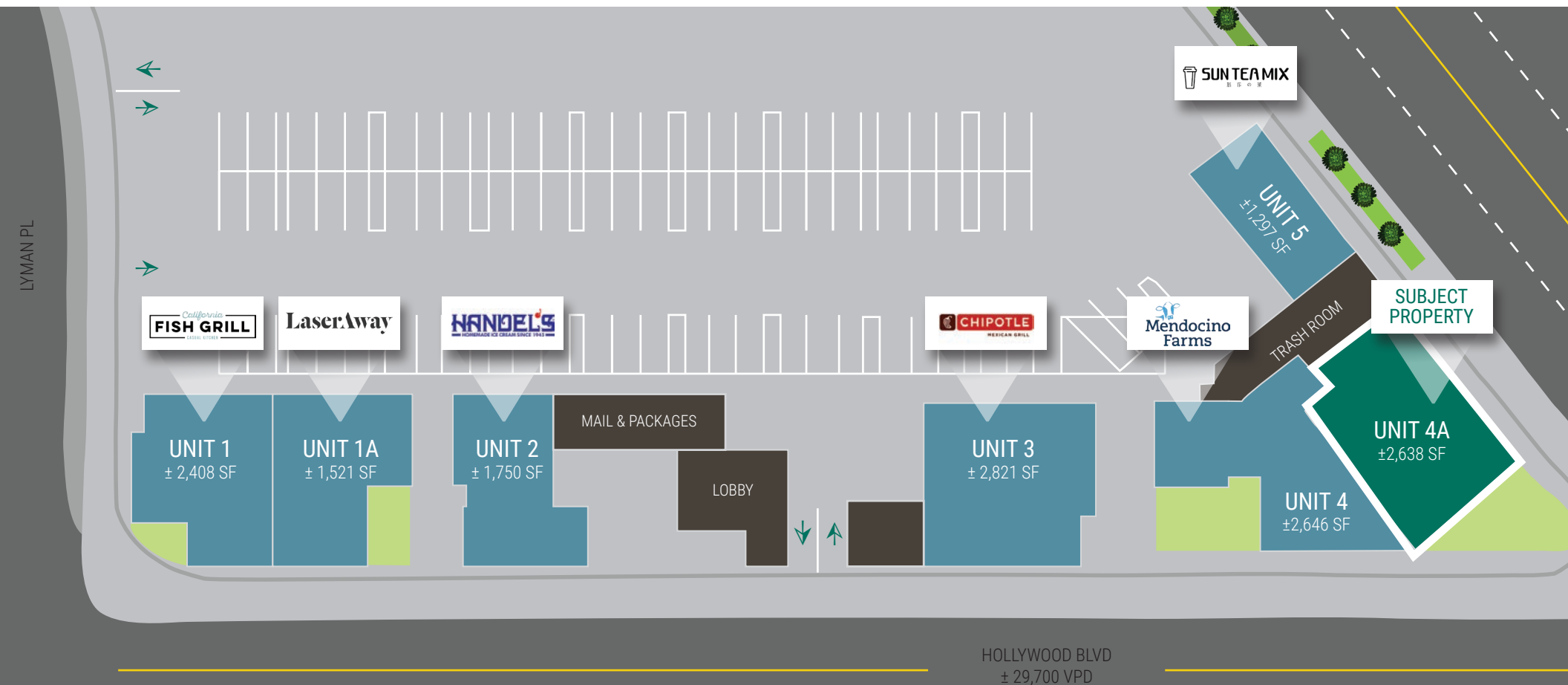


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TENANT SITE MAP

Adjacent Retail Tenants: Fish Grill, Laser Away, Handels Ice Cream, Chipotle, Mendicino Farms, and Sun Tea Mix



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TENANT INFORMATION

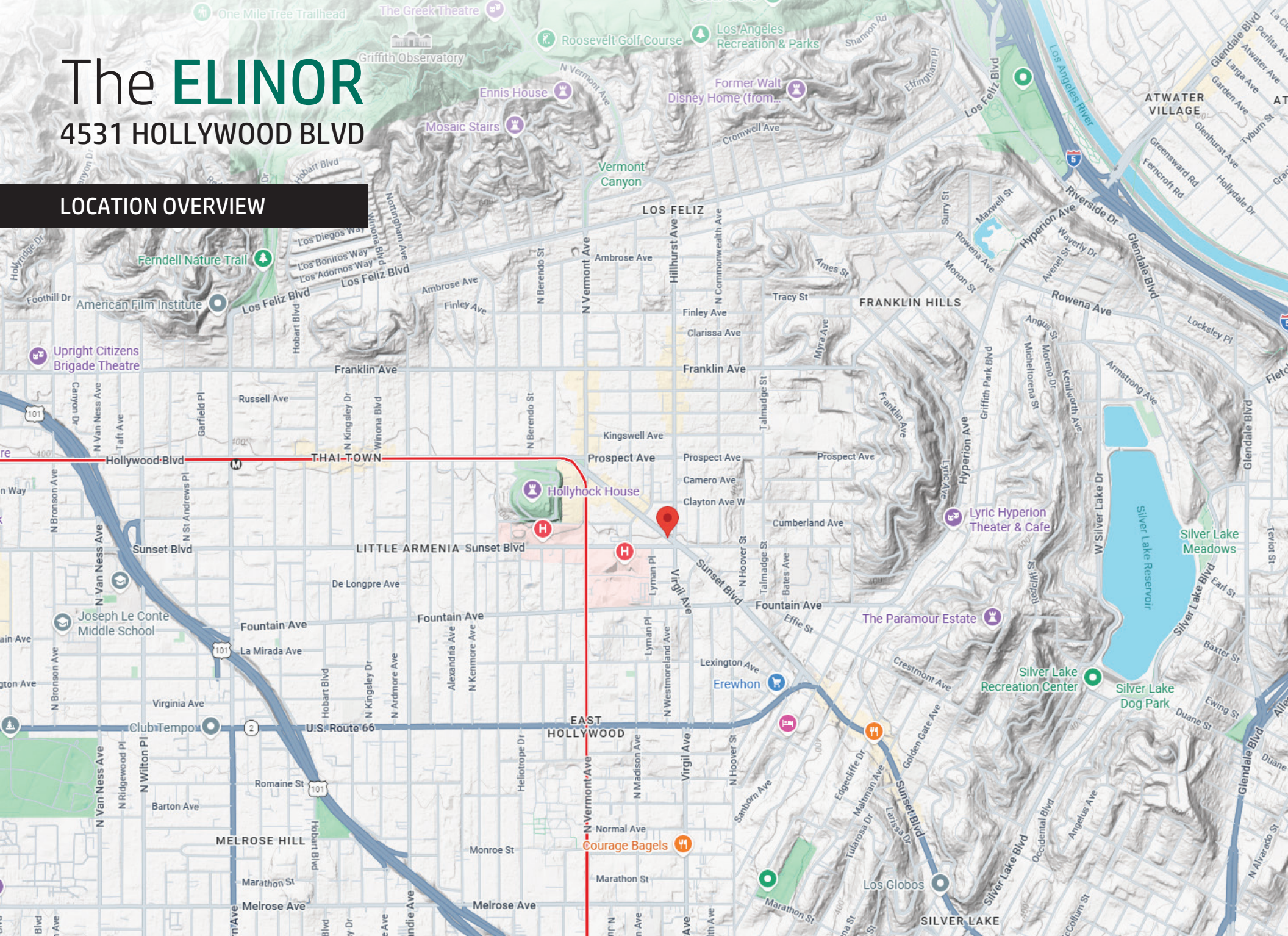
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LOCATION OVERVIEW



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AREA AMENITIES



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AERIAL VIEW

Aerial Video



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AERIAL VIEW



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PROPERTY IMAGES



DISCLAIMER

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The
ELINOR

YOUR SIGN HERE

YOUR
SIGN
HERE

YOUR
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For More Information:

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