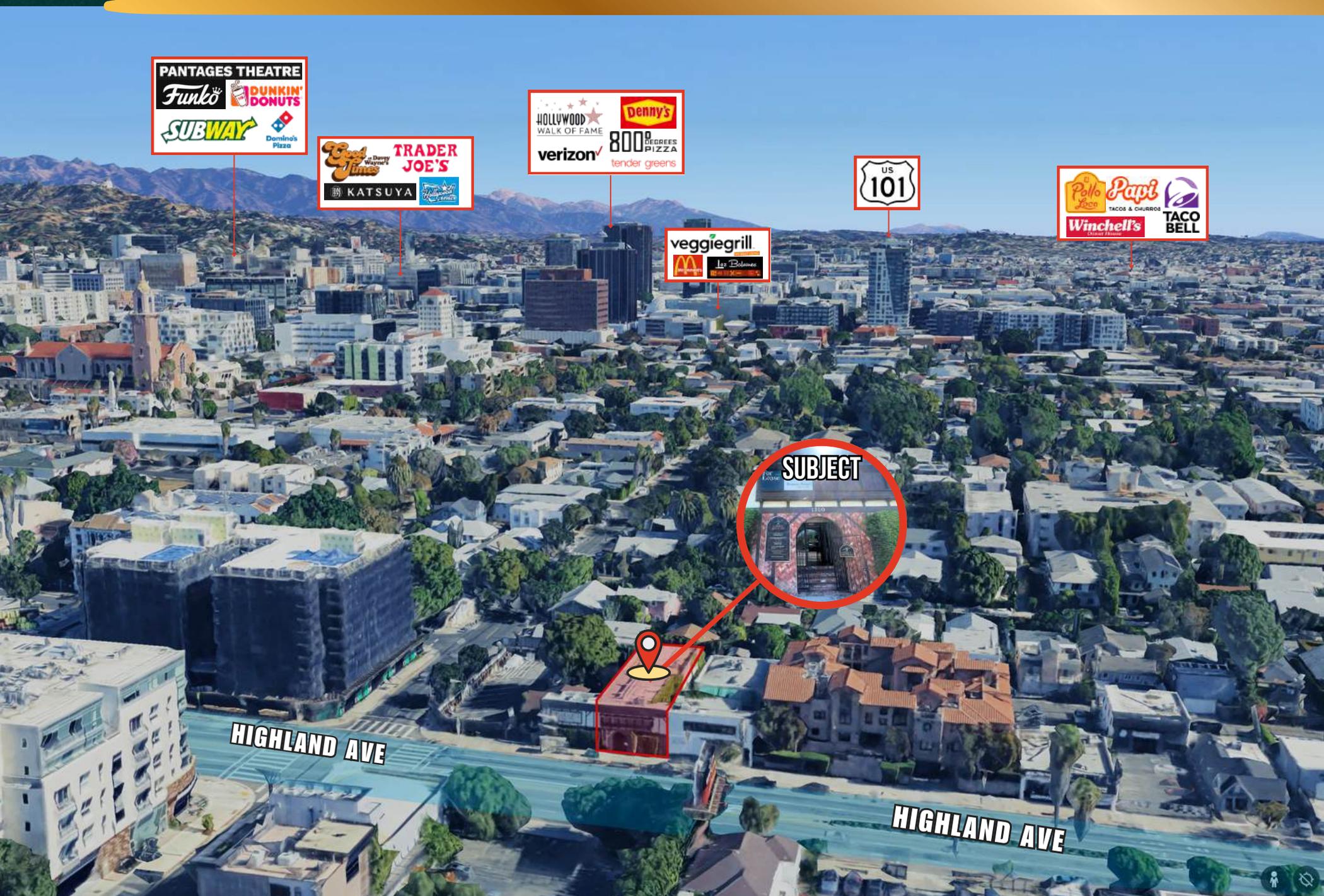




PROPERTY AERIAL MAP



PANTAGES THEATRE
Funko
DUNKIN' DONUTS
SUBWAY
Domino's Pizza

TRADER JOE'S
KATSUYA

HOLLYWOOD WALK OF FAME
verizon
8000 DEGREES PIZZA
tender greens
Denny's

veggiegrill
McDonald's
Le Boulanger



Pollo Loco
Papi TACOS & CHURROS
Winchell's
TACO BELL



HIGHLAND AVE

HIGHLAND AVE

PROPERTY OVERVIEW

Unit #A-2



TYPE
Retail/Office



SIZE
1,658 SF



RATE
\$4,560/mo



YEAR BUILT
1928



TERM
Negotiable



ZONING
LAC2

Rose & Co.
COMMERCIAL GROUP

PROPERTY SHOWCASE

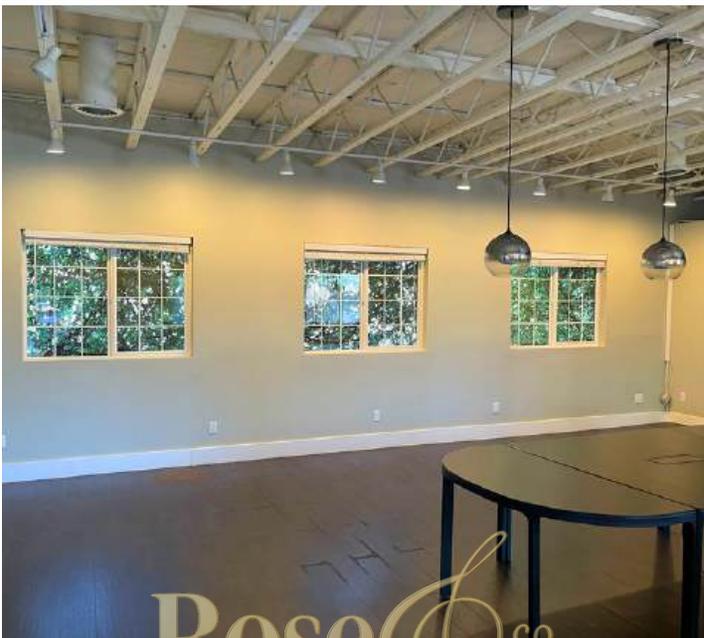
Unit #A-2



- **Iconic Hollywood Location:** Nestled in the vibrant heart of Hollywood, near the Hollywood Walk of Fame, Hollywood Hills, and hotspots like the TCL Chinese Theatre and Dolby Theatre, ensuring prime visibility and prestige.
- **Versatile 1,658 SF Layout:** Features 3 well-appointed offices and 2 open spaces, perfect for creative businesses or collaborative work environments.
- **Modern Amenities:** Includes a convenient kitchenette for lunch breaks and a dedicated bathroom, enhancing functionality and comfort.
- **Creative Hub:** Spacious open areas designed for dynamic teams, ideal for media, design, or tech startups thriving in Hollywood's entertainment epicenter.
- **Move-In Ready:** Fully equipped, contemporary space ready for immediate occupancy, catering to innovative businesses in Hollywood's bustling core.

PROPERTY PHOTOS

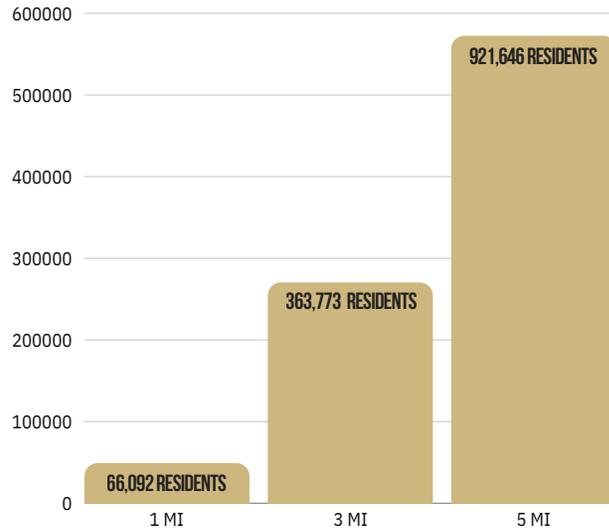
Unit #A-2



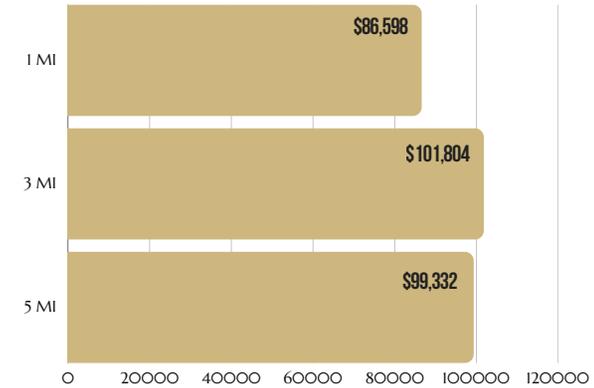
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COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
N Highland Ave	Fountain Ave	44,647 vehicles/day	.05 miles
N Highland Ave	Fountain Ave	43,951 vehicles/day	.05 miles
N Highland Ave	de Longpre Ave	52,945 vehicles/day	.05 miles
N Highland Ave	de Longpre Ave	52,047 vehicles/day	.05 miles
de Longpre Ave	N Las Palmas Ave	5,585 vehicles/day	.09 miles
de Longpre Ave	N Las Palmas Ave	5,550 vehicles/day	.09 miles
N Highland Ave	Leland Way	42,284 vehicles/day	.10 miles
N Highland Ave	Leland Way	42,335 vehicles/day	.10 miles
N Las Palmas Ave	Leland Way	923 vehicles/day	.14 miles
N Las Palmas Ave	Leland Way	932 vehicles/day	.14 miles



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