

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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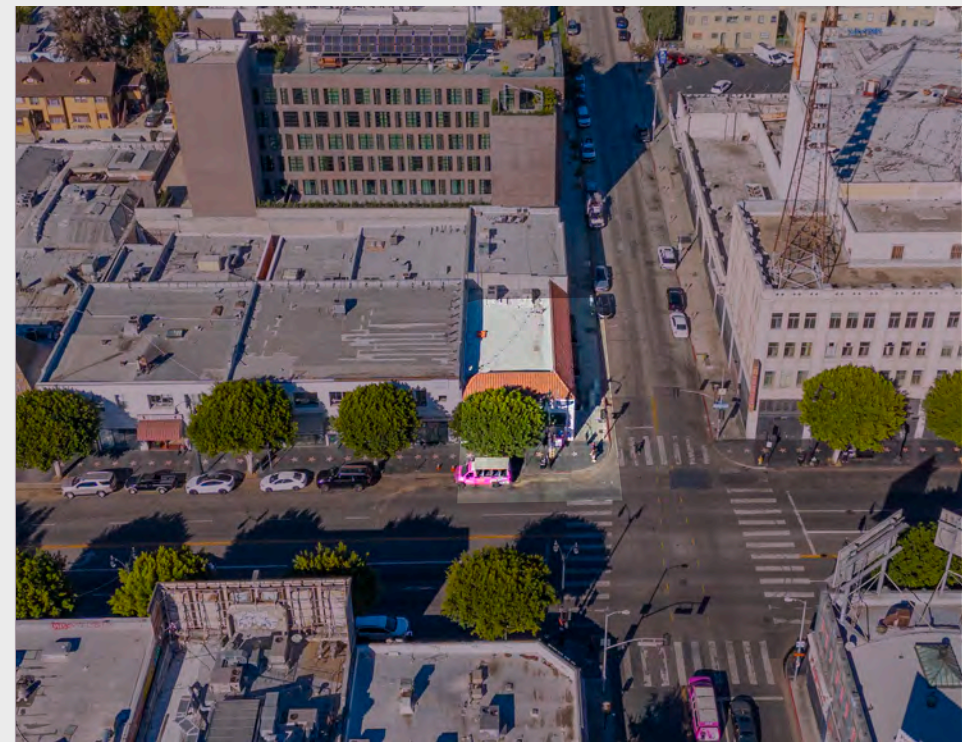
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CBRE

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: \$3,500,000



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

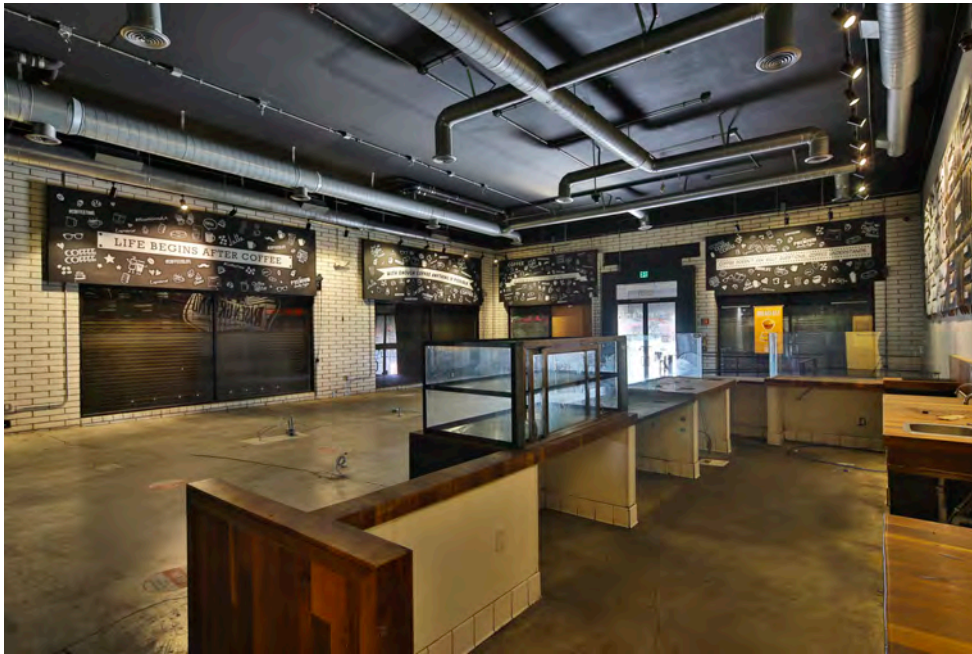


Iconic tourist destination with over 10 million annual visitors on Hollywood Blvd alone

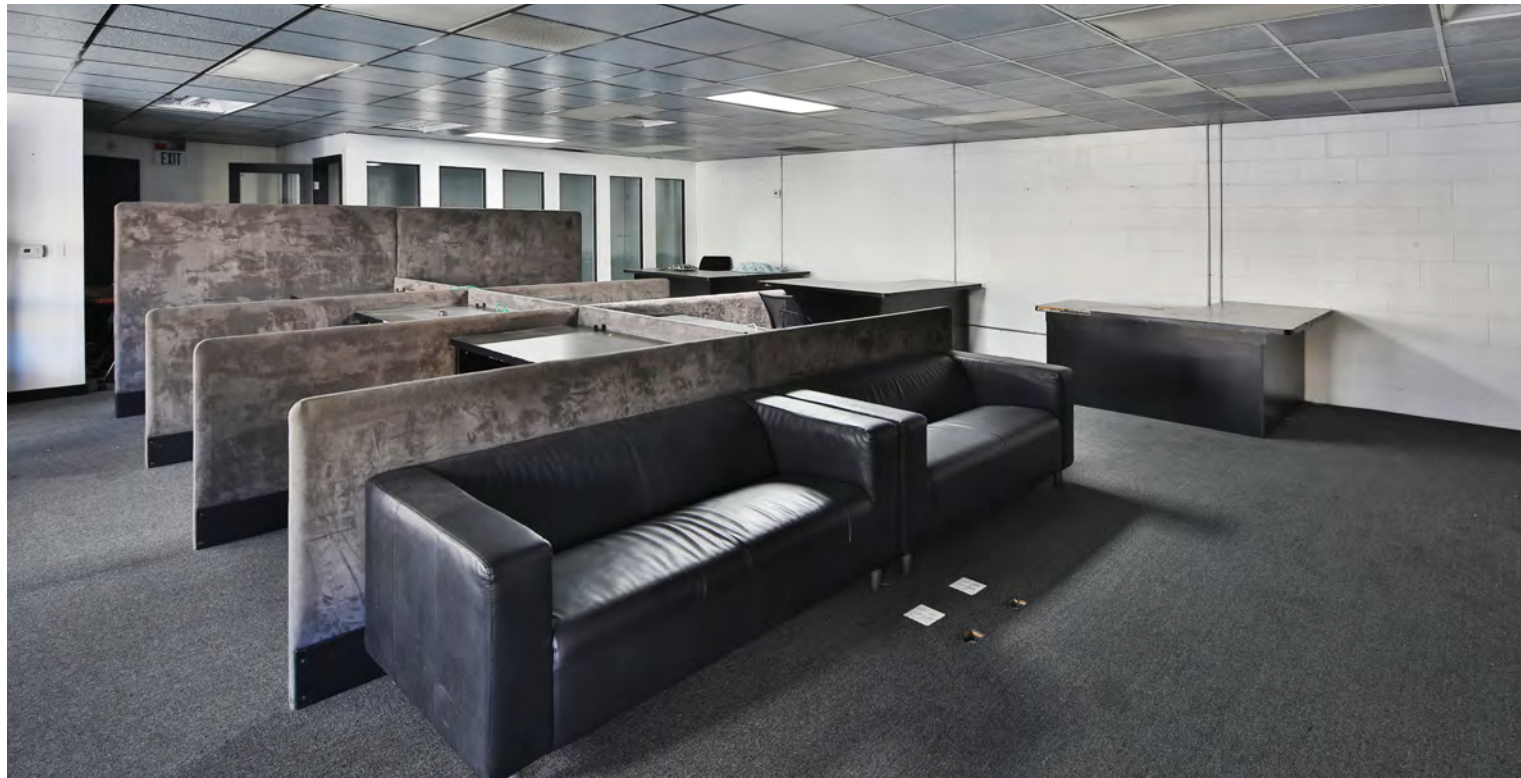


High imagine building positioned on an highly trafficked corner



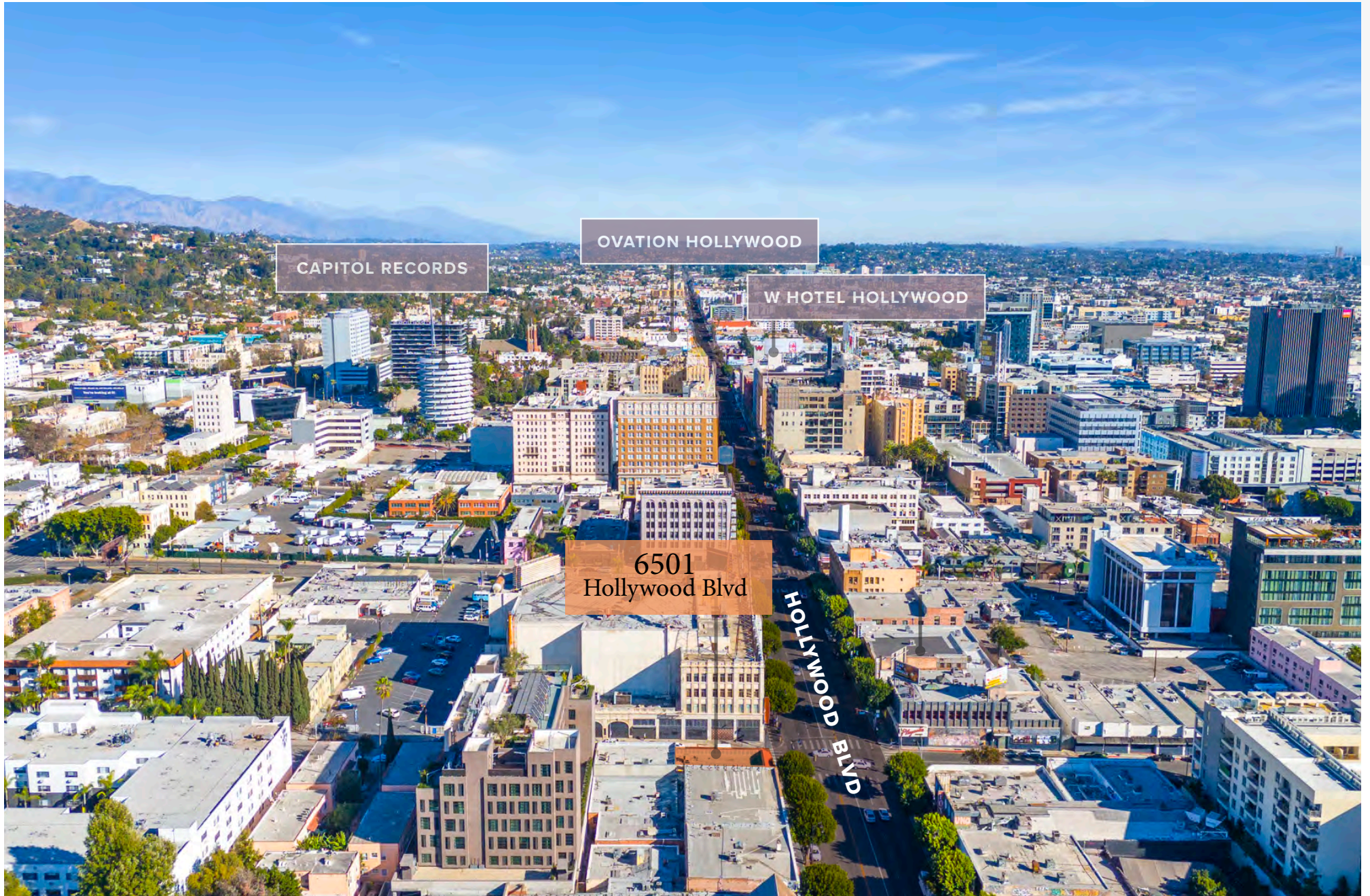


Ground Floor Cafe

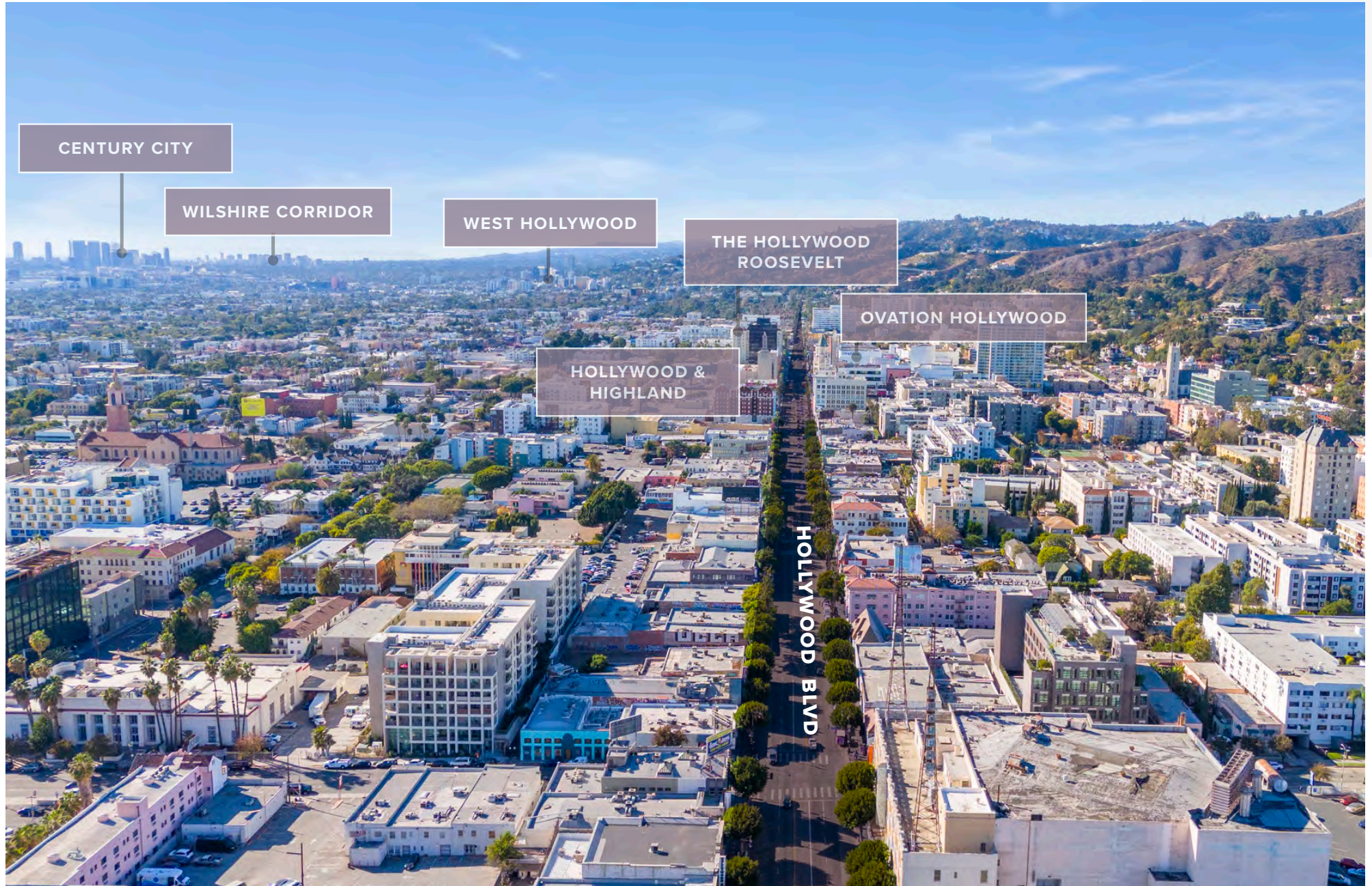


2nd Floor Office / Recording Studio

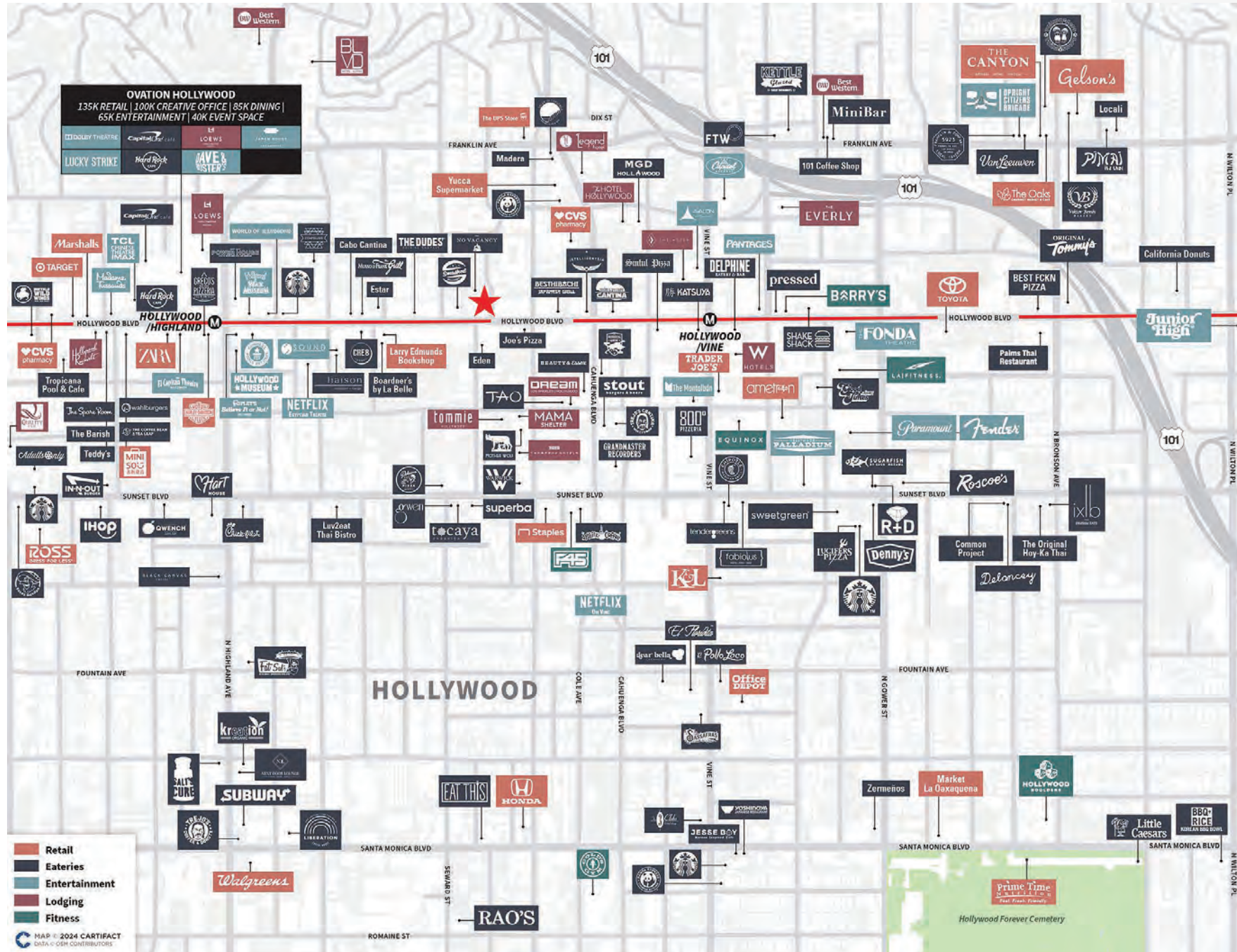
Hollywood Blvd.



Hollywood Blvd.



Amenities



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
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%
HOUSEHOLD INCOME			
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



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EDUCATION			
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%
HOUSEHOLDS			
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



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HOUSING UNITS			
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%



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PLACE OF WORK			
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.



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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