

FOR LEASE

7107 HOLLYWOOD BLVD

LOS ANGELES, CA 90046

SIGNAGE OPPORTUNITY

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CBRE

HIGHLIGHTS



7107 HOLLYWOOD BLVD

Building Size: $\pm 20,620$ SF

Land Size: ± 2 Acres

Rate: Upon Request



Ceiling Heights

Hallways: Approx. 7'6"

Lobbies: Approx. 21'

Auditorium: Approx. 21'6" - 23'11"



Term Flexibility: Daily, Monthly,
Yearly, and Long Term



On the Corner of Hollywood Blvd and N
La Brea Ave



Excellent Frontage along
Hollywood Blvd and N La Brea Ave



± 140 Striped Parking Spaces
($\pm 6.8/1,000$ Parking Ratio)

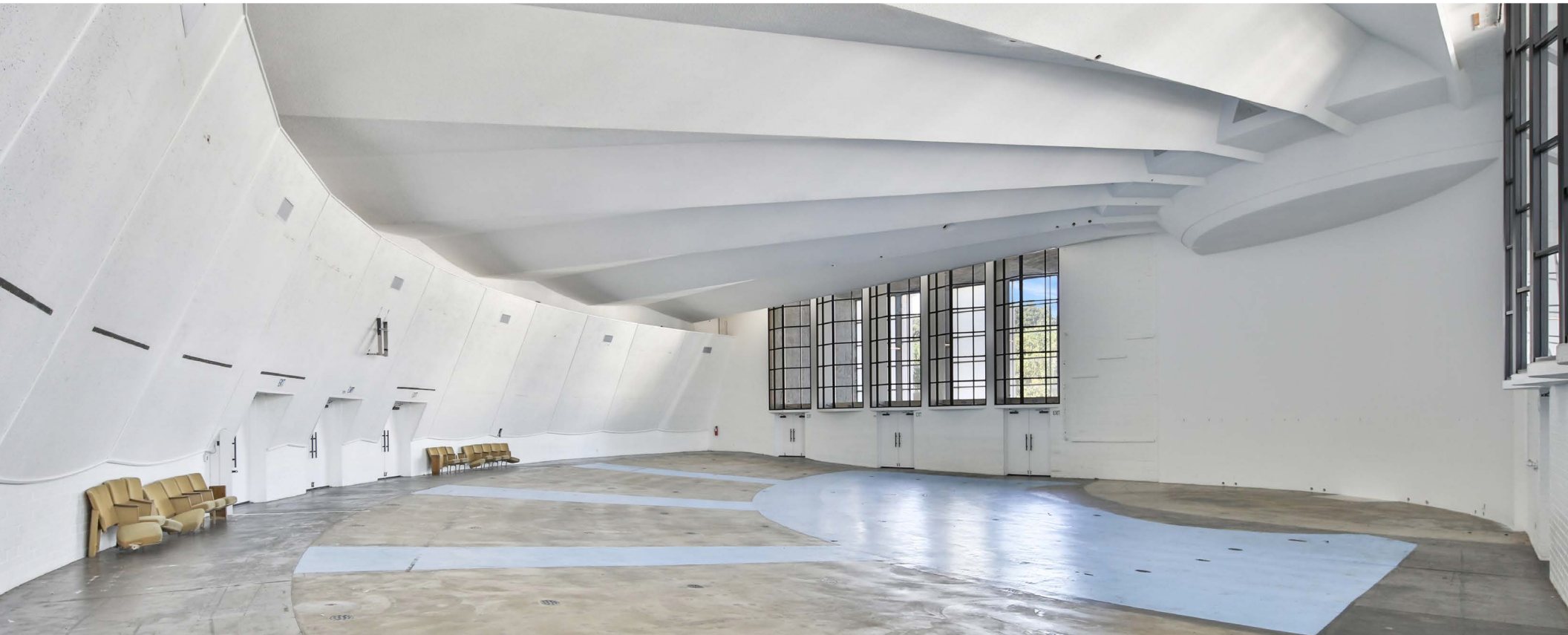


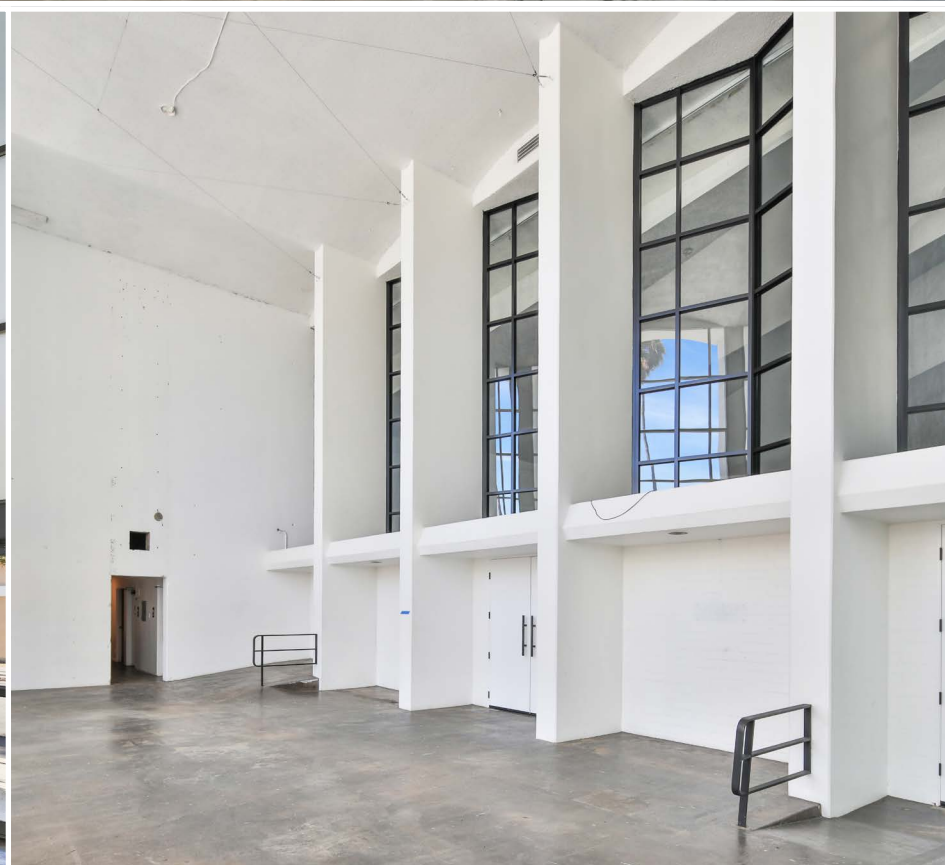
Heavy daytime & night-time
shoppers / office population



Former Church with endless retail
opportunities

Hollywood





Hollywood



AMENITIES

Hollywood

7107 Hollywood Blvd

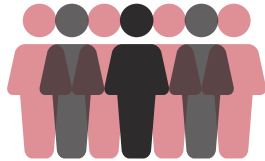
Ovation Hollywood
135K RETAIL | 100K CREATIVE OFFICE | 85K DINING |
65K ENTERTAINMENT | 40K EVENT SPACE

DOLBY THEATRE	Capital One Bank	LOEWS	JAPAN HOUSE
LUCKY STRIKE	Hard Rock Cafe	AVE & MASTER'S	



HOLLYWOOD

48,138
RESIDENTS



36.8
MEDIAN AGE



78.2 %
RENT



11.0 %
OWN



429,142
2024 HOUSING UNITS
IN HOLLYWOOD

\$137k
AVERAGE HOUSEHOLD
INCOME

943,238
2024 DAYTIME POPULATION

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	48,138	281,842	823,159
2029 Population - Five Year Projection	48,405	283,009	831,237
2020 Population - Census	47,419	285,506	833,506
2010 Population - Census	44,449	280,095	828,131
2020-2024 Annual Population Growth Rate	0.29%	- 0.25%	- 0.24%
2024-2029 Annual Population Growth Rate	0.11%	0.08%	0.20%



HOUSEHOLDS

2024 Households - Current Year Estimate	29,667	151,795	393,585
2029 Households - Five Year Projection	30,495	156,115	407,391
2020 Households - Census	28,138	147,536	382,623
2010 Households - Census	26,194	139,971	363,531
2020-2024 Compound Annual Household Growth Rate	1.01%	0.54%	0.54%
2024-2029 Annual Household Growth Rate	0.55%	0.56%	0.69%
2024 Average Household Size	1.57	1.81	2.05



HOUSING INCOME

2024 Average Household Income	\$114,637	\$145,547	\$136,533
2029 Average Household Income	\$124,925	\$158,619	\$149,323
2024 Median Household Income	\$76,991	\$86,353	\$82,580
2029 Median Household Income	\$82,554	\$96,372	\$92,053
2024 Per Capita Income	\$70,568	\$78,325	\$65,340
2029 Per Capita Income	\$78,604	\$87,417	\$73,238



EDUCATION

	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	40,670	229,639	642,490
HS and Associates Degrees	13,008	71,856	217,911
Bachelor's Degree or Higher	25,826	139,359	349,324



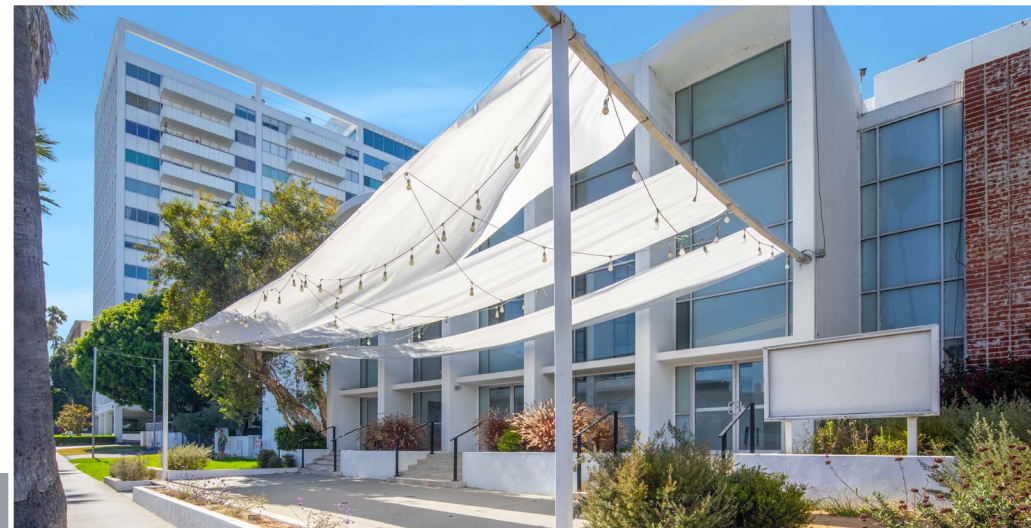
HOUSING UNITS

2024 Housing Units	33,273	166,781	429,142
2024 Vacant Housing Units	3,606	14,986	35,557
2024 Occupied Housing Units	29,667	151,795	393,585
2024 Owner Occupied Housing Units	3,654	31,512	89,392
2024 Renter Occupied Housing Units	26,013	120,283	304,193



PLACE OF WORK

2024 Businesses	3,806	22,299	60,886
2024 Employees	29,400	196,787	493,993



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