



COMMERCIAL  
ASSET GROUP

# 6601-6613

## W. SUNSET BLVD LOS ANGELES, CA 90026

SIGNAGE  
AVAILABLE



1-11

D

C

B

A

PROPERTY VIDEO

# CORNER SUNSET BOULEVARD

MIXED USE PROPERTY FOR LEASE

# PROPERTY HIGHLIGHTS

- Amazing frontage on Sunset Blvd
- Dedicated secure parking lot with 3/1000 parking
- Historic building with amazing character
- Small manageable retail and office spaces
- Located in an unbelievable dense market with multi-family units (both new and old construction) surrounding the property
- Thousands of new units in development within the market

## OFFICE

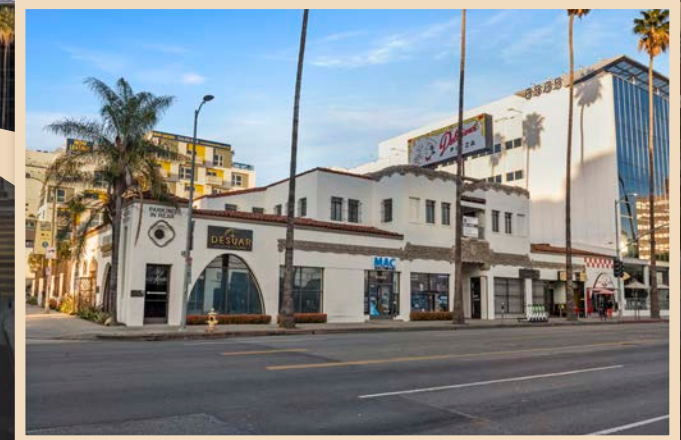
SUITE	SIZE (±)	RENT
SUITE 1	400 SF	\$2,300
SUITE 2	175 SF	\$1,000
SUITE 3	320 SF	\$2,000
SUITE 4	80 SF	\$1,000
SUITE 5	186 SF	\$1,500
SUITE 6	500 SF	\$2,750
SUITE 11	335 SF	\$2,300

ALL PRICING IS ON FULL SERVICE GROSS BASIS

## RETAIL

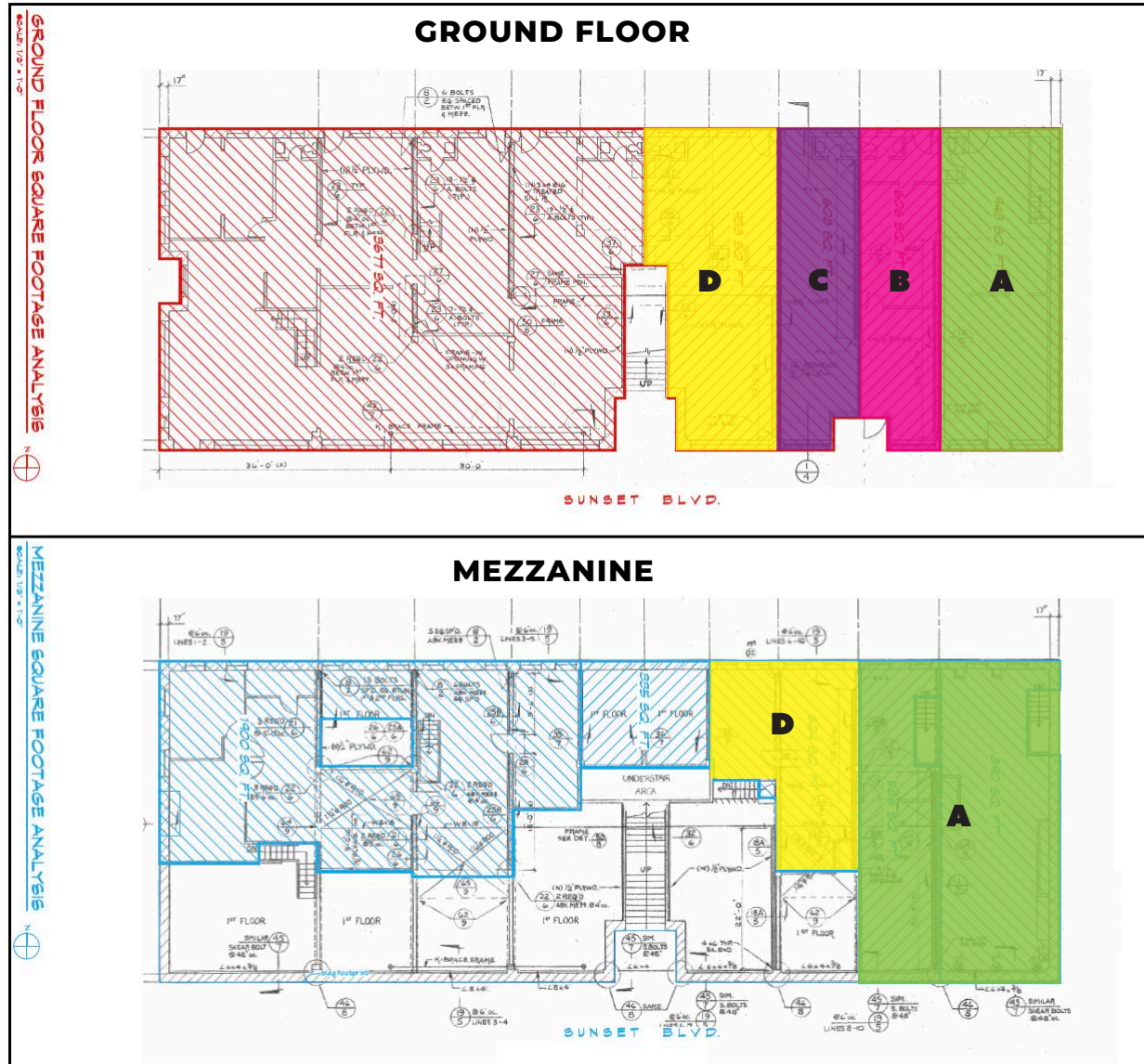
UNIT	SIZE (±)	RENT	NOTES
A	2,419 SF	\$8,500	RESTAURANT SPACE
B	606 SF	\$3,500	CURRENTLY COMBINED WITH A
C	608 SF	\$3,500	CURRENTLY COMBINED WITH D
D	1,562 SF	\$5,000	

ALL SPACES CAN BE COMBINED FOR ±4,571 SF  
AND ALL PRICING IS ON MODIFIED GROSS BASIS



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# RETAIL SITE PLAN



# OFFICE SITE PLAN

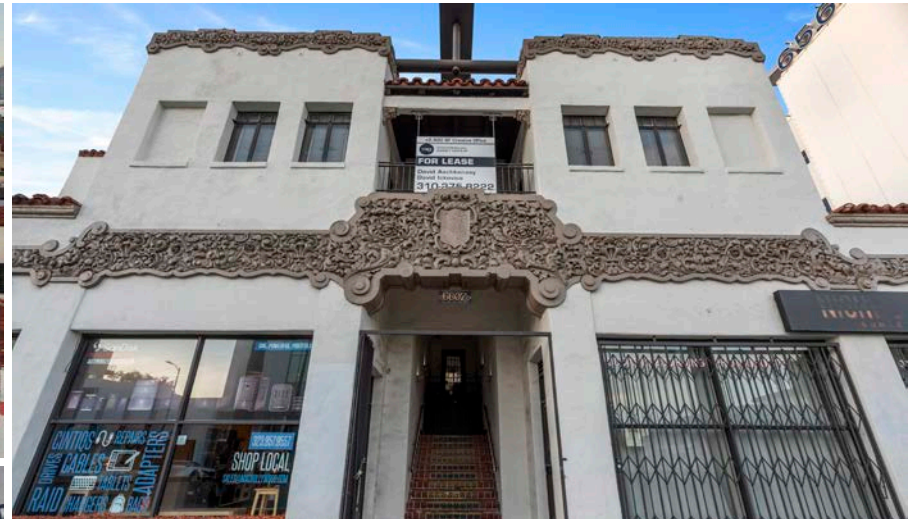
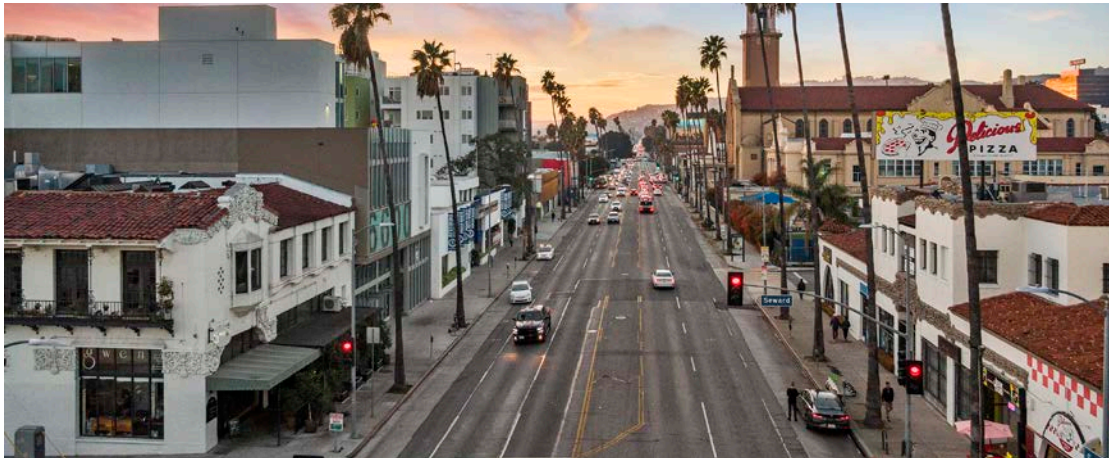


# PARKING

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# ADDITIONAL PHOTOS



# AERIAL

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# HOLLYWOOD

2021 DEMOGRAPHICS	1-MILE	2-MILE	3-MILE
POPULATION	68,496	182,977	376,771
MEDIAN HOME VALUE	\$946,831	\$1,040,514	\$1,036,618
AVERAGE INCOME	\$83,304	\$97,809	\$93,085





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