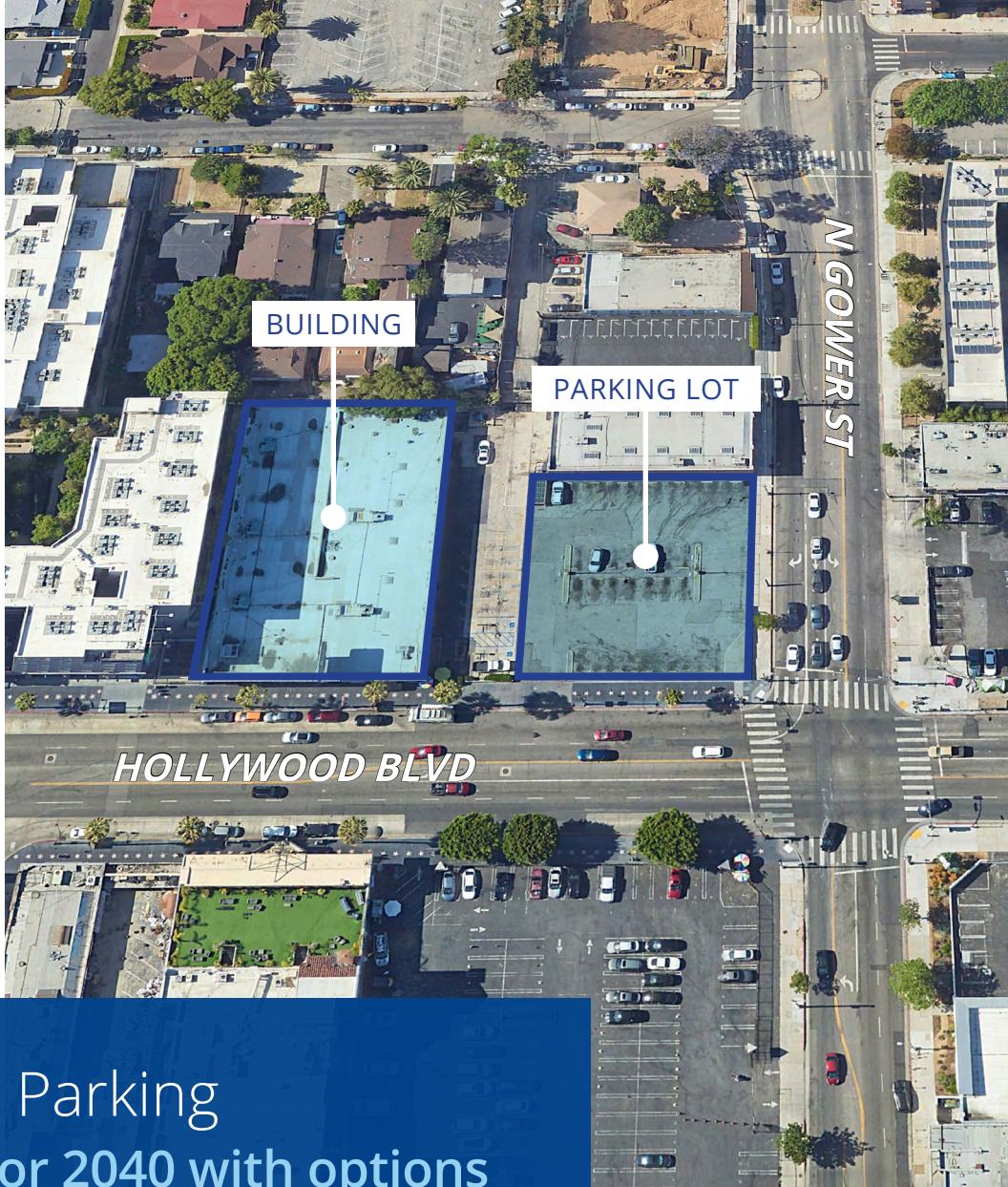


6111 and 6125 Hollywood Blvd., Los Angeles, CA



Freestanding Retail Building with Parking  
Sublease | Term through April 2030 or 2040 with options

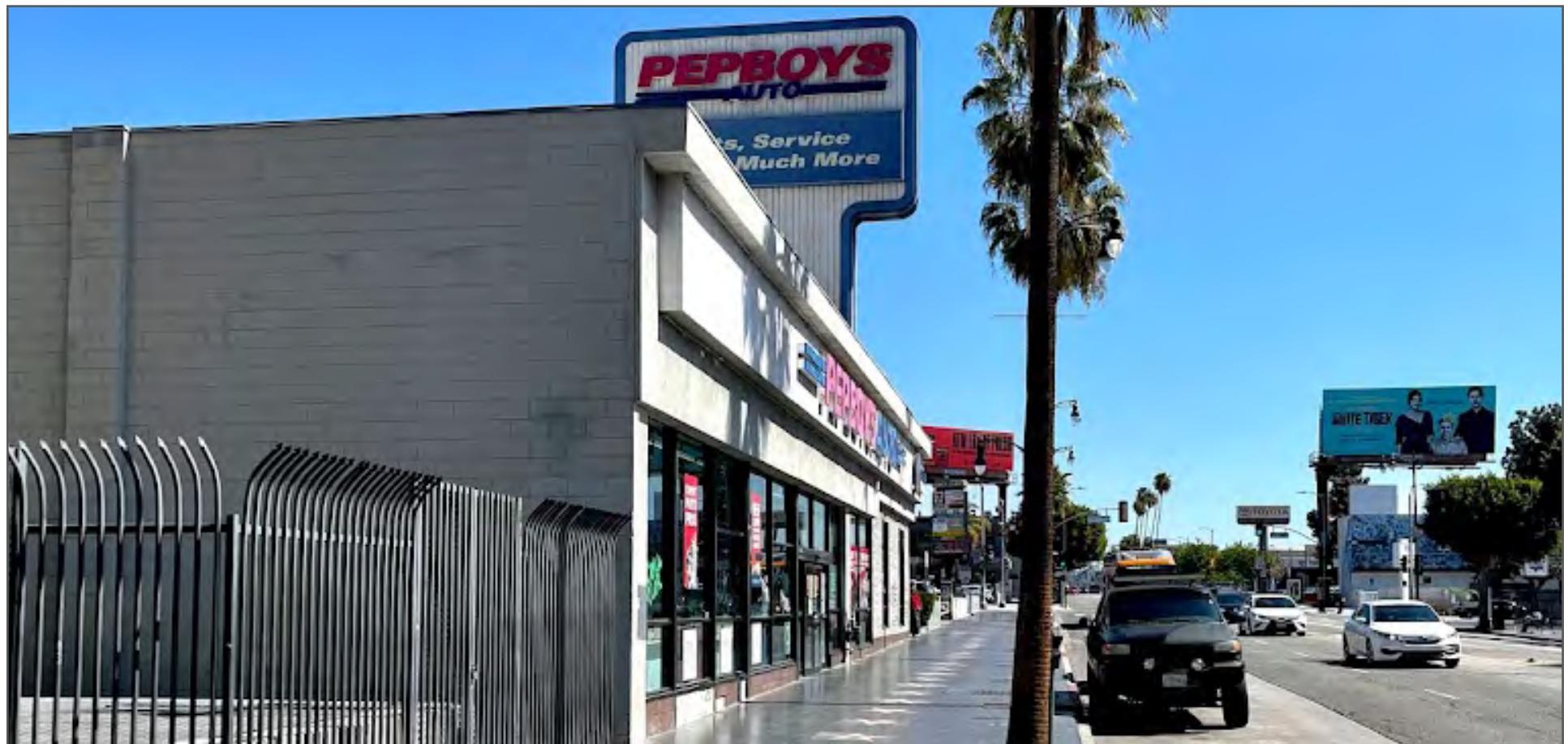
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# PROPERTY OVERVIEW

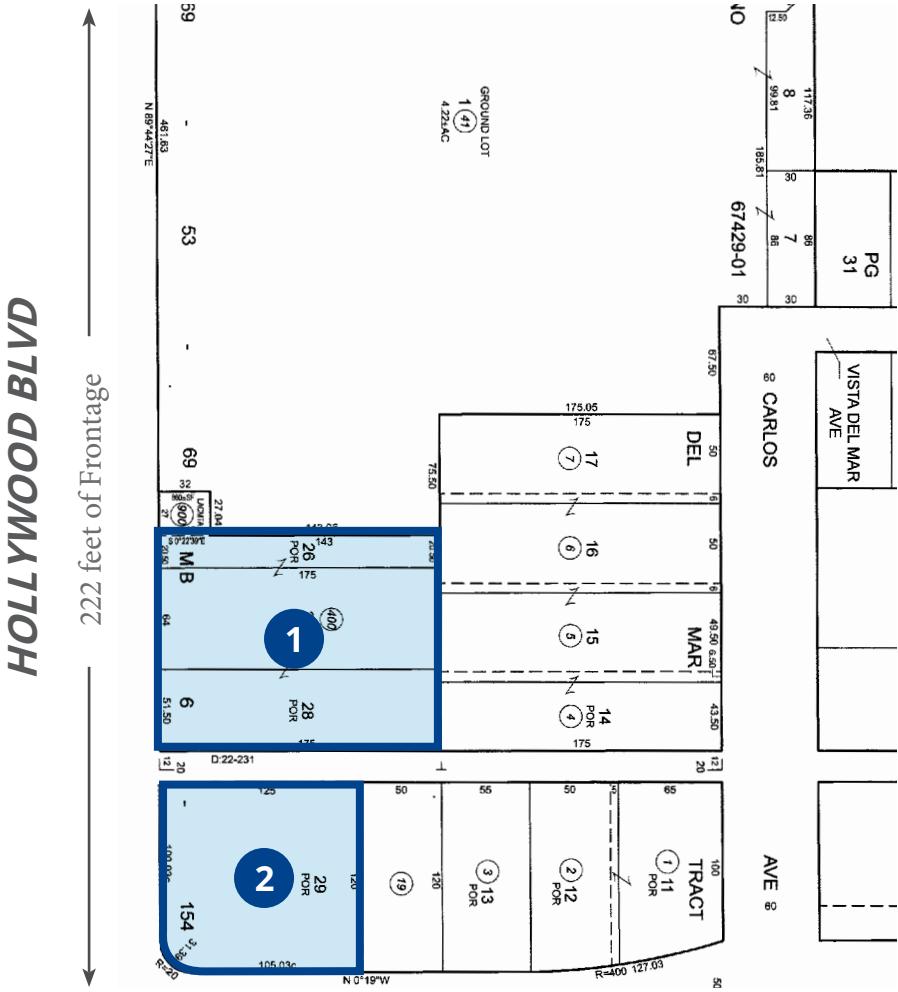


## PROPERTY HIGHLIGHTS

This is a unique freestanding building in Hollywood. Formerly Pep Boys Automotive service and repair. The building sits on the corner of Hollywood and Gower. The building size is 18,860 square feet with approximately 35 parking spaces. High ceilings.

# PROPERTY OVERVIEW

# PARCEL MAP



## ***N GOWER STREET***

## Zoning: C4



**Parcel Address:** 6125 Hollywood Blvd

**APN:** 5546-032-400

**Building Size:** 18,860 SF

**Lot Size:** 23,800 SF (0.55 Acres)

**Year Built:** 1972

**Class:** B

**Current Use:** Retail Building



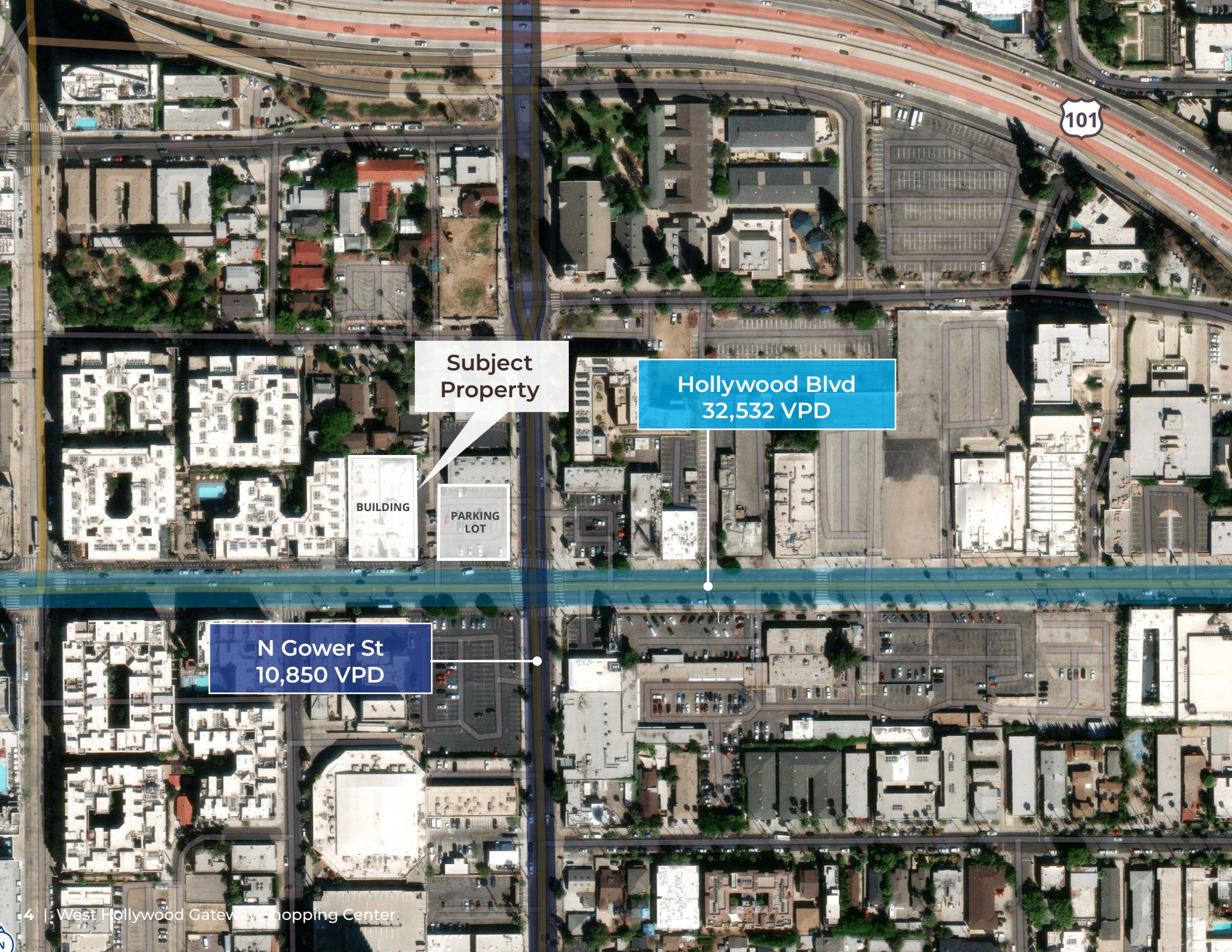
**Parcel Address:** 6111 Hollywood Blvd (Parking Lot)

**APN:** 5546-032-401

**Lot Size:** 14,888 SF (0.34 Acres)

**Parking:** 35 Spaces

**Current Use:** Parking Lot



# MARKET OVERVIEW

## EAST HOLLYWOOD, CALIFORNIA

East Hollywood is a neighborhood located in the central region of Los Angeles. This property is on world-famous Hollywood Boulevard. It is a diverse and vibrant area with a unique mix of cultures, socioeconomic backgrounds, and a rich history. There is a mix of residential, commercial as well as a tourist destination. The Hollywood Walk of Fame is located on the sidewalk just in front of the property.



*Source: History.com*

## DEMOGRAPHICS

### POPULATION



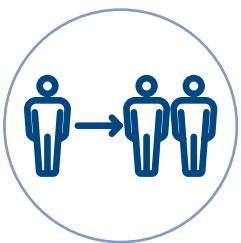
2028  
Projection



2023  
Estimate



2010  
Census



Growth  
2023-2028



Daytime  
Population

	2028 Projection	2023 Estimate	2010 Census	Growth 2023-2028	Daytime Population
One Mile	62,664	60,484	55,361	3.6%	67,128
Three Mile	358,425	351,430	350,174	2.0%	345,416
Five Mile	971,530	950,366	943,443	2.2%	1,019,976

### HOUSEHOLD INCOME



2023  
Est. Average

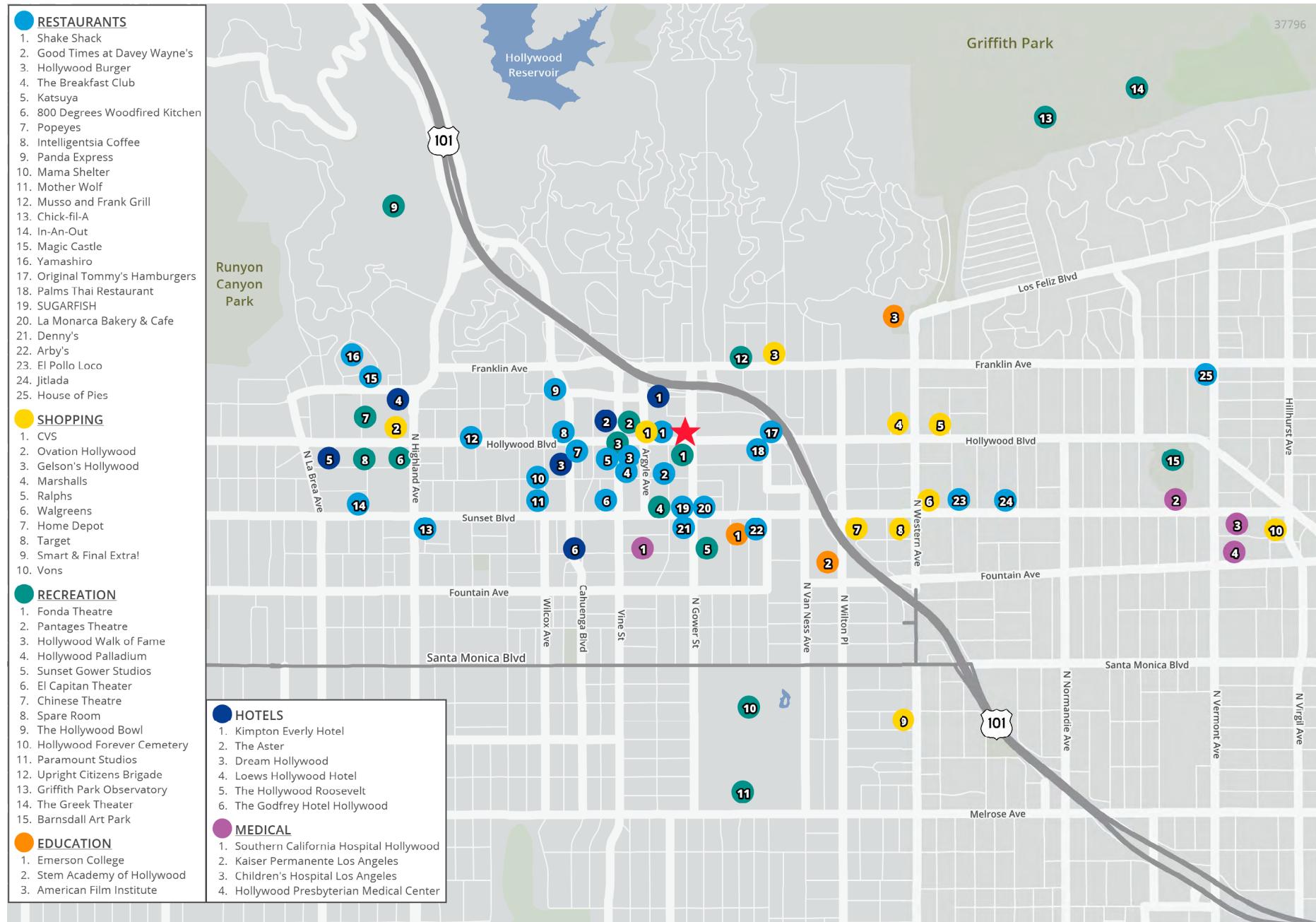


2023  
Est. Median

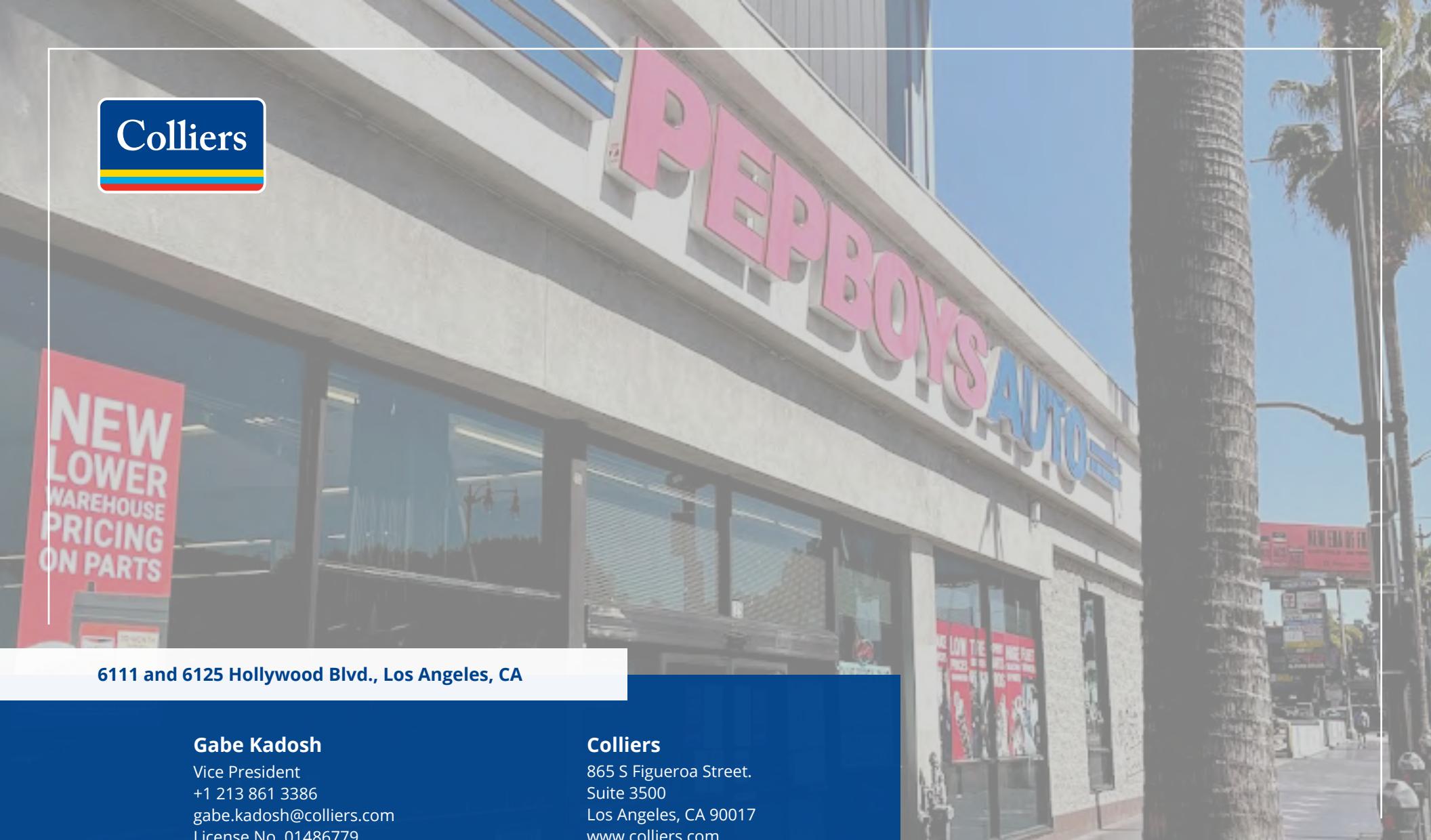
One Mile	\$91,869	\$58,044
Three Mile	\$114,077	\$69,317
Five Mile	\$112,996	\$69,605



# AMENITIES MAP



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