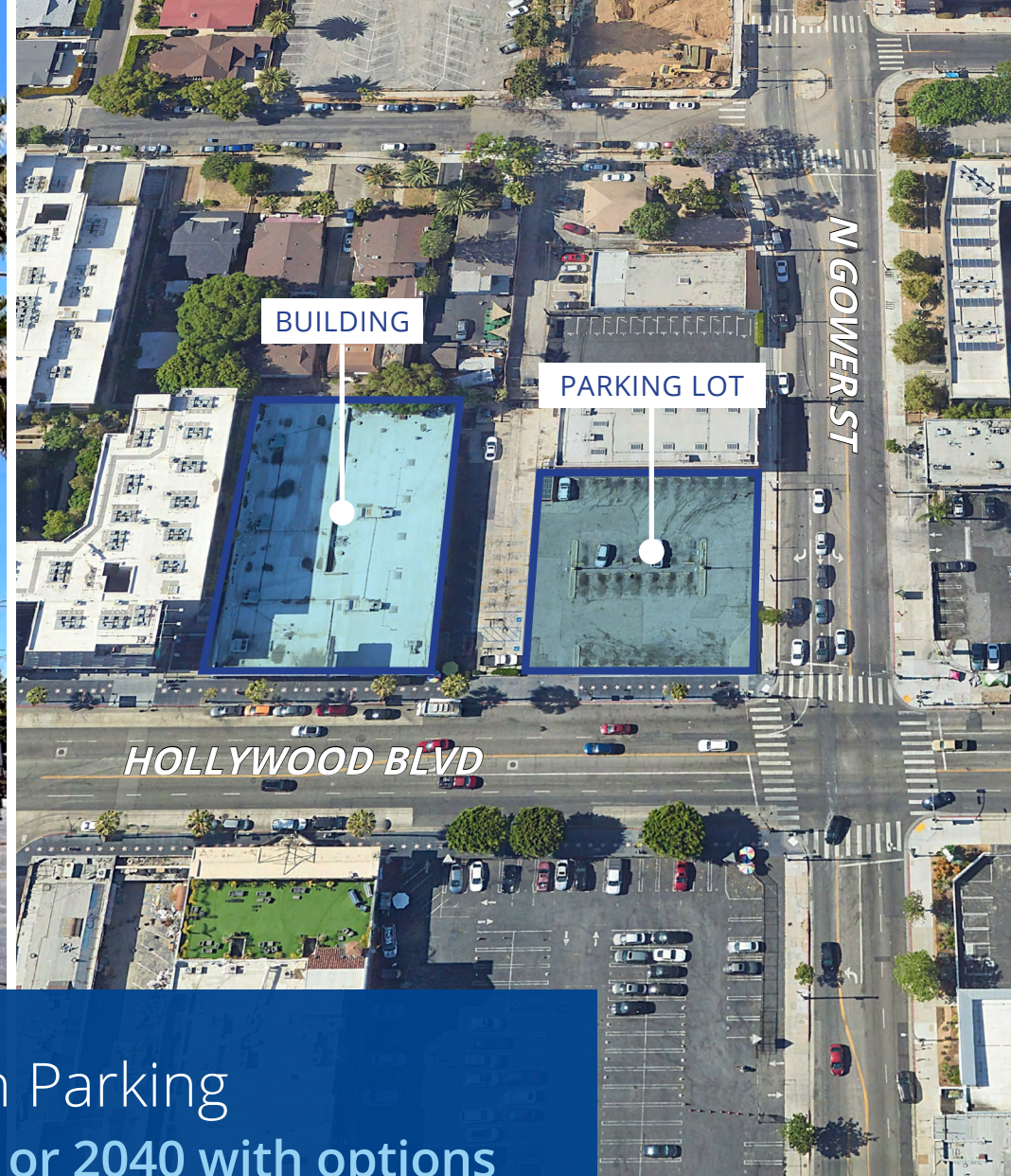




6111 and 6125 Hollywood Blvd., Los Angeles, CA



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

Gabe Kadosh

Vice President
+1 213 861 3386
gabe.kadosh@colliers.com
License No. 01486779

COLLIERS
865 S. Figueroa Street,
Suite 3500
Los Angeles, CA 90017
www.colliers.com



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.

PARCEL MAP



Zoning: C4



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
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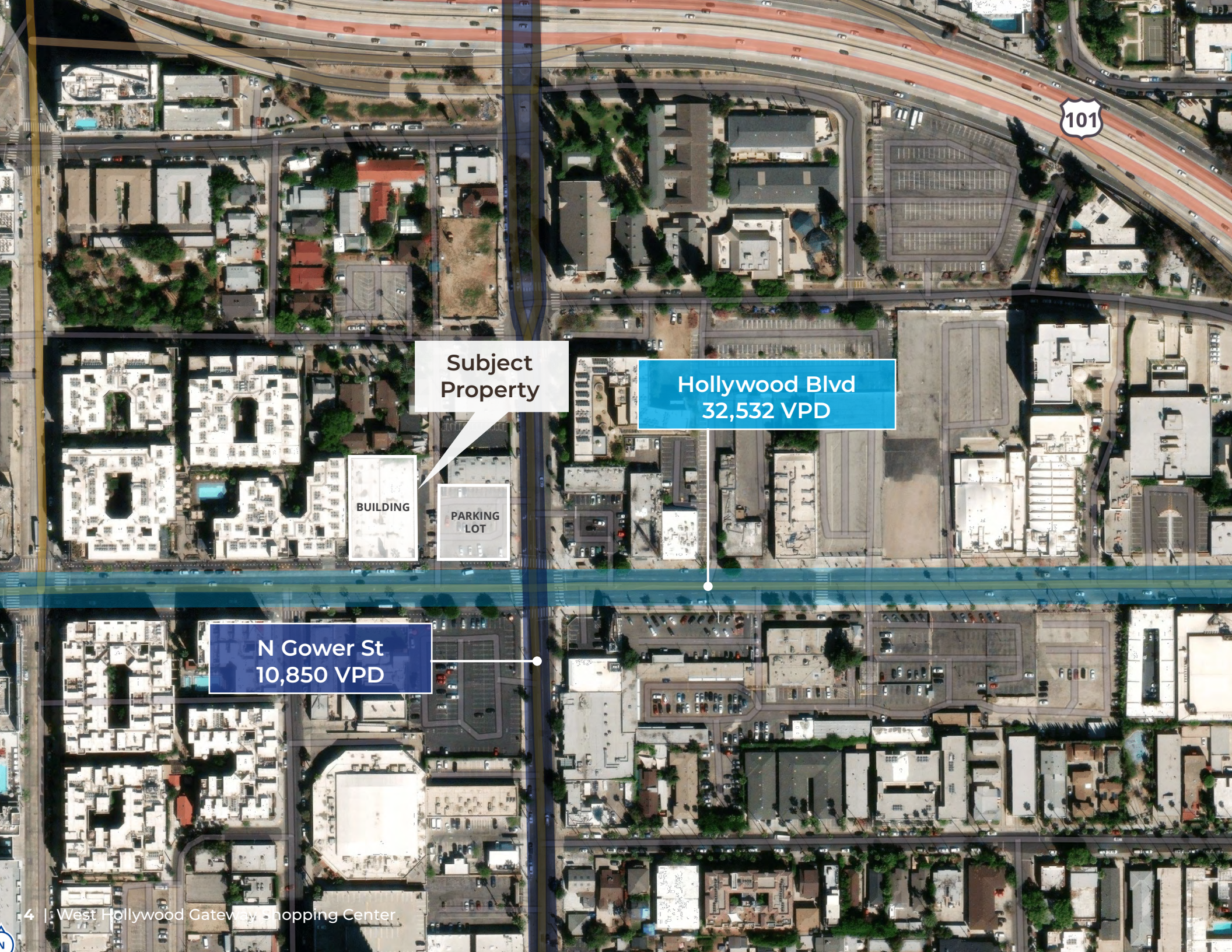


APN: 5546-032-401

Lot Size: 14,888 SF (0.34 Acres)

Parking:	35 Spaces
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Current Use:	Parking Lot
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101

Subject
Property

Hollywood Blvd
32,532 VPD

BUILDING

PARKING
LOT

N Gower St
10,850 VPD

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



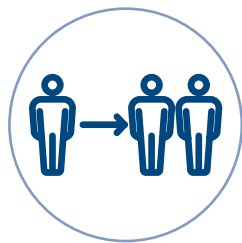
2028
Projection



2023
Estimate



2010
Census



Growth
2023-2028



Daytime
Population

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

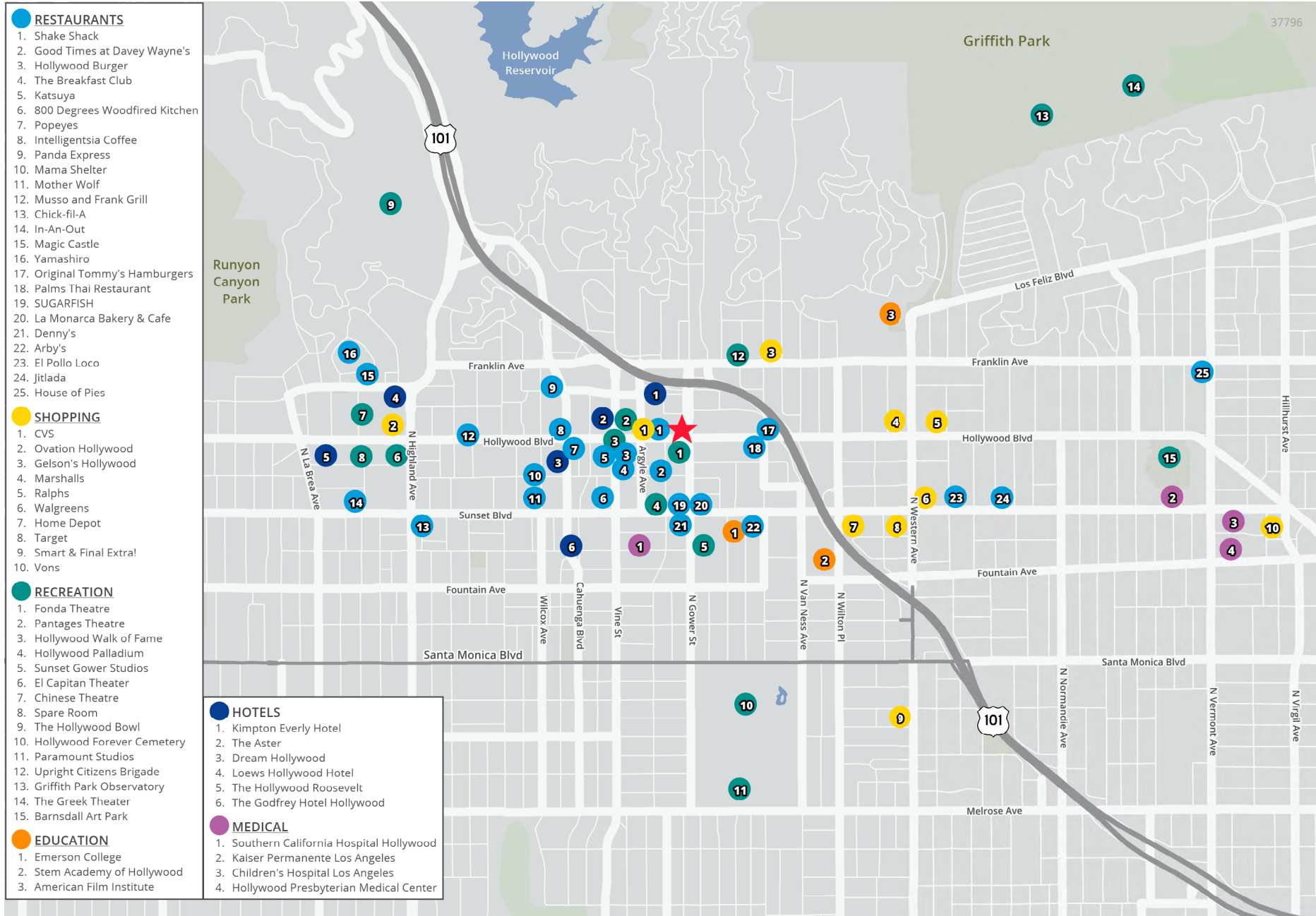


2023
Est. Median

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



AMENITIES MAP





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