

FOR LEASE
6902-6904
HOLLYWOOD
BOULEVARD
LOS ANGELES



HIGH STREET
RETAIL
OPPORTUNITY



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CBRE

HIGHLIGHTS



6902-6904 HOLLYWOOD BLVD

6902: ±7,242 SF Ground Floor plus
±7,684 SF Mezzanine
6904: ±7,194 SF Ground Floor plus
±7,687 SF Second Floor Office



Iconic tourist destination with over
10M annual visitors on Hollywood
Blvd & **1.3M** annual riders at the
Hollywood/Highland Metro stop



50M People expected to visit Los Angeles
this year, with 10M people expected to
visit the Hollywood Walk of Fame



Very High Ceilings with Potential
to expand into ±45,000 SF



679 Stall Adjacent
Parking Structure



Prominent Hollywood Blvd
Signage Opportunity



Across the street from Ovation
Hollywood, The Dolby Theatre,
TCL Chinese Theatre and more!

BRANDING OPPORTUNITY



- Retail
- Restaurant
- Lodging
- Coffee
- Fitness
- Entertainment
- Education

LOCAL HAPPENINGS

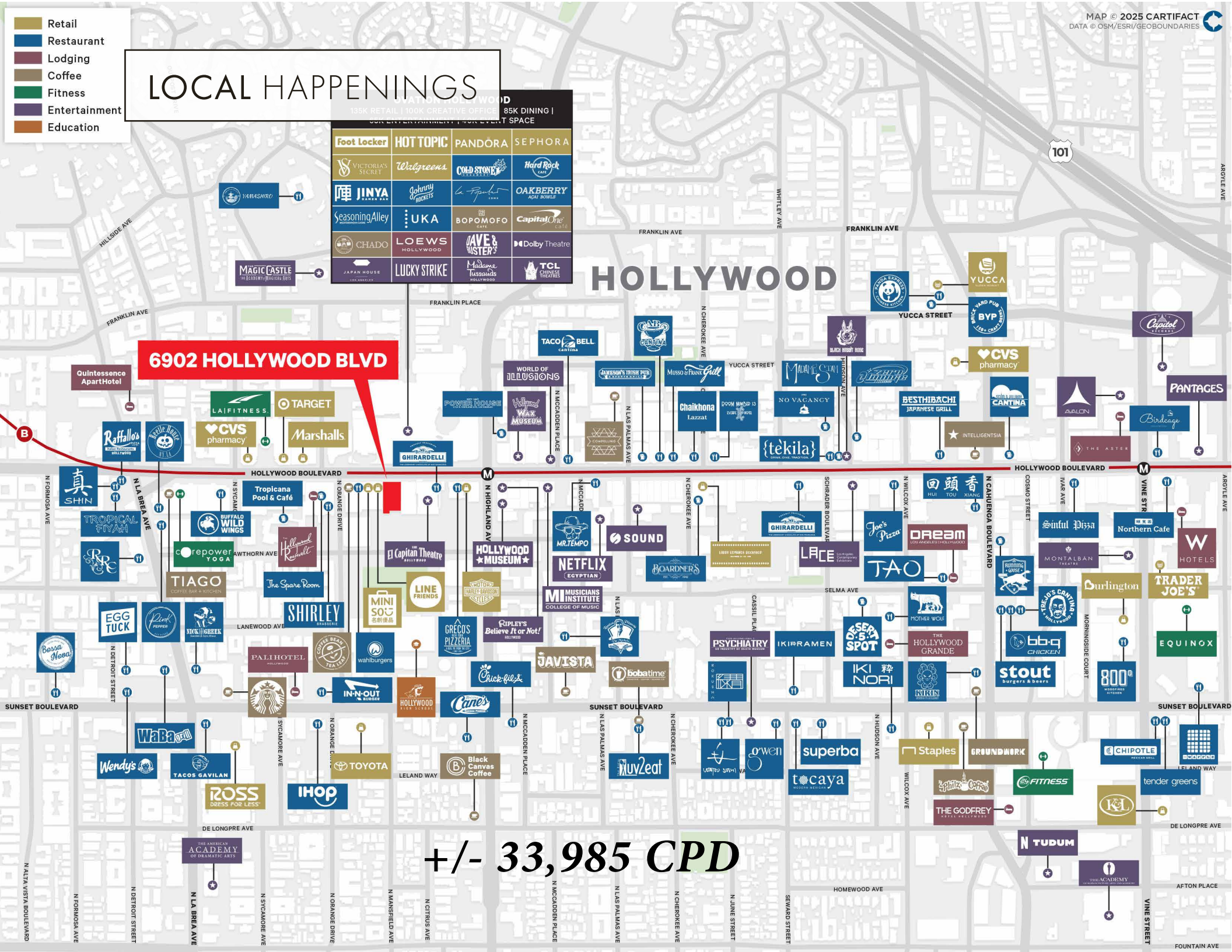
135K RETAIL | 100K CREATIVE OFFICE
85K DINING | 40K ENTERTAINMENT | 150K EVENT SPACE

Foot Locker	HOT TOPIC	PANDORA	SEPHORA
VICTORIA'S SECRET	Walgreens	COLD STONE	Hard Rock CAFE
JINYA	Johnny Rockets	La Pizzeria	OAKBERRY ACAD. BOWLS
Seasoning Alley	UKA	BOPOMOFO CAFE	Capital One
CHADO	LOEWS HOLLYWOOD	AVE & MISTER'S	Dolby Theatre
JAPAN HOUSE	LUCKY STRIKE	Madame Tussauds	TCL CHINA THEATRE

HOLLYWOOD

6902 HOLLYWOOD BLVD

+/- 33,985 CPD





ZARA

ZARA

ZARA

6902

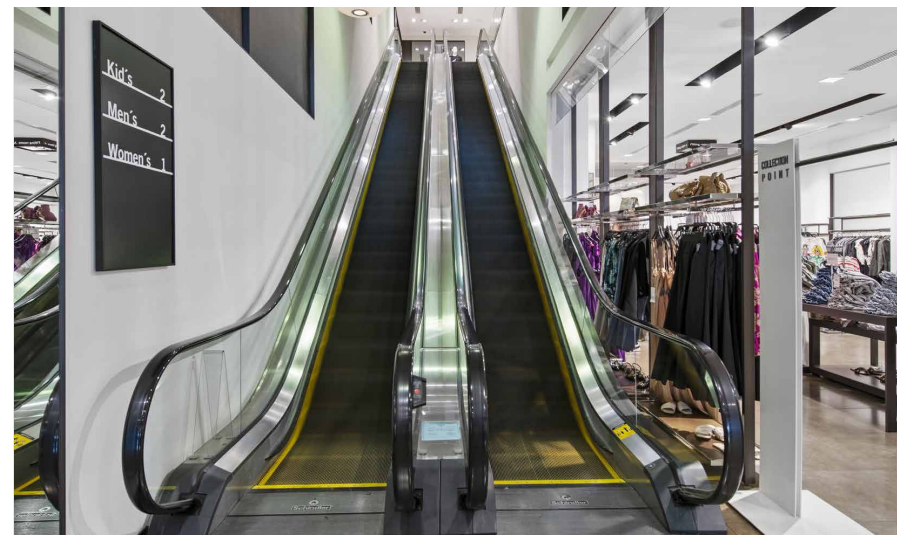
BUY NOW!!!
LIMITED EDITION

Rock
ZARA

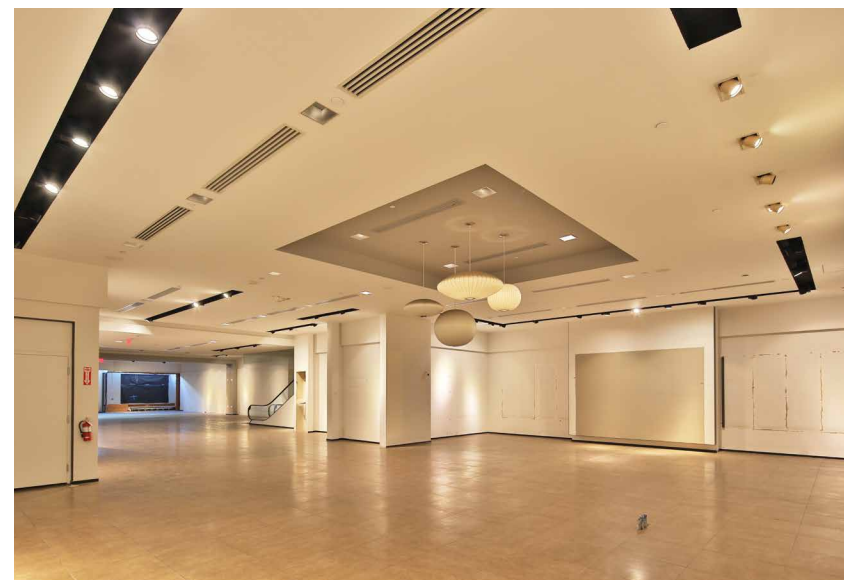
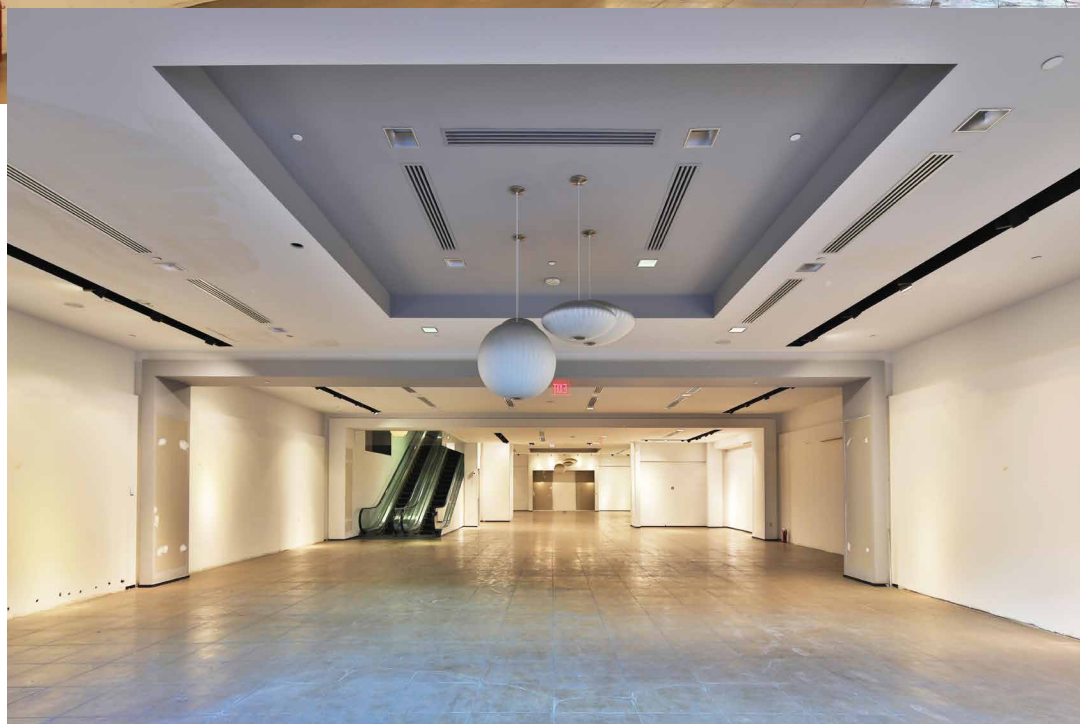
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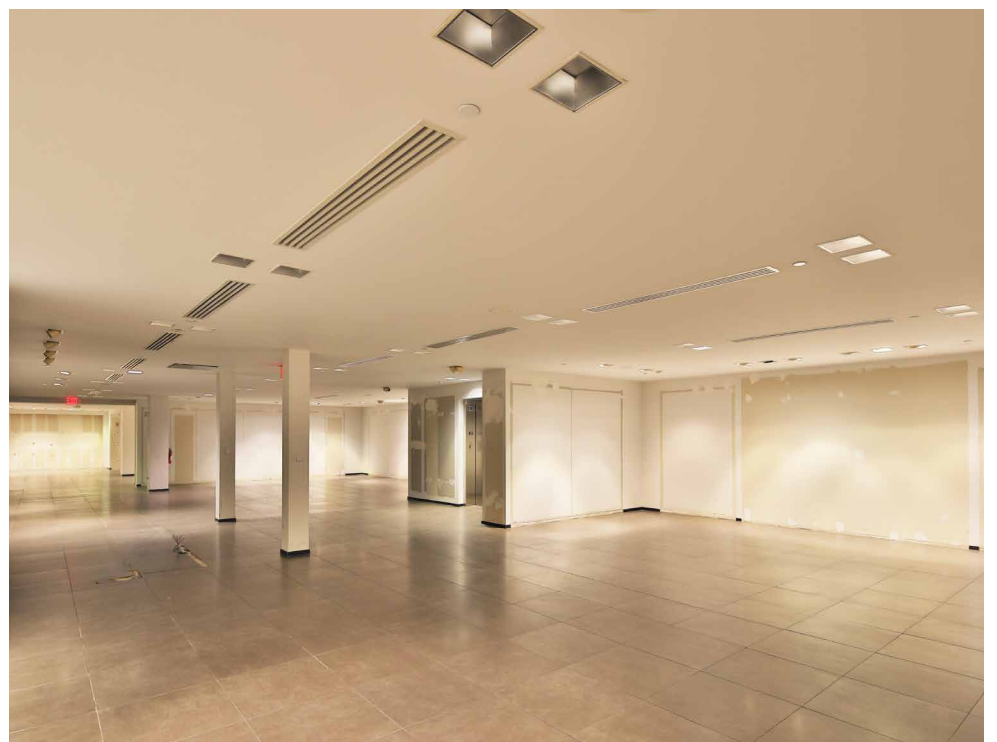
GROUND FLOOR - 6902



GROUND FLOOR - 6902



SECOND FLOOR - 6902

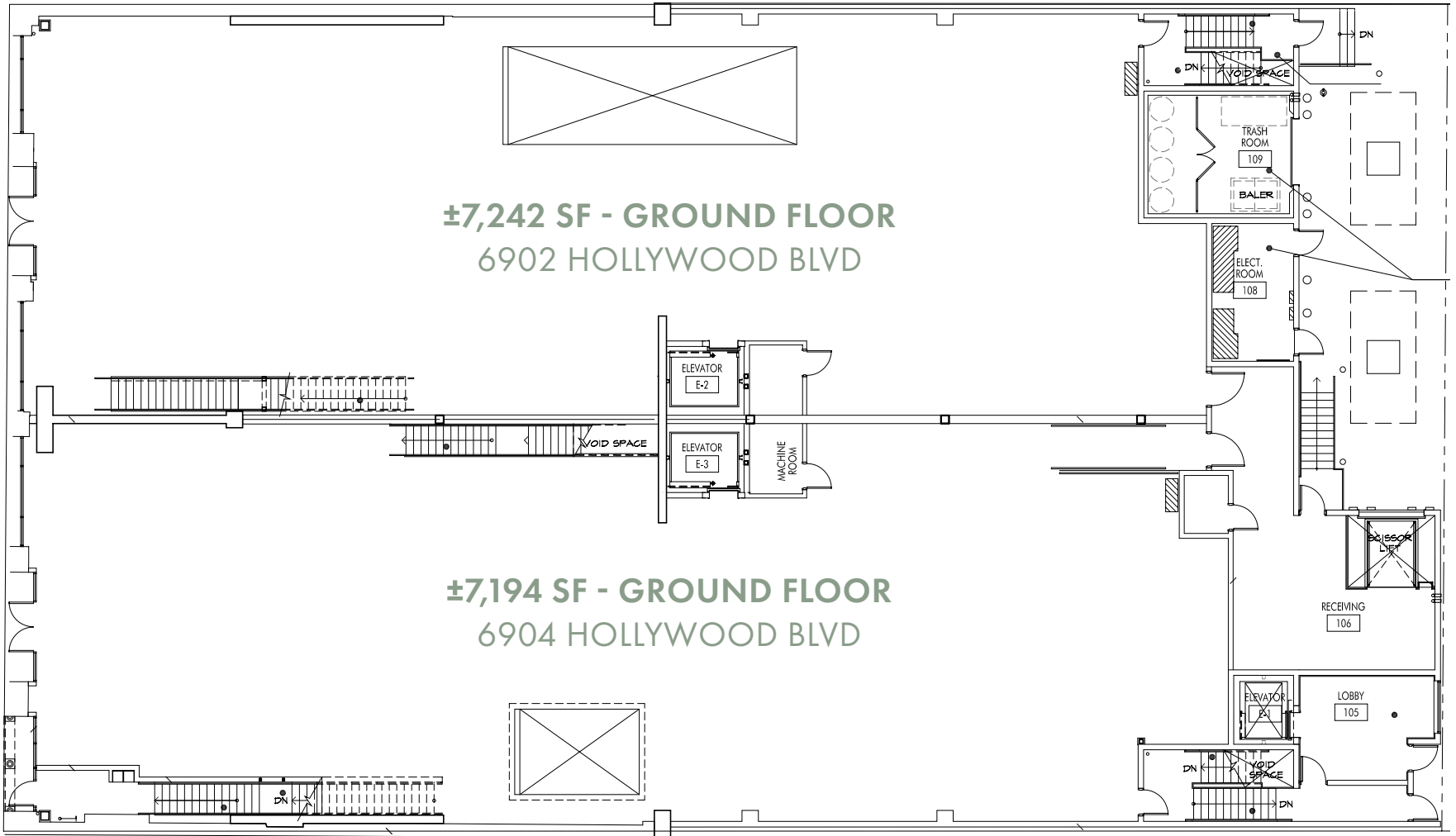


GROUND FLOOR - 6904



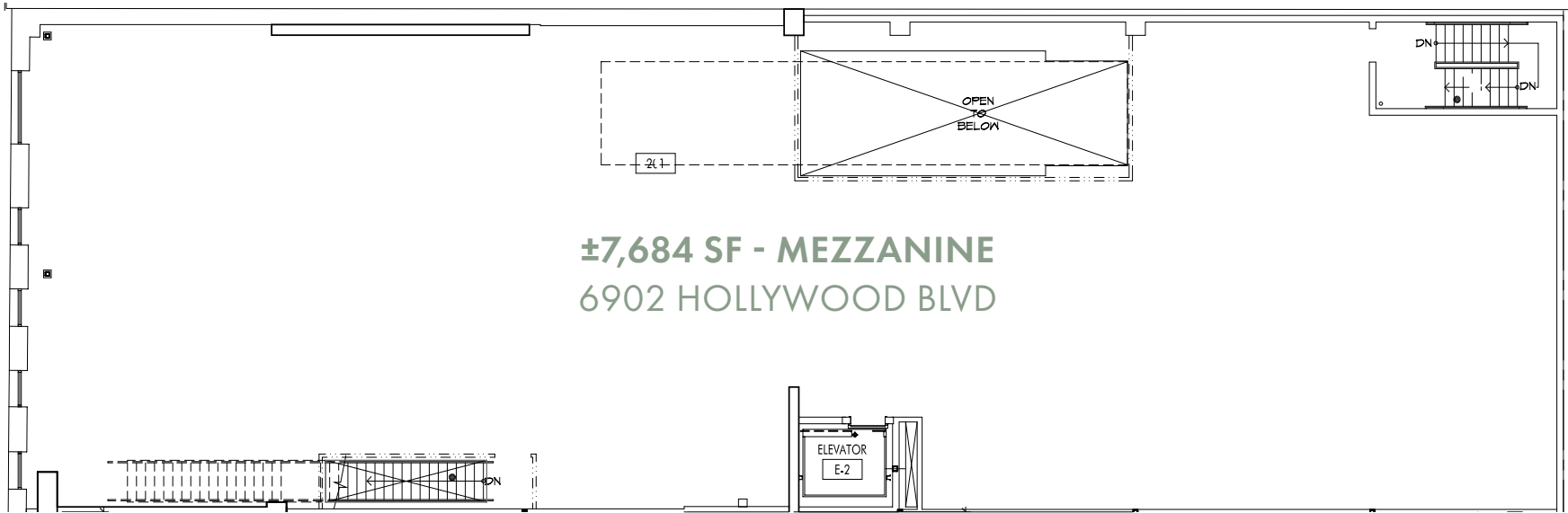
FLOOR PLAN

HOLLYWOOD BLVD



FLOOR PLAN

HOLLYWOOD BLVD



±7,684 SF - MEZZANINE
6902 HOLLYWOOD BLVD

SECOND FLOOR OFFICE



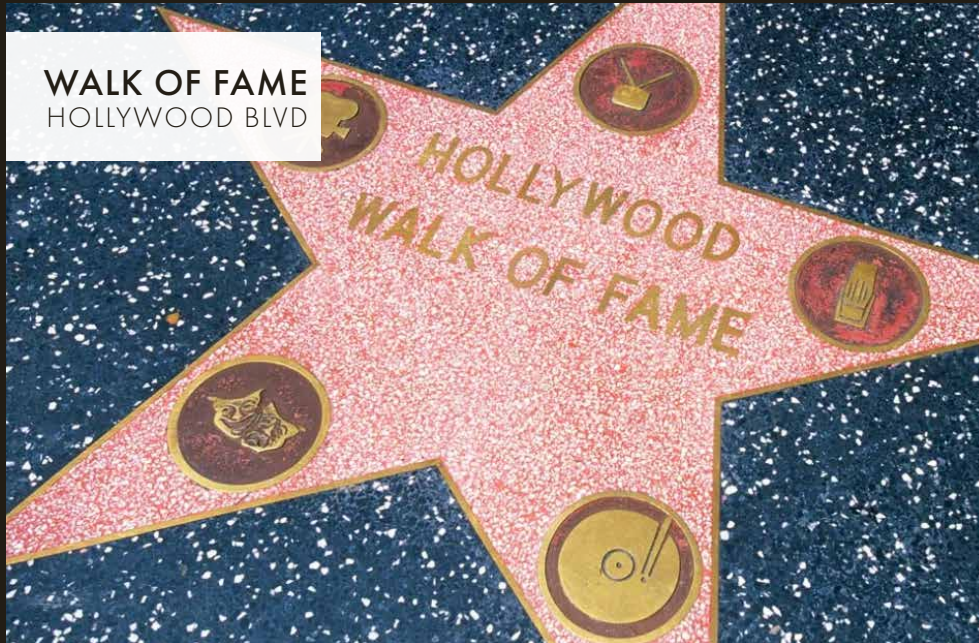
FLOOR PLAN - SECOND FLOOR OFFICE

HOLLYWOOD BLVD



HOLLYWOOD BOULEVARD

WALK OF FAME
HOLLYWOOD BLVD



HOLLYWOOD
ROOSEVELT HOTEL
7000 HOLLYWOOD BLVD



EL CAPITAN THEATRE
6838 HOLLYWOOD BLVD



JIMMY KIMMEL LIVE!
6840 HOLLYWOOD BLVD

JIMMY
Kimmel
LIVE!

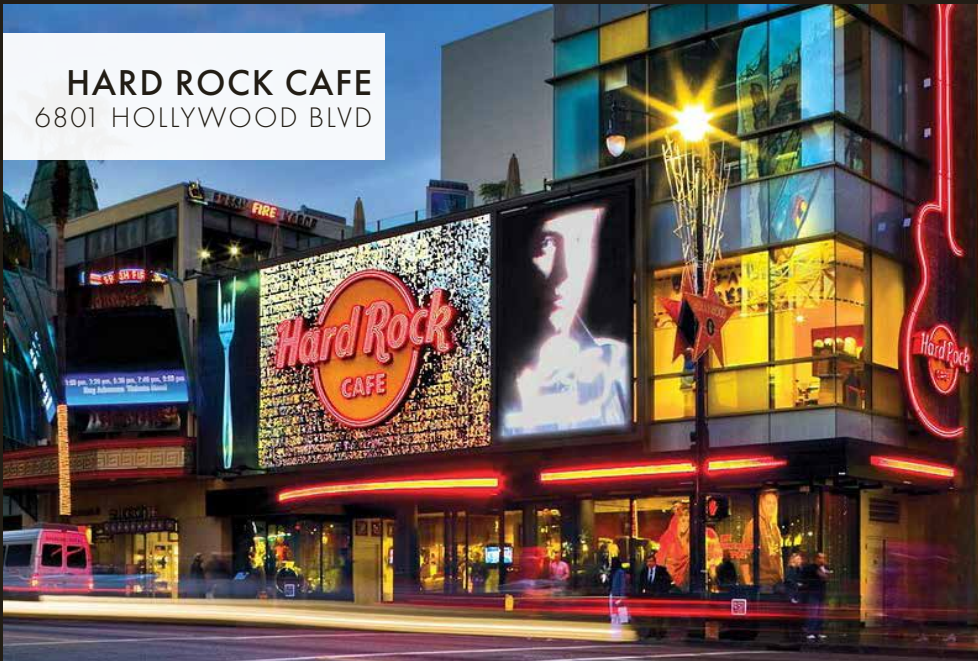


HOLLYWOOD BOULEVARD

TCL CHINESE THEATRE
6925 HOLLYWOOD BLVD



HARD ROCK CAFE
6801 HOLLYWOOD BLVD



MADAME TUSSAUDS
6933 HOLLYWOOD BLVD

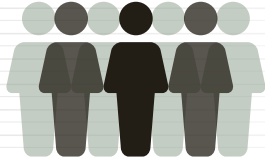
Madame Tussauds HOLLYWOOD

OVATION HOLLYWOOD
6801 HOLLYWOOD BLVD



HOLLYWOOD

53,577
RESIDENTS



36.6
MEDIAN AGE



78.6%
RENT



9.7%
OWN



33,094

TOTAL
HOUSEHOLDS

\$110k

AVERAGE HOUSEHOLD
INCOME

\$1.33M

MEDIAN VALUE OF OWNER
OCCUPIED HOUSING UNITS

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	53,577	299,306	860,333
2029 Population - Five Year Projection	54,241	300,974	868,541
2020 Population - Census	51,231	303,675	872,119
2010 Population - Census	47,063	300,085	868,047
2020-2024 Annual Population Growth Rate	0.86%	-0.28%	-0.26%
2024-2029 Annual Population Growth Rate	0.25%	0.11%	0.19%



HOUSEHOLDS

2024 Households - Current Year Estimate	33,094	158,714	405,542
2029 Households - Five Year Projection	34,330	163,425	419,662
2020 Households - Census	30,588	154,306	394,495
2010 Households - Census	27,637	146,568	374,718
2020-2024 Compound Annual Household Growth Rate	1.51%	0.54%	0.53%
2024-2029 Annual Household Growth Rate	0.74%	0.59%	0.69%
2024 Average Household Size	1.55	1.84	2.08



HOUSING INCOME

2024 Average Household Income	\$110,195	\$139,754	\$132,889
2029 Average Household Income	\$119,745	\$152,510	\$145,477
2024 Median Household Income	\$73,917	\$83,761	\$80,893
2029 Median Household Income	\$79,053	\$93,297	\$90,006
2024 Per Capita Income	\$66,806	\$74,152	\$62,695
2029 Per Capita Income	\$74,351	\$82,858	\$70,344



EDUCATION

	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	44,920	242,774	667,897
HS and Associates Degrees	14,764	77,400	228,080
Bachelor's Degree or Higher	27,581	143,758	353,042



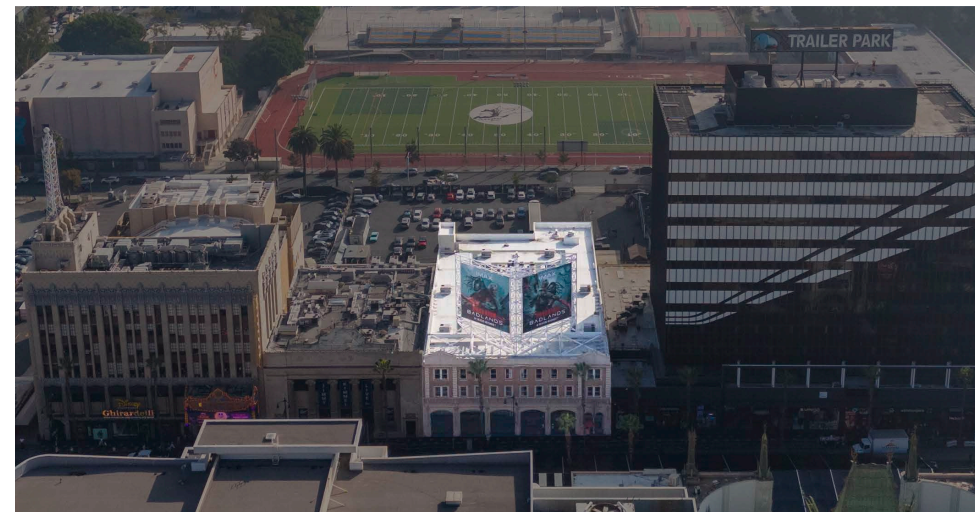
HOUSING UNITS

2024 Housing Units	37,490	173,917	441,455
2024 Vacant Housing Units	4,396	15,203	35,913
2024 Occupied Housing Units	33,094	158,714	405,542
2024 Owner Occupied Housing Units	3,639	31,009	88,325
2024 Renter Occupied Housing Units	29,455	127,705	317,217



PLACE OF WORK

2024 Businesses	4,301	21,232	59,405
2024 Employees	34,928	183,570	475,165



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CBRE

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