

HOLLYWOOD & VINE RESTAURANT/RETAIL SPACE FOR LEASE OR SALE

6263 Hollywood Boulevard | Hollywood, CA

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**AVISON
YOUNG**

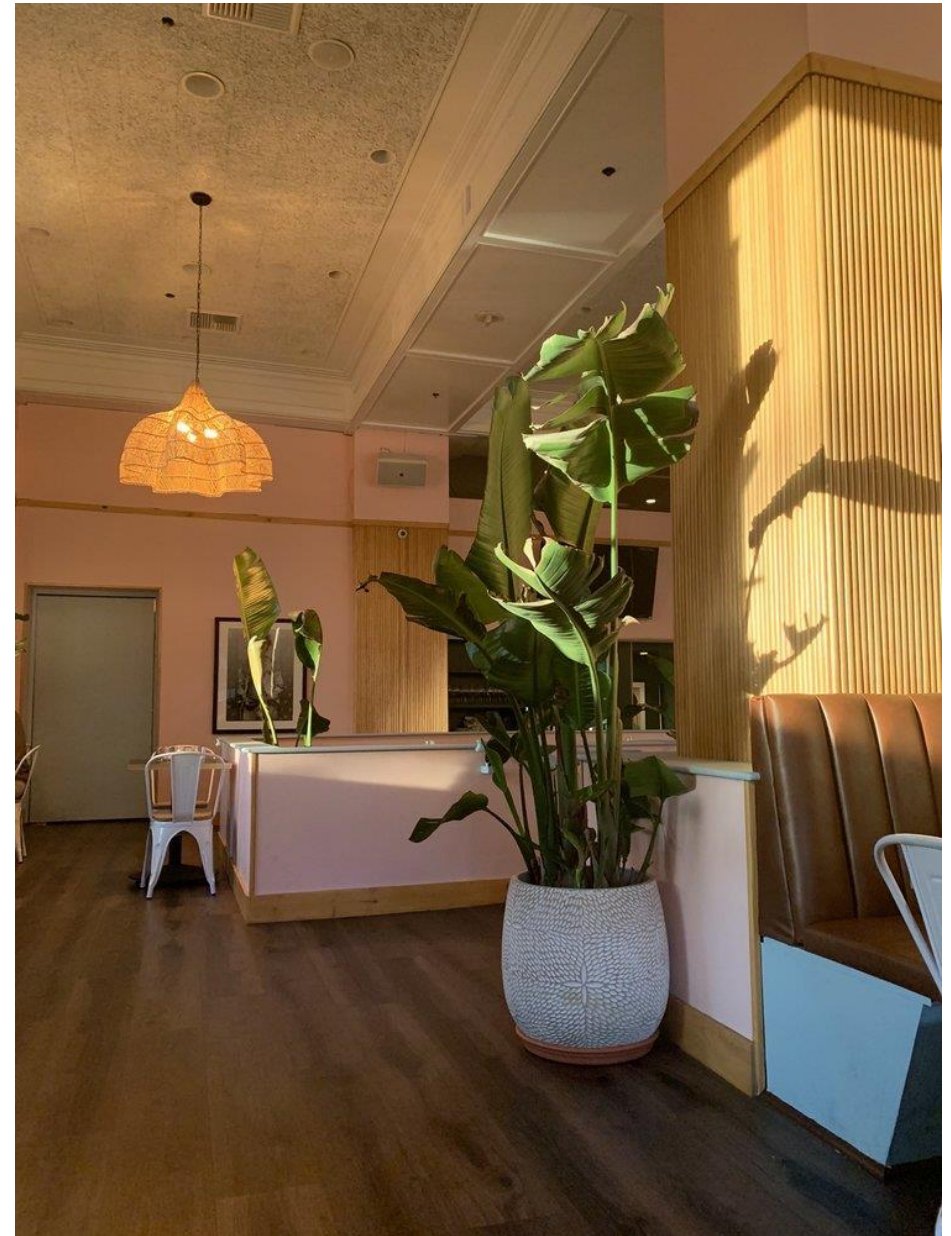


SUMMARY

Prominently located at the hard corner of one of the world's most famous intersections, Hollywood and Vine, this offering represents a fantastic opportunity to lease or purchase a condominium on the ground floor of the 1929 Bank of Hollywood building on the Walk of Fame.

The recently renovated property is next door to the legendary Hollywood Pantages Theatre and just steps from the Metro Station, Capitol Records Building, The Aster and Avalon Hollywood. In addition to the vibrant theater & nightlife scene, there are over 2,000 residential units within two blocks, numerous influential media groups such as Netflix, Paramount Global and Capitol Music Group, and myriad new development projects recently completed or underway, further cementing Hollywood as one of the premier live-work-play markets in the country.

Both sale or lease offers are being contemplated. The 7,400 SF restaurant space can be leased separately from the 1,100 square foot bar. The restaurant comes with a fully fixtured kitchen, CUB and 47 liquor license. Alternatively, the entire space could be reconfigured for straight retail with an incredible branding opportunity along Hollywood Boulevard.



Highlights

100% Location. Hard corner of Vine Street and Hollywood Boulevard on the Hollywood Walk of Fame in the heart of world-famous Hollywood.

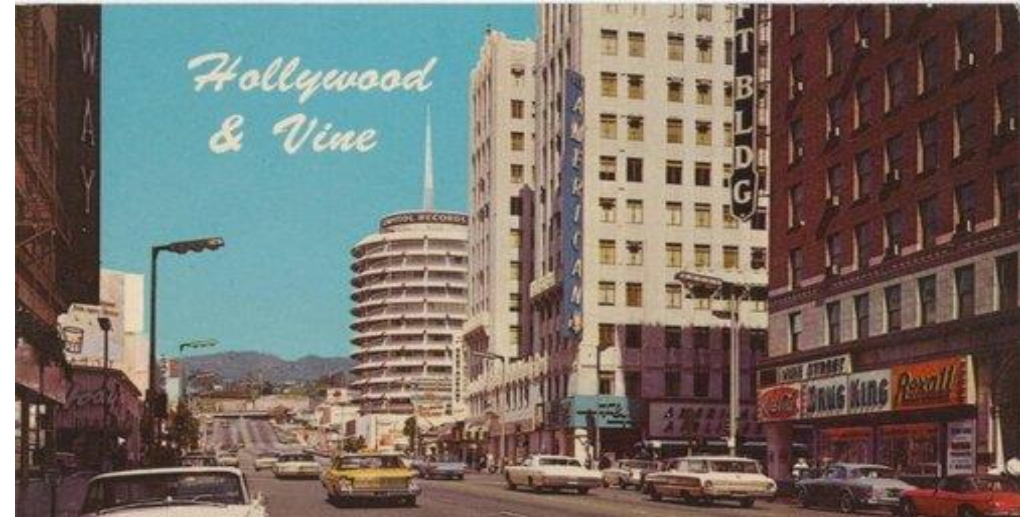
Iconic Neighbors. On the same block as one of the most photographed and recognizable buildings in the world, Capitol Records, the property is also steps away from the illustrious Pantages Theatre and benefits from the theater crowds.

Accessibility. Located in the geographic center of Los Angeles, convenient to Downtown Los Angeles, Beverly Hills, the Westside, the San Fernando Valley and LAX & Hollywood Burbank airports.

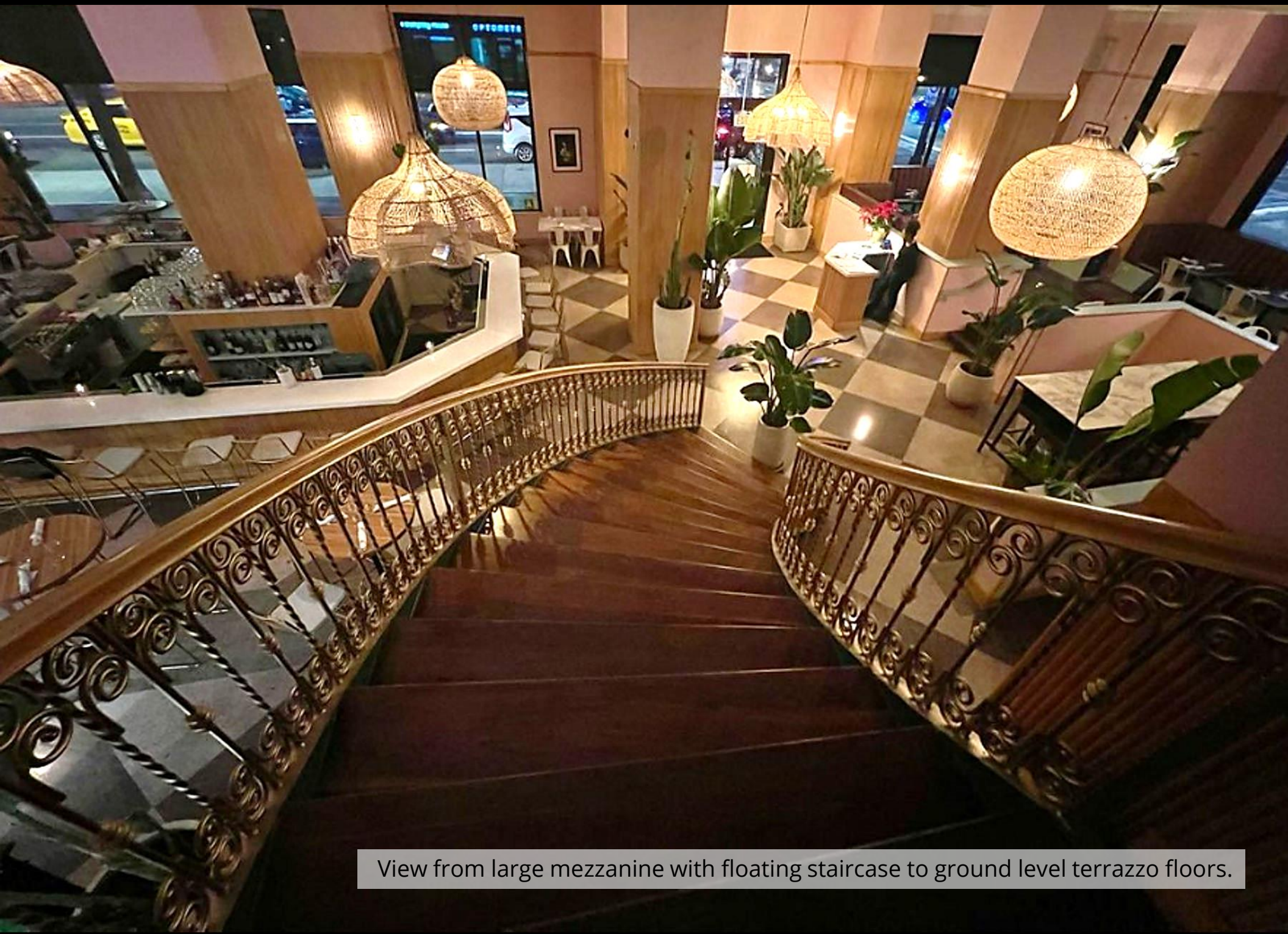
Transportation Options. Metro B Line Rail Station (21m+ annual riders) across the street, less than a quarter-mile from the Hollywood Freeway (101) on-and off-ramps, and tremendous vehicular accessibility via major north-south, east-west arterial corridors.

Transformative Developments. Billions of dollars of development underway in Hollywood with a current pipeline of 8,277 new residential units, 1,641 new hotel rooms and over 3,000,000 square feet of new office space.

Hollywood Center Adjacent. The Property is proximate to the billion-dollar Hollywood Center project, a 4.5-acre, LEED Gold certified mixed-use development comprised of two towers (35-stories and 46-stories) with 30,000 square feet of retail, over 1,000 residential units and a one-acre, pedestrian-friendly civic plaza.



Address	6263 Hollywood Boulevard & 1704 Vine Street Los Angeles, CA 90028
Building Size	6263 - ± 7,400 square feet 1704 - ± 1,100 square feet
Frontage	± 65 feet fronting Hollywood Boulevard ± 68 feet fronting Vine Street
License:	Type 47
Zoning	C4-2D-SN City of Los Angeles (Tenant to verify)
Lease Rate	6263 - \$3.25 per square foot, per month, NNN 1704 - \$7.75 per square foot, per month, NNN
Asking Price	Negotiable
Parking	Abundant street parking as well as proximate public and private structures.



View from large mezzanine with floating staircase to ground level terrazzo floors.

San Fernando Valley

Hollywood Burbank Airport



Burbank

Glendale



6263 HOLLYWOOD BLVD.



Hollywood

Beverly Hills



Los Angeles

Culver City



Santa Monica



6263 Hollywood Boulevard | Hollywood, CA



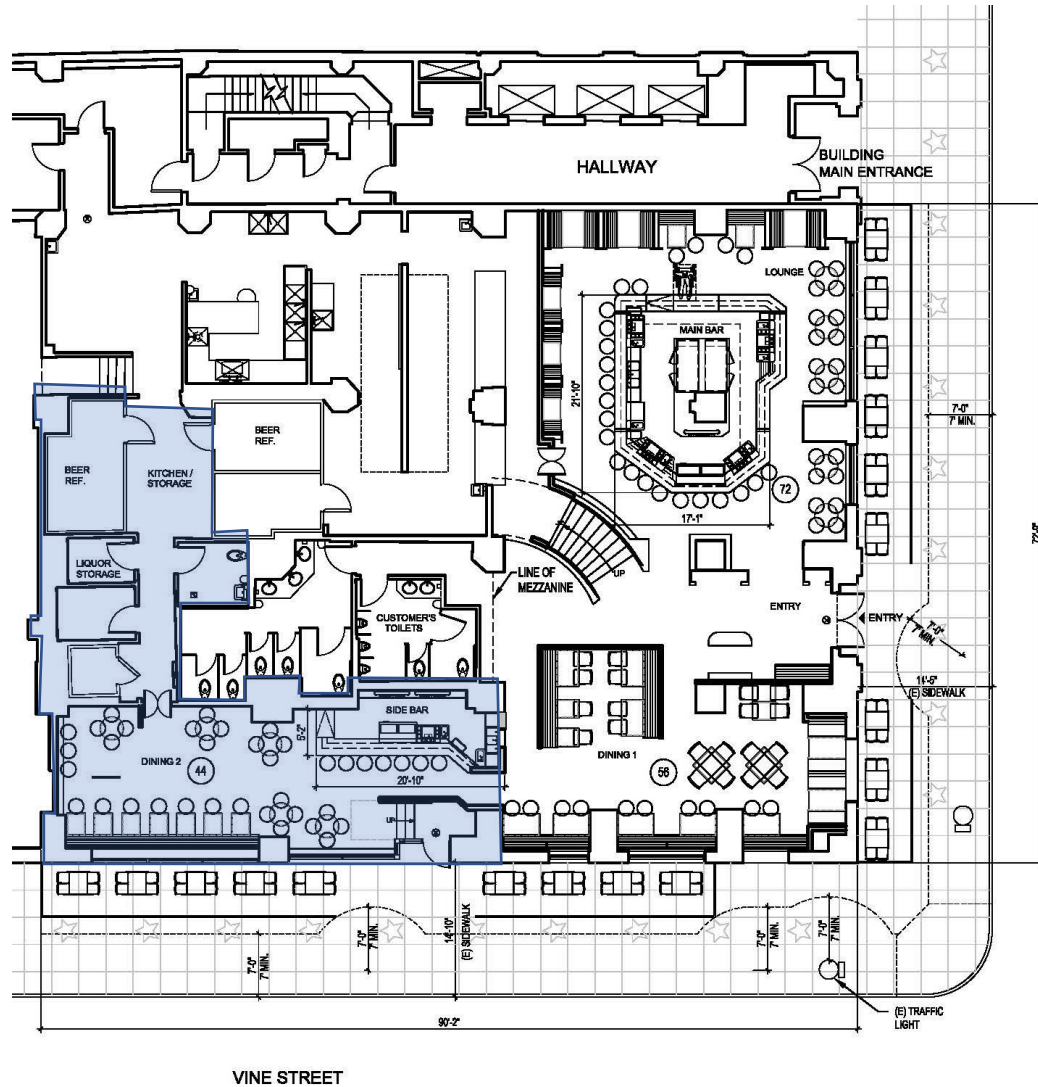
ENTITLEMENTS / FF&E

The property holds a very favorable set of entitlements. Birdcage currently operates as a restaurant and holds a Type 47 Liquor License (a full line of Alcohol) with the State of California 's Alcohol Beverage Control with the City of Los Angeles.

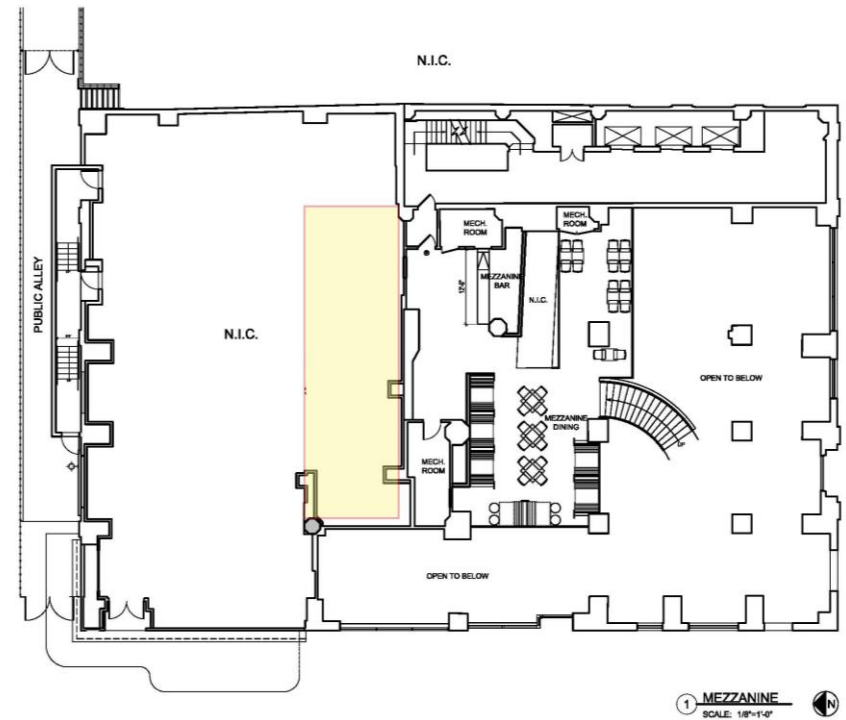


Prior design - for inspiration.

FLOORPLANS



1704 Vine Street – 1,100 SF



Additional Mezzanine

Nearby Amenities

Retail

1. Gower Gulch Plaza
2. Ovation Hollywood
3. Target
4. Barry's Bootcamp
5. Funko
6. Trader Joe's
7. Amoeba Music
8. LA Fitness
9. Equinox
10. CVS
11. Bed Bath & Beyond

Bars & Restaurants

1. Musso & Frank Grill
2. Mother Wolf
3. The Spare Room
4. Grandmaster Recorders
5. Beauty & Essex
6. Wood & Vine
7. Katsuya
8. Cleo Hollywood
9. Clark Street Diner
10. Pressed Juicery & Shake Shack
11. Intelligentsia
12. Tender Greens
13. Sugarfish
14. Gwen
15. Philz Coffee
16. Stout
17. Hard Rock Cafe
18. In 'n Out
19. L'Antica Pizzeria da Michele
20. Papilles
21. 800 Degrees
22. Tocaya
23. Chik-Fil-A

Hotels

1. The Prospect Hollywood
2. The Aster
3. W Hollywood
4. Dream Hollywood Hotel
5. Loews Hollywood Hotel
6. Mama Shelter Los Angeles
7. Kimpton Everly Hotel
8. Thompson Hollywood
9. Tommie Hollywood
10. The Godfrey Hollywood
11. The Hollywood Roosevelt

Venues

1. Hollywood Pantages Theatre
2. AVALON Hollywood
3. Hollywood Palladium
4. The Hollywood Bowl
5. The Fonda Theatre
6. Upright Citizens Brigade
7. The Magic Castle
8. The Dome Entertainment Center
9. TCL Chinese Theatre
10. Dolby Digital Theatre
11. The Montalban
12. El Capitan Theatre

Arts & Culture

1. Hollywood Walk of Fame
2. Hollywood Farmer's Market
3. The Hollywood Sign
4. Griffith Park / Observatory
5. Ripley's Believe It or Not
6. Hollywood Wax Museum

Film Studios & Offices

1. Netflix
2. EastWest Studios
3. Sunset Gower Studios
4. Sunset Bronson Studios
5. ViacomCBS/Columbia Square
6. Netflix on Vine
7. Capitol Records Building
8. Paramount Studios



SELECTED NEARBY DEVELOPMENT PROJECTS

HOLLYWOOD CENTER
1749 Vine Street



- 4.5-acre mixed-use vertical community
- Two towers, 35 stories / 46 stories
- 1,273,000 SF
- Two mid-rise buildings, 11 stories each
- Total of 1005 residential units

MODERA HOLLYWOOD
1546 Argyle Avenue



- 7 stories / 280,000 SF
- 253 Residential Units
- 27,000 SF ground floor commercial

ONNI HOLLYWOOD
1360 Vine Street



- 20 stories / 475,000 SF
- 429 Residential Units
- 9,000 SF ground floor commercial

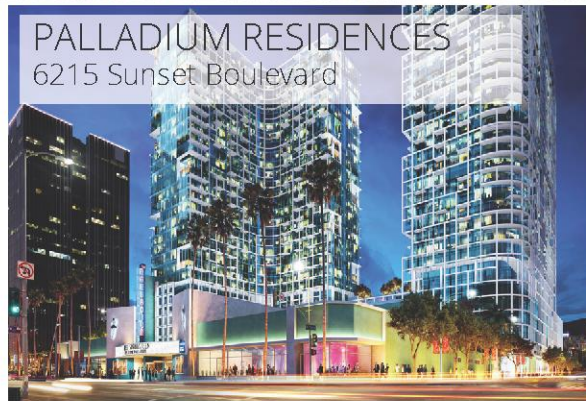
6263 HOLLYWOOD BLVD

CITIZEN M
1718 Vine Street



- 13 stories / 73,400 SF
- 240 Hotel Rooms
- 3,600 SF ground floor retail

PALLADIUM RESIDENCES
6215 Sunset Boulevard



- 32 stories / 864,000 SF
- 731 Residential Units

WALLACE ON SUNSET
6240 Sunset Boulevard



- 7 stories / 194,000 SF
- 200 Residential Units
- 4,700 SF ground floor retail



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