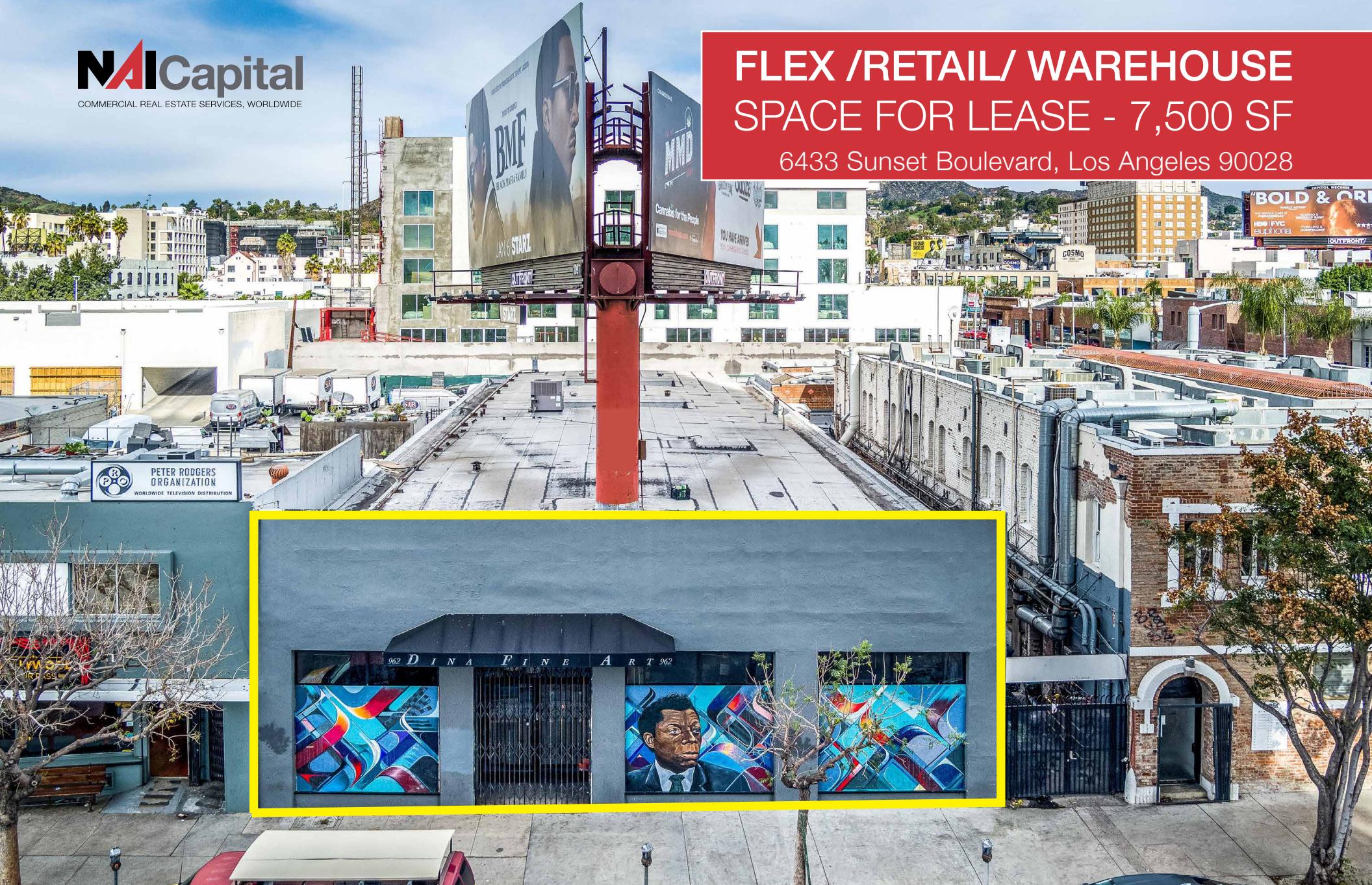


**FLEX / RETAIL / WAREHOUSE
SPACE FOR LEASE - 7,500 SF**
6433 Sunset Boulevard, Los Angeles 90028



FOR MORE INFO, PLEASE CONTACT:

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PROPERTY INFORMATION:

| | |
|-------------------|--|
| Location | 6433 Sunset Blvd, Los Angeles CA 90028 |
| Size | 7,500 SF Flex/Retail/Warehouse space |
| Rent | \$2.75 PSF / NNN |
| Lease Term | Negotiable |

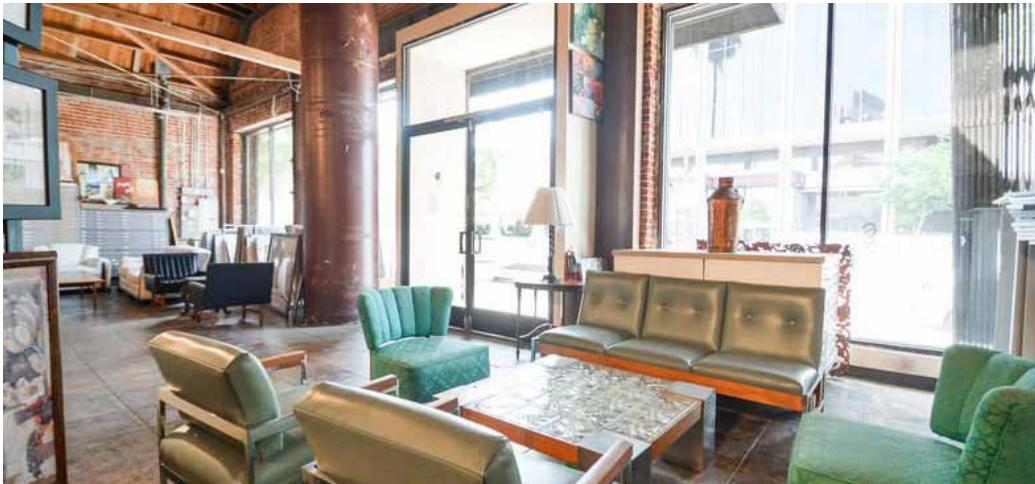
Space Description

- High ceiling with exposed truss beams
- Multiple skylights
- Rear loading area
- Concrete floors
- Three restrooms
- 400 AMPS service
- Zoned C4-2D-SN
- 6 surface parking spaces onsite
- Off-site parking available across the street

Location Description

- Hollywood Vinyl District
- Easy access to 101 Freeway
- Walking distance to Metro/Subway

The property is located in the Vinyl District, a trendy mini-neighborhood made up of world-class restaurants, entertainment and hospitality such as the Dream Hotel, Godfrey Hotel, Thompson Hotel, Tommie Hotel and Mama Shelter. The district includes restaurants such as Mother Wolf, Grandmaster Recorders, Superba Food + Bread, IKI Ramen, TAO, Beauty & Essex, etc. With entertainment venues like the Bourbon Room, Main Ro, etc., the Vinyl District has much to offer and is very walk-able.



LOS ANGELES ECONOMY:

Los Angeles' position as the entertainment capital of the world and the increased demand for video streaming and social media has been a boon to the L.A. economy during the past several years. Recent job gains in the sector have been solid, and as a result, total employment in the sector has recovered all the jobs lost in the pandemic. The entertainment business directly or indirectly employs one out of five workers in L.A. County.

Hollywood Demographic Stats 2024

| 1 MILE RADIUS | 2 MILE RADIUS | 3 MILE RADIUS |
|---|---|--|
| 60,850 TOTAL POPULATION | 180,169 TOTAL POPULATION | 363,187 TOTAL POPULATION |
| 34,141 TOTAL HOUSEHOLDS | 92,897 TOTAL HOUSEHOLDS | 182,668 TOTAL HOUSEHOLDS |
| \$100,675 AVG. HH INCOME | \$121,207 AVG. HH INCOME | \$128,881 AVG. HH INCOME |
| 41,745 TOTAL DAYTIME EMPLOYEES | 78,173 TOTAL DAYTIME EMPLOYEES | 168,576 TOTAL DAYTIME EMPLOYEES |



AREA STUDIOS MAP

