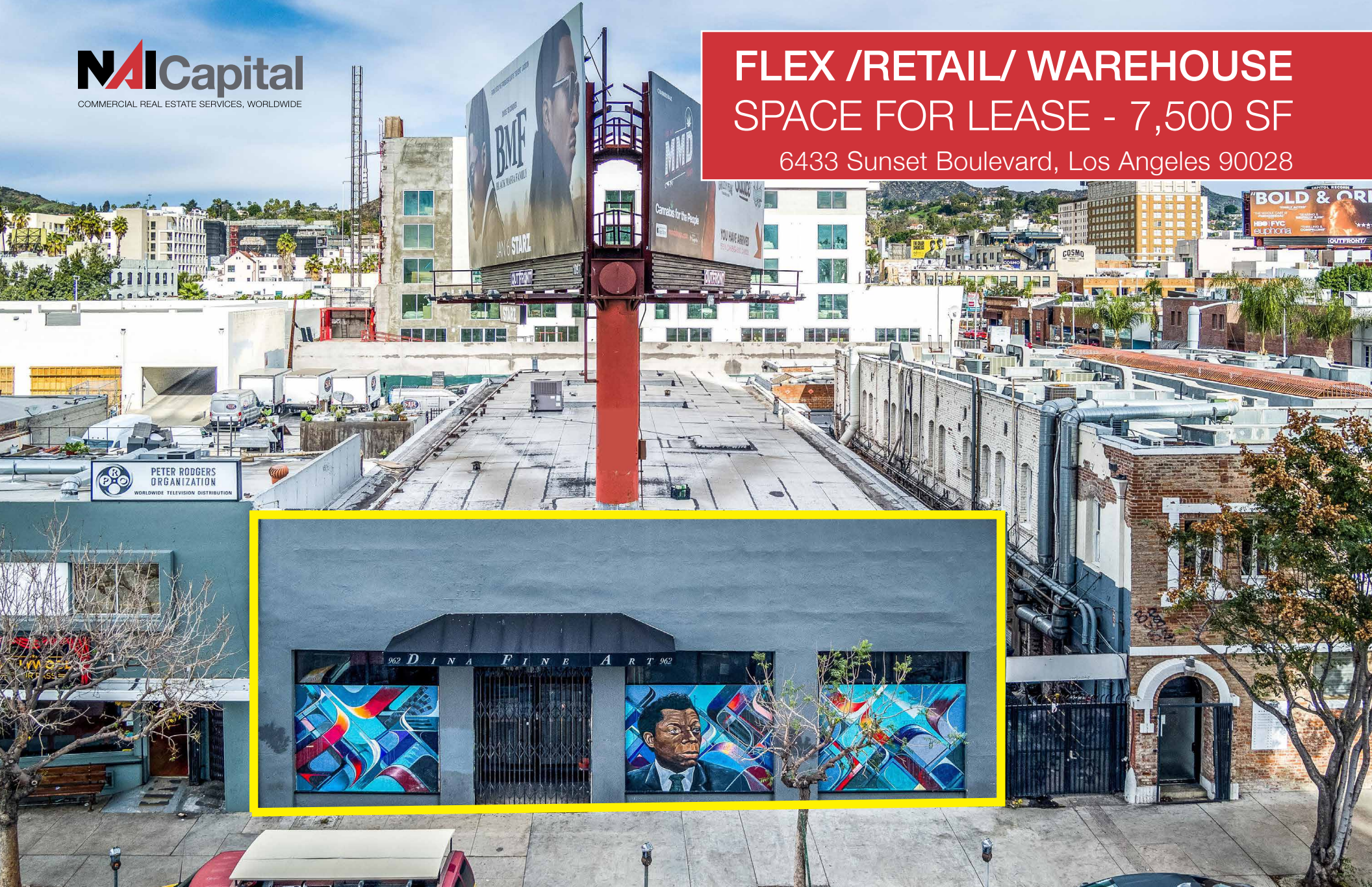


FLEX /RETAIL/ WAREHOUSE SPACE FOR LEASE - 7,500 SF

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

AREA STUDIOS		
No	Name	Address
1	Sunset Gower Studios	1438 North Gower St
2	Sunset Bronson Studios	5800 West Sunset Blvd
3	Sunset Las Palmas Studios	1040 North Las Palmas Ave
4	Red Studios	846 North Cahuenga Blvd
5	Occidental Entertainment Group	1149 North McCadden Pl
6	Paramount Studios	5515 Melrose Ave
7	Raleigh Studios	5300 Melrose Ave
8	Goya Studios	1541 North Cahuenga Blvd
9	Universal Studios	100 Universal City Plaza
10	Warner Bros Studios	4301 West Olive St
11	The Lot Studios	1041 North Formosa Ave

