



RETAIL SPACE FOR LEASE



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260



PROPERTY FEATURES

Embedded below the famed **W** Hotel, the available space at 6250 Hollywood Blvd offers an unparalleled location in the heart of Hollywood with direct frontage on the Hollywood Walk of Fame.

The site will benefit from The **W** Hotel Hollywood's multi-million dollar renovation, and offers brands the opportunity to capitalize on one of LA's most dense and heavily trafficked retail districts.

Additionally, the proximity to the Metro station, notable office buildings (Capital Records, Netflix, Taft Building, and more), combined with access to a strong tourist market, abundant daytime workers and affluent residents creates a truly Flag Ship opportunity for any concepts looking to enter the market.

620 SF

Available retail space

PRICE

Available upon request

PARKING

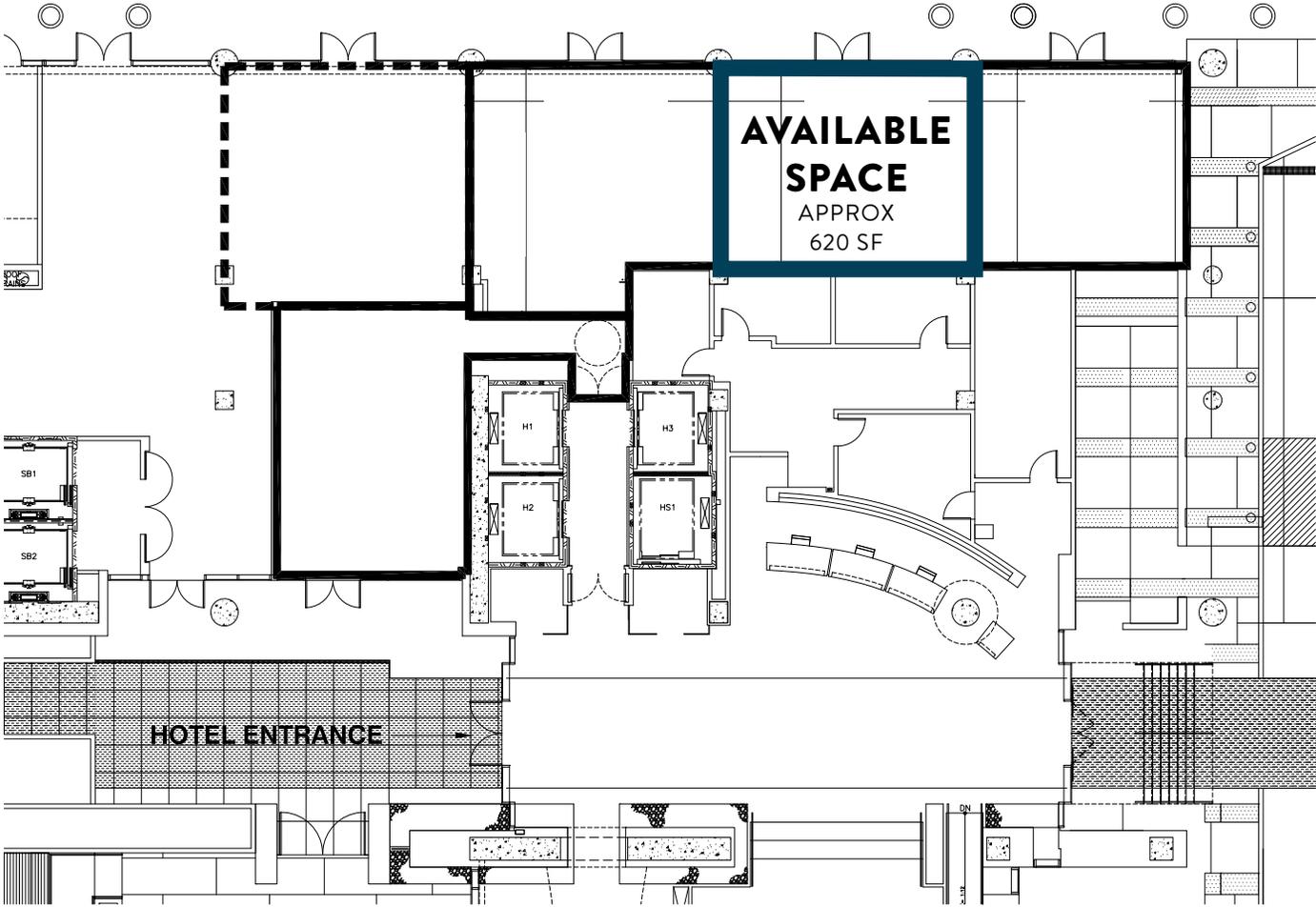
Valet parking on-site

LOCATION

Hollywood Blvd

SITE PLAN

ARGYLE AVENUE



W HOTEL RETAIL EXHIBIT



MARKET OVERVIEW

The intersection of Hollywood Blvd and Argyle sits conveniently in the epicenter of all the Hollywood area has to offer and is just a short walk from an array of tourist attractions, restaurants, and office complexes. With continued residential and commercial development supplementing the already booming area, 6250 Hollywood Blvd offers strong access to residents, tourists, and workers.



95
Walk score



25,065
Hollywood Blvd
cars per day



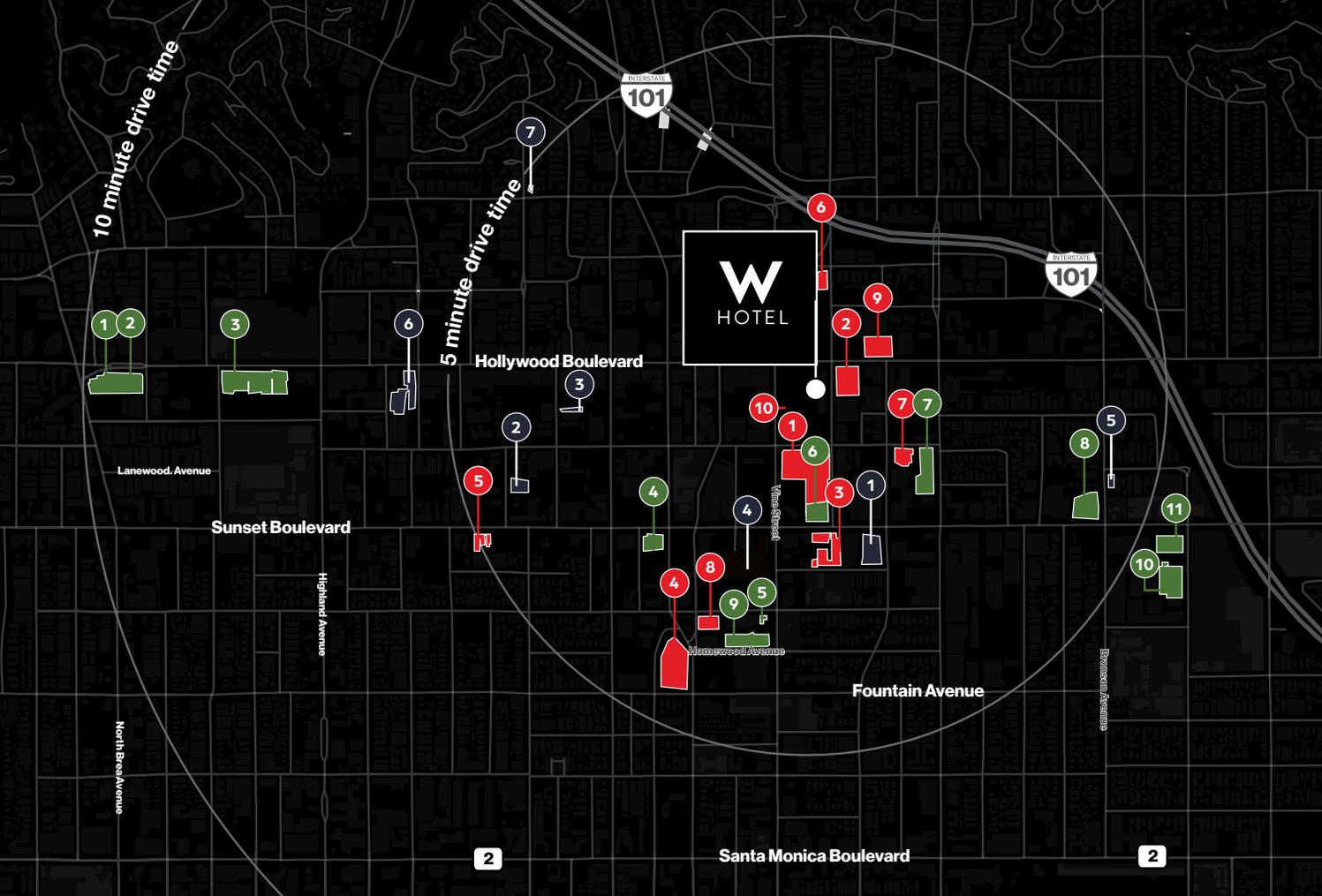
1,849,979
Hollywood/Vine
station passengers

	1 Mile	5 Miles	10 Miles
Population:	58,941	933,306	2,983,704
Median Age:	36.2	38.0	37.6
Average HHI:	\$94,693	\$118,504	\$122,960
Median Home Value:	\$1,375,387	\$1,318,875	\$1,067,719
Total Consumer Spending:	830,084,372	&13.4 B	\$39 B



CORPORATE NEIGHBORS AND RESIDENTIAL DEVELOPMENTS

Known for decades as the global hub for film and television production, Hollywood has recently undergone a transition to a hotspot for tech/entertainment companies (like Netflix and Paramount Studios) and high-end residential development. Currently, Hollywood has over 500,000 SF of office space under construction and is anticipating the completion of ~1,000 new, high-end residential units. As this evolution continues, Hollywood increasingly has something to offer to residents, workers, and shoppers alike.



HOLLYWOOD OFFICES

1. 7060 Hollywood
2. Hollywood Entertainment Plaza
3. TV Guide Hollywood Center
4. CNN Sunset Tower
5. The Academy on Vine - Bldg B
6. Sunset Media Center
7. Gower Building
8. EPIC
9. The Academy on Vine - Bldg A
10. Icon
11. Netflix

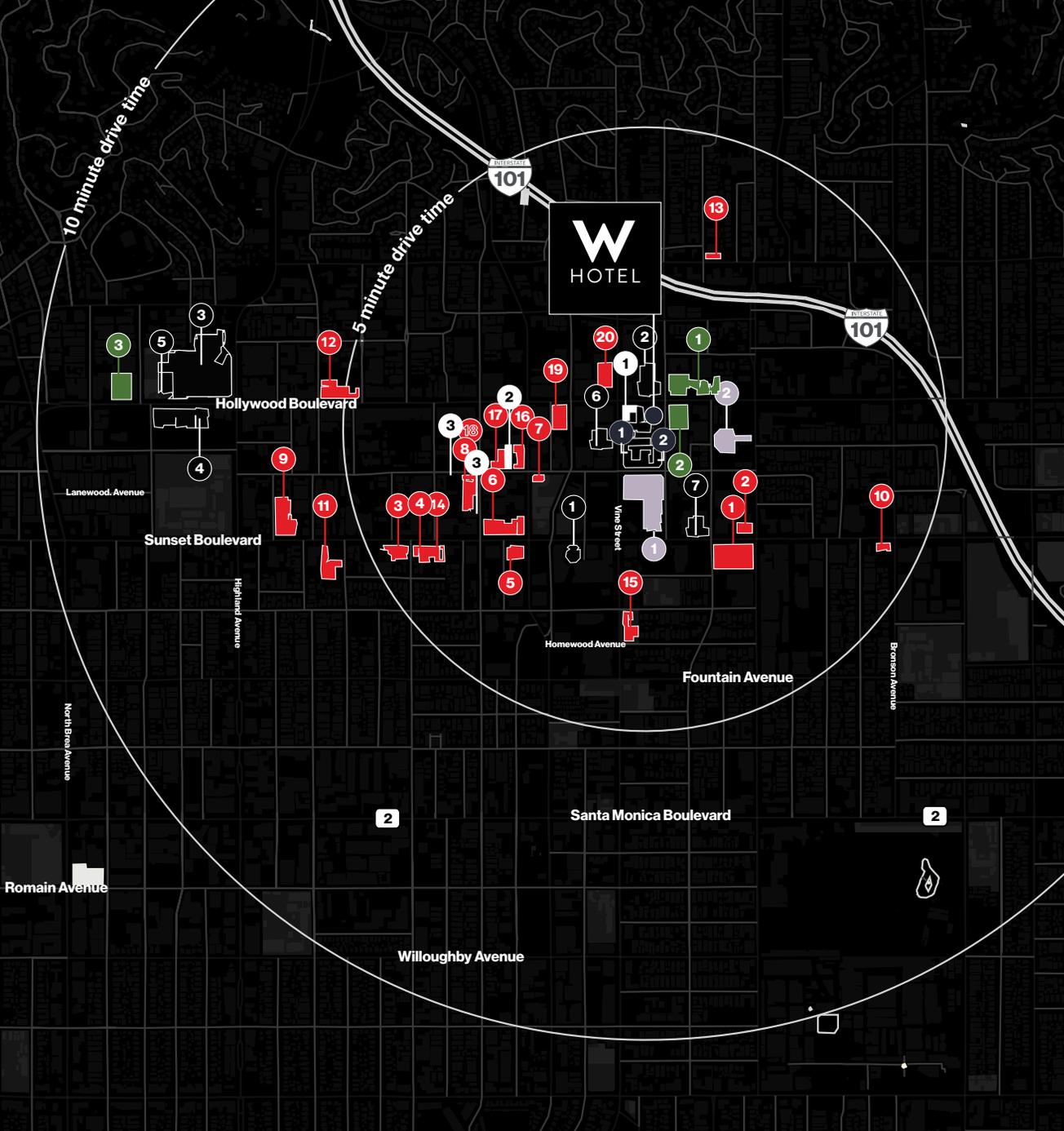
HOLLYWOOD MULTI-FAMILY EXISTING

1. The Camden (287 Units)
2. El Centro (507 Units)
3. Wallace on Sunset (200 Units)
4. The Rise Hollywood (369 units)
5. The Sunset Hue (40 units)
6. Argyle House (114 units)
7. Columbia Square (200 units)
8. Jardine (193 Units)
9. Easttown (535 units)
10. 1600 Vine (375 Units)

HOLLYWOOD MULTI-FAMILY UNDER CONSTRUCTION

1. Hanover Hollywood (270 units)
2. Inspire Hollywood (200 units)
3. Hollywood Arts Collective (152 units)
4. 1400 N Vine (198 units)
5. 5806 W Lexington (17 units)
6. 1647 N Las Palmas (202 units)
7. 6555 Franklin (28 units)

RETAIL NEIGHBORS AND NEARBY ATTRACTIONS



Fitness

1. Equinox
2. LA Fitness

Hotels

1. The Dream
2. The Roosevelt
3. The Thompson
4. Tommie

Grocery

1. Trader Joes
2. Bristol Farms (coming soon)

Retail

1. Funko
2. Amoeba
3. Target
4. Ovation Hollywood
5. Aldo Shoes
6. Footlocker
7. Forever 21
8. Hot Topic
9. Lids
10. Pandora
11. QUAY
12. Sephora
13. Shoe Palace
14. Victoria's Secret

Notable Restaurants

- | | |
|----------------------------------|--------------------|
| 1. Sweetgreen | 11. Luv2Eat Thai |
| 2. Sugarfish | 12. Musso & Frank |
| 3. Gwen | 13. Clark Street |
| 4. Tocaya | 14. Superba |
| 5. Philz | 15. Los Balcones |
| 6. Groundwork | 16. Beauty & Essex |
| 7. Trejo's | 17. Tao |
| 8. Mother Wolf | 18. Mama Shelter |
| 9. L'Antica Pizzeria da Michelei | 19. Katsuya |
| 10. xlb Dimsum | 20. Jemma |

Entertainment

- | | |
|---|------------------------|
| 1. The Cineramadome | 4. El Capitan Theatre |
| 2. The Pantages | 5. The Chinese Theatre |
| 3. Hollywood/Highland (and the key retailers) | 6. The Montalban |
| | 7. Hollywood Palladium |

2 Fitness
 4 Hotels
 1 Grocery
 20 Restaurants
 14 Retail
 7 Entertainment



GREATER HOLLYWOOD

4.5 HOURS

Average Stay
(2022)

58.9 MILLION

Annual # of
Visitors (2022)

HOLLYWOOD ENT. DIST.

3.5 HOURS

Average Stay
(2022)

27.9 MILLION

Annual # of
Visitors (2022)

WALK OF FAME

1 HOUR

Average Stay
(2022)

6.3 MILLION

Annual # of
Visitors (2022)



DEMOGRAPHICS | 3-MILE RADIUS



\$119,438

Average Household Income



178,684

Total Households



351,328

Daytime Employee Population



\$1.50 M

Median Home Value



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