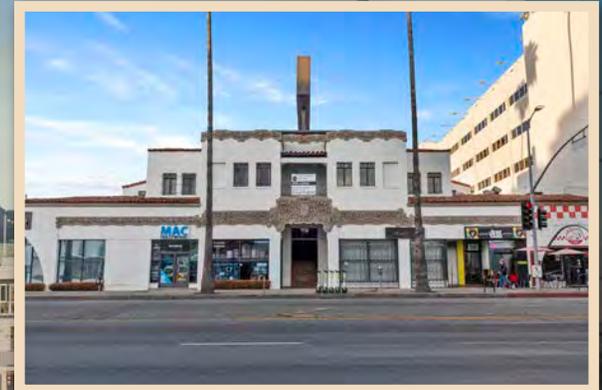


FOOD USE/RETAIL SPACE(S) ON A CORNER SUNSET BOULEVARD

MIXED USE PROPERTY FOR LEASE

PROPERTY VIDEO



SIGNAGE
AVAILABLE

6601-6613
W. SUNSET BLVD
LOS ANGELES, CA 90026

E

LEASED TO 

B

LEASED TO  **SUNSET HIBACHI**

A

SUNSET



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PROPERTY HIGHLIGHTS

- Amazing frontage on Sunset Blvd
- Dedicated secure parking lot with 3/1000 parking
- Historic building with amazing character
- Small manageable retail spaces
- Located in an unbelievable dense market with multi-family units (both new and old construction) surrounding the property
- Thousands of new units in development within the market

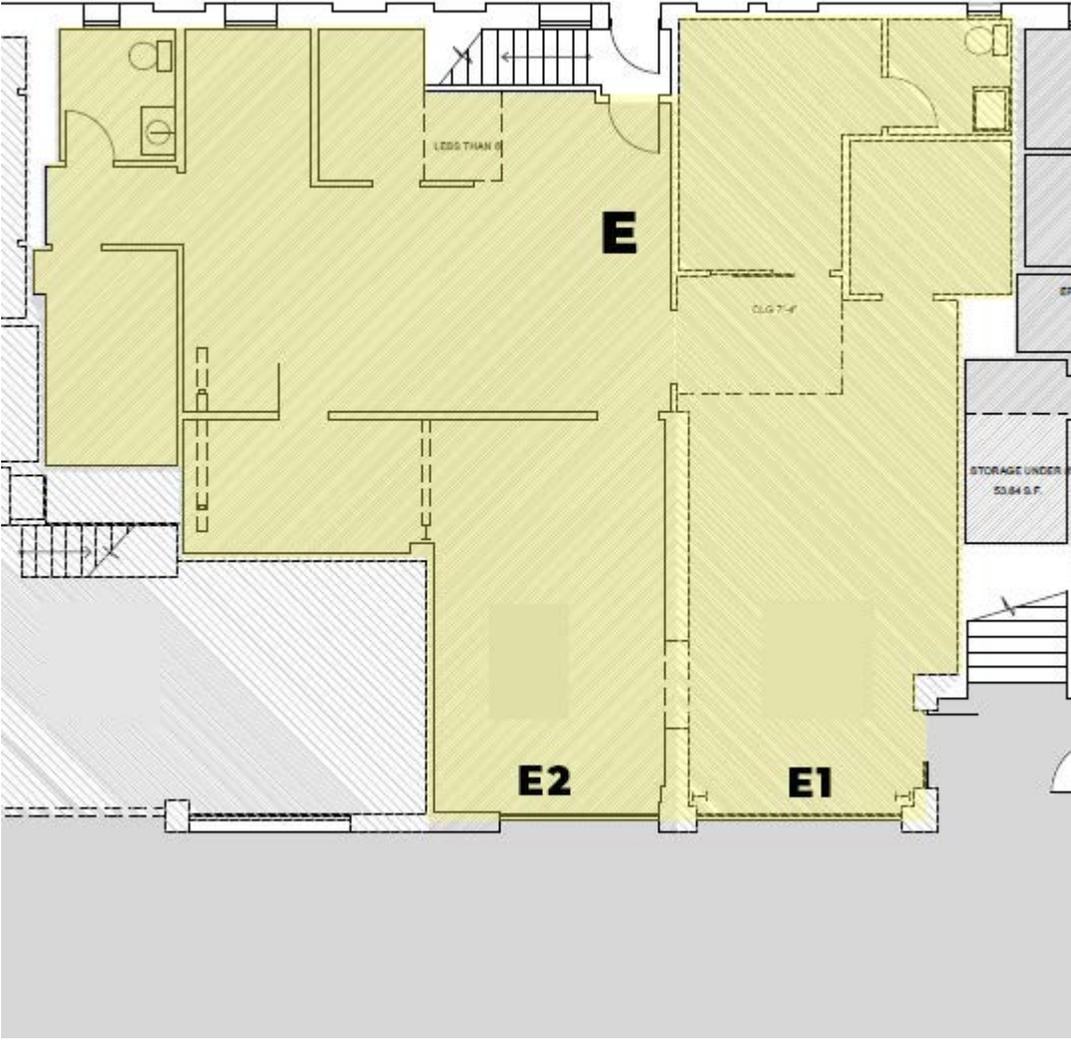
RETAIL

UNIT	SIZE (±)	RENT	NOTES
A	LEASED		RESTAURANT SPACE
B	606 SF	\$2,995/MO	NON HOODED FOOD/RETAIL
C	LEASED		
D	LEASED		
E	2,254 SF	\$9,750/MO	LARGE BUILDING SIGNAGE AVAILABLE AT ADDITIONAL COST - CAN BE DIVIDED INTO ±1,866 & ±888 SQFT SPACES (E1 & E2)



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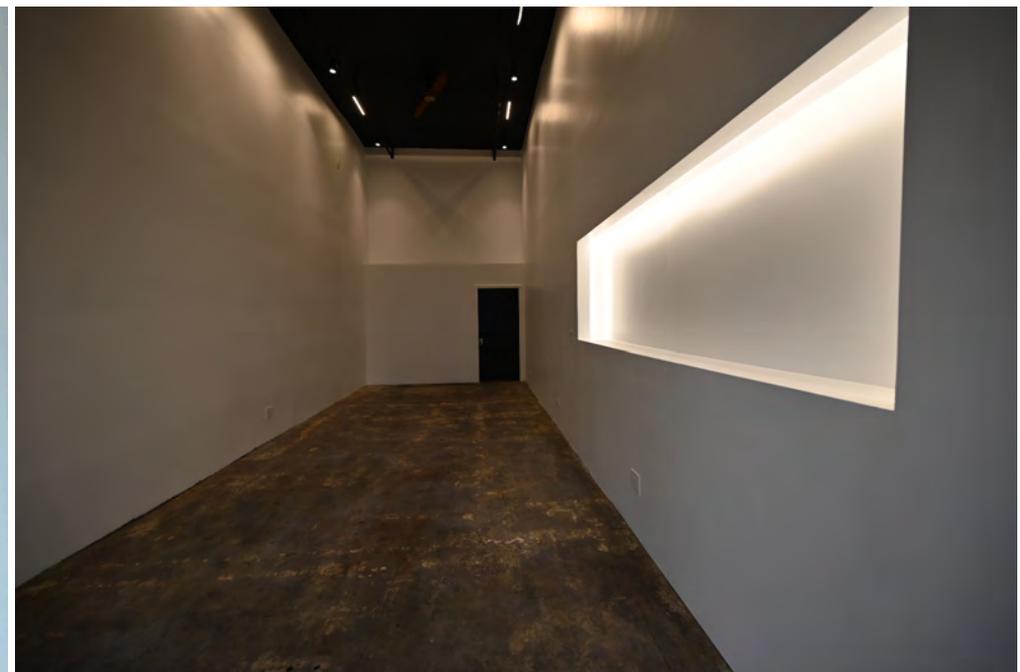
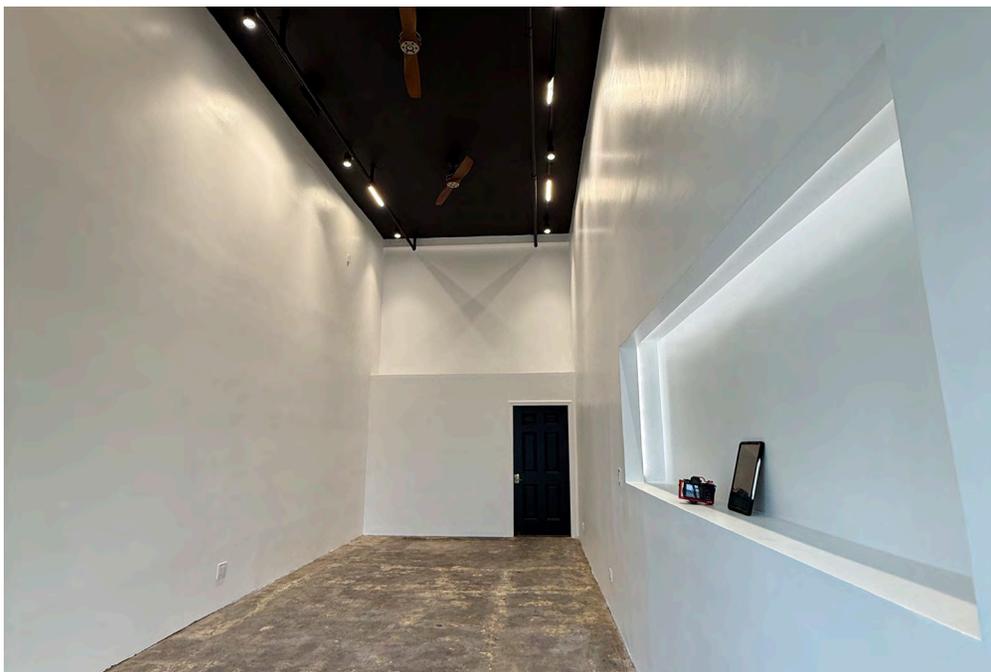
SPACE E SITE PLAN



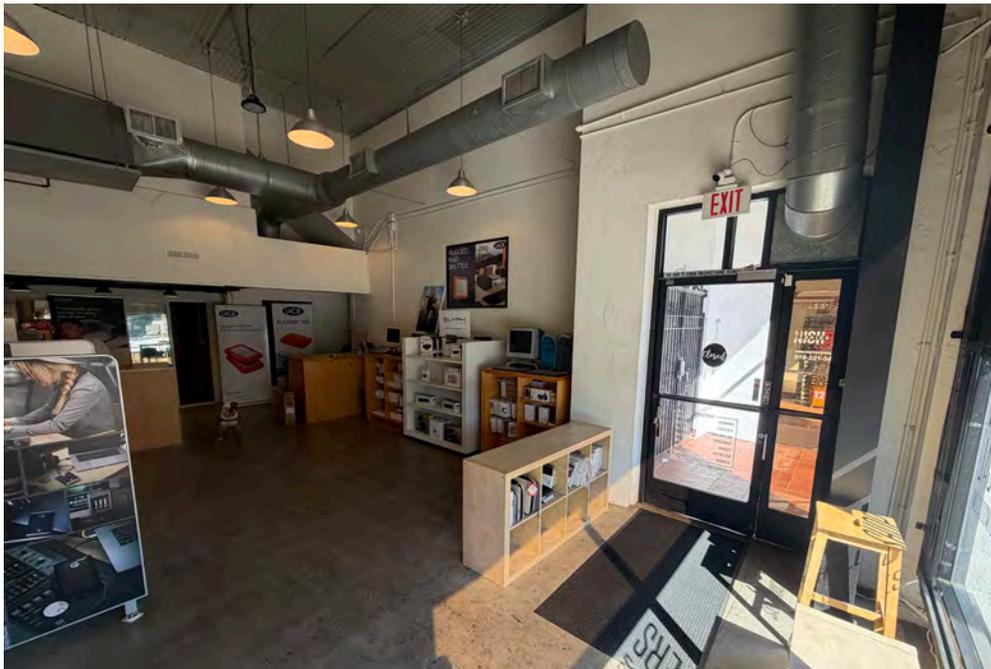
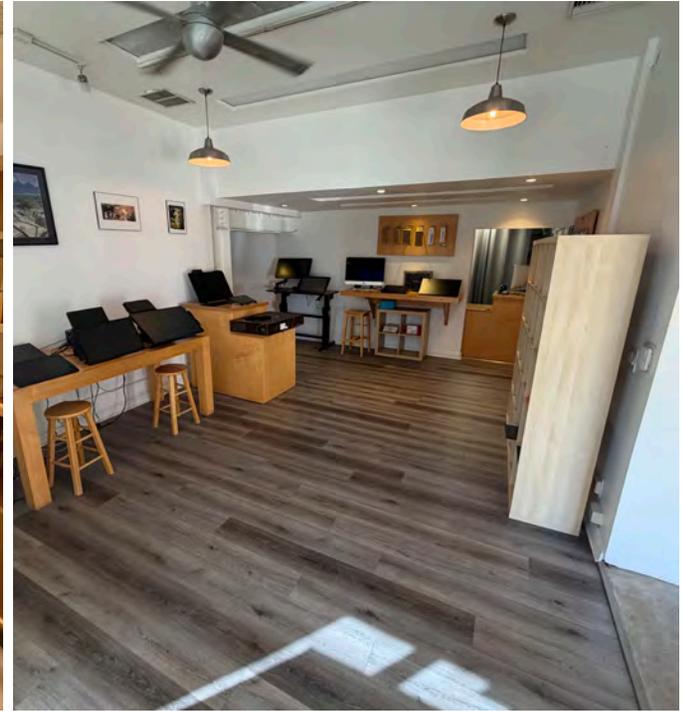
PARKING



SUITE B - INTERIOR PHOTOS



SUITE E - INTERIOR PHOTOS



ADDITIONAL PHOTOS



AERIAL

6601-6613
W. SUNSET BLVD
LOS ANGELES, CA 90026



HOLLYWOOD

2021 DEMOGRAPHICS	1-MILE	2-MILE	3-MILE
POPULATION	68,496	182,977	376,771
MEDIAN HOME VALUE	\$946,831	\$1,040,514	\$1,036,618
AVERAGE INCOME	\$83,304	\$97,809	\$93,085



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