

6506 Hollywood Blvd.

LOS ANGELES, CA 90028

FOR LEASE



OFFERING MEMORANDUM



CITYSTREET  
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# The Offering

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**CityStreet Commercial** is pleased to present the outstanding opportunity to lease the entertainment venue at 6506 Hollywood Blvd. The property consists of 12,500 SF event venue building on 65 feet of prime street frontage along the world-famous Hollywood Blvd arguably one of the most famous streets located in the entertainment capital of the world.

# Property Summary

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**6506 Hollywood Blvd, Los Angeles, CA 90028**

APN: 5547-016-002

Gross Building Area: 12,500 SF

Lot Size: 8,622 SF

Year built: 1935

Frontage: 65 feet

Zoned: LAC4

Incentives: Opportunity Zone



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# The Location

The property sits on the world-famous Hollywood Boulevard directly in the heart of the Hollywood's entertainment district, steps from the Dream Hotel, Thompson Hotel, Tao, Beauty & Essex and Mama's Shelter. Hollywood Boulevard attracts both locals and tourist offering a variety of excellent places to pop in for a drink or some food and hitting that sweet spot of the Hollywood lifestyle.

Hollywood has become one of the hottest development markets in Southern California. With more office space under construction than any place else in L.A. County, the entertainment industry is moving back to its historic roots and thousands of new residential units are attracting young Millennials and tech savvy residents.









# Area Highlights

- + Located in the true entertainment capital of the world which offers a collection of meaningful, enduring and iconic places.
- + Hollywood is experiencing a renaissance with multiple new hotels and mixed use developments offering continued growth for the area.
- + A model of urban revitalization bringing together educational, retail, hospitality and residential properties to form an eclectic neighborhood.

# Deal Points

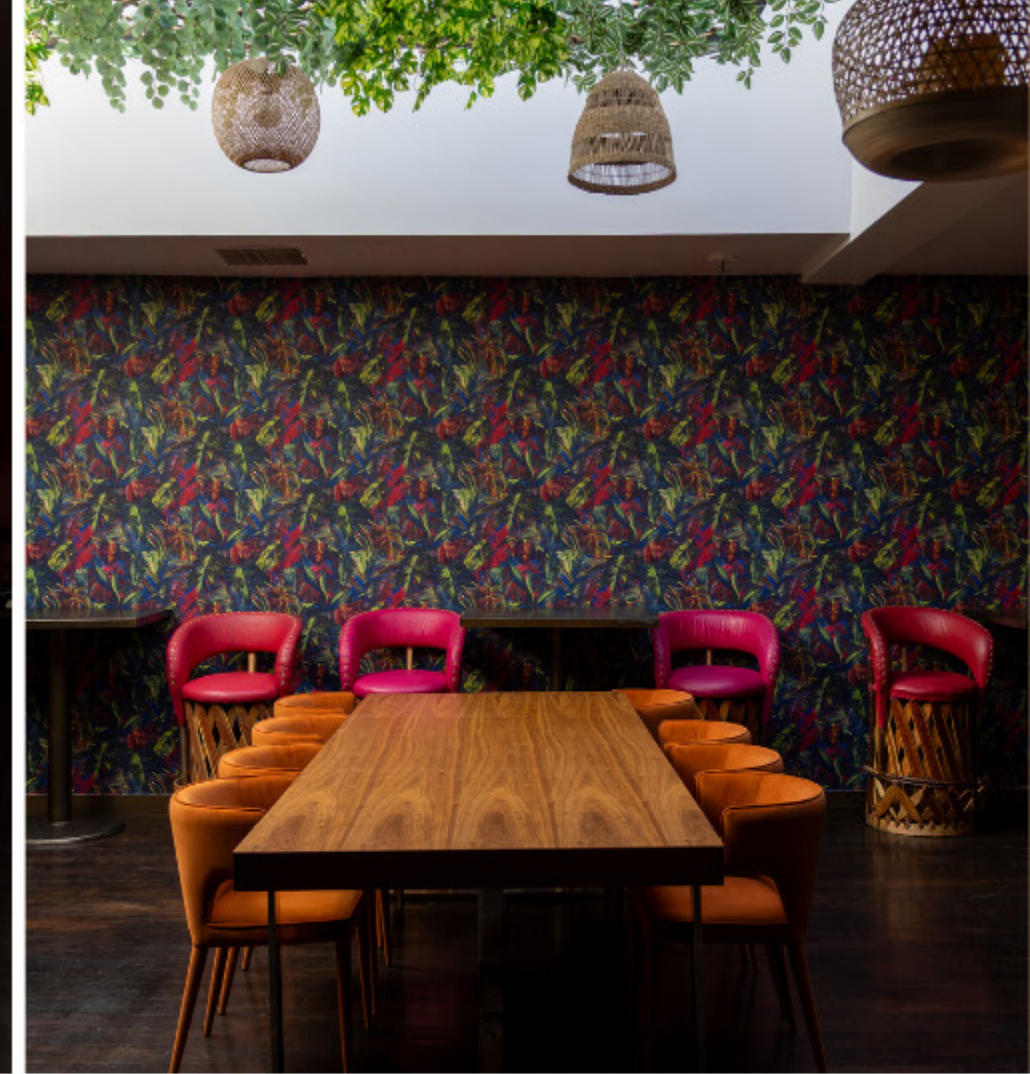
- |   |                                       |
|---|---------------------------------------|
| + 12,500 SF Available now                       | + ADA Accessibility                   |
| + \$35,000 / Month + NNN                        | + Digital Media Advertising Available |
| + Up to 25' Clear Height                        | + 65' of frontage on Hollywood Blvd   |
| + Second floor mezzanine w/<br>retractable roof |                                       |













# Area Demographics

This demographic analysis of Hollywood examines two geographies within the greater Hollywood area: the HED and the Hollywood Trade Area (the Hollywood neighborhood and Hollywood Hills). The Hollywood Trade Area roughly includes the area within a two-mile radius of Hollywood & Highland.

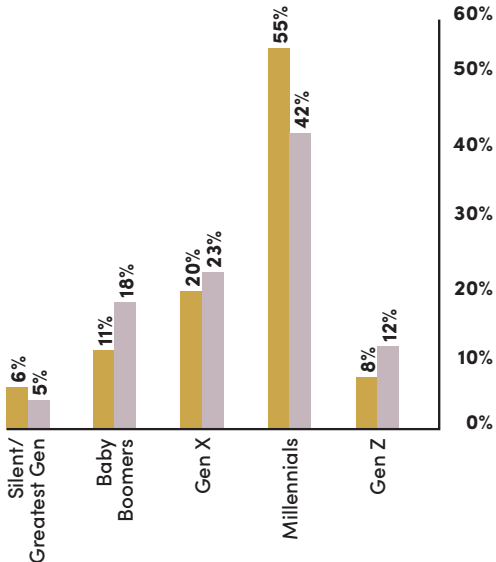
These areas are examined side-by-side for two reasons. The first – it is important to The HP to understand the demography of the area it manages, the HED. Understanding the unique traits of the HED can lead to more intentional and impactful services. Secondly, the Hollywood Trade Area reflects the range of residents and employees that play an essential role in supporting the Hollywood economy.

- HED
- Hollywood Trade Area
- Los Angeles, CA

19%

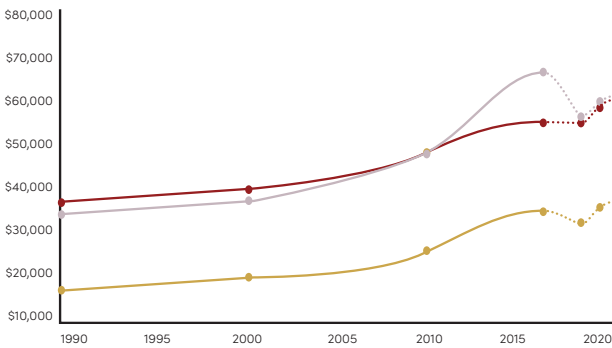
population growth between 2010 and 2020 within the HED census tracts, compared to 3% growth within the city of Los Angeles as a whole.

## Generations



Source: MySidewalk

## Average Household Income



Source: GIS Planning

## Educational Attainment

50%

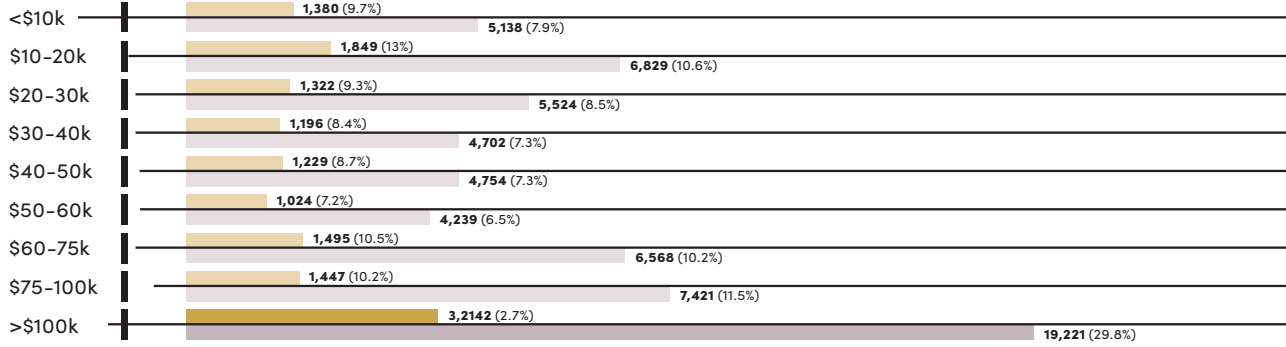
of residents over the age 25 in the HED and Hollywood Trade Area have attained a Bachelor's degree or higher.

Source: MySidewalk

## Hollywood Trade Area Enrollment Numbers

10,500 K-12: Public/Private  
7,500 Post-Secondary

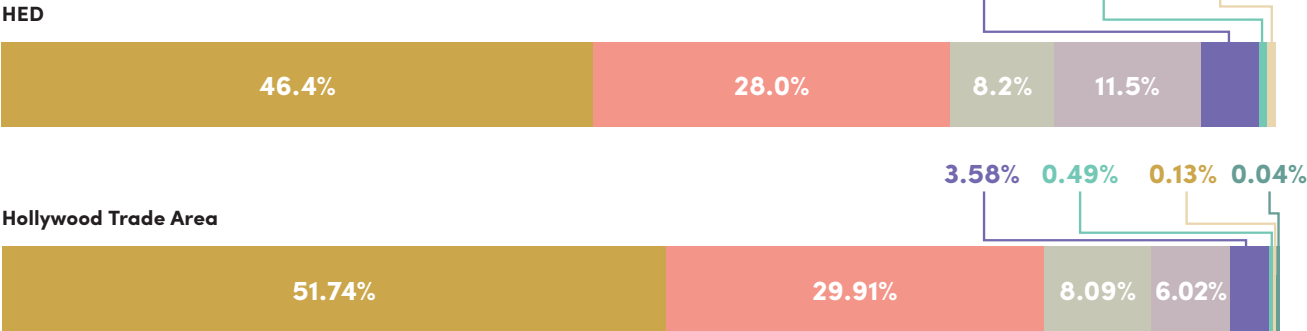
## Household Income Distribution



Source: GIS Planning

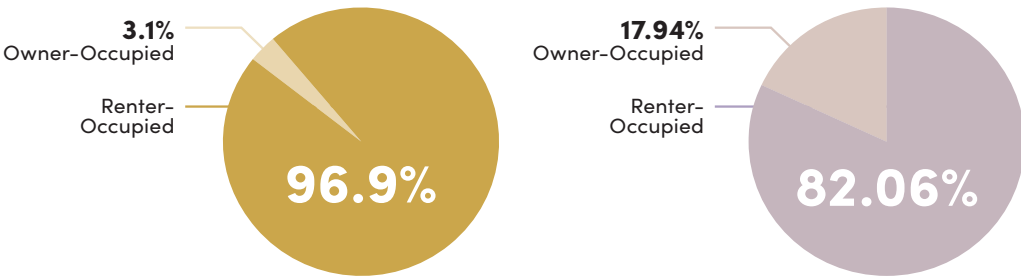
## Race & Ethnicity

- White
- Hispanic or Latino
- Asian
- Black
- Two or More Races Other
- Single Race Other
- American Indian
- Hawaiian



Source: MySidewalk

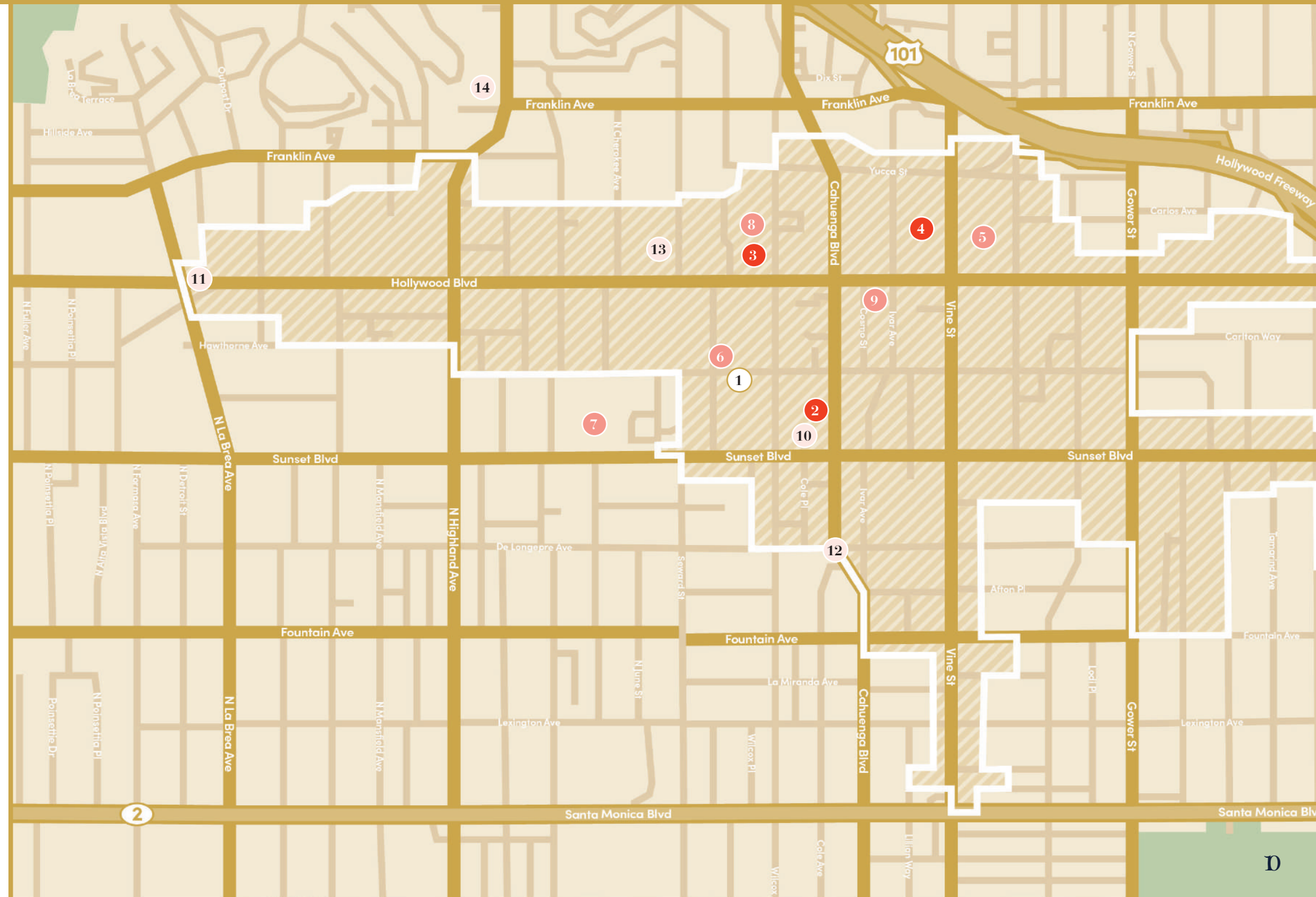
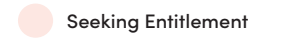
## Owner- vs. Renter-Occupied Units



Source: GIS Planning



# Hotel Developments





# Multifamily Developments

Completed

Under Construction    Entitled  
HED Boundary    Seeking Entitlement

- 1

1621 N McCadden Pl
- 2

1375 St Andrews Pl
- 3

Hollywood Arts Collective
- 4

Citrus & Highland
- 5

1130-1134 N Orange Dr
- 6

5801-5809 Camerford Ave
- 7

1025 N Wilcox Ave
- 8

The Sunset Lofts and Sunset Regency Residences
- 9

Inspire Hollywood
- 10

La Mirada at Central Park
- 11

MR2 Lofts
- 12

PATH Villas Hollywood
- 13

SunWest
- 14

747 N Western Ave
- 15

1601 North Las Palmas Ave
- 16

6220 Yucca St
- 17

6400 Sunset Blvd (Amoeba Tower)
- 18

Hollywood & Gower
- 19

Hollywood & Wilcox
- 20

Palladium Residences
- 21

Selma Place
- 22

5806 Lexington Ave
- 23

1333 Tamarind Ave
- 24

5600 Hollywood Blvd
- 25

5817 W Lexington Ave
- 26

Crossroads Hollywood
- 27

Montecito II
- 28

The Lombardi
- 29

6007 Sunset Blvd
- 30

Artisan Hollywood Tower
- 31

The Bonnie
- 32

Hollywood Center
- 33

Hollywood Tower
- 34

1114 N St Andrews Pl
- 35

5600 Franklin Ave
- 36

6104-6118 W Santa Monica Blvd
- 37

7100 Melrose Ave
- 38

1853 N Garfield Place
- 39

5500 W Hollywood Blvd
- 40

1657 N Western Ave
- 41

7000 W Melrose Ave
- 42

1400 Vine
- 43

6766 W Hawthorn
- 44

1415 N Cahuenga
- 45

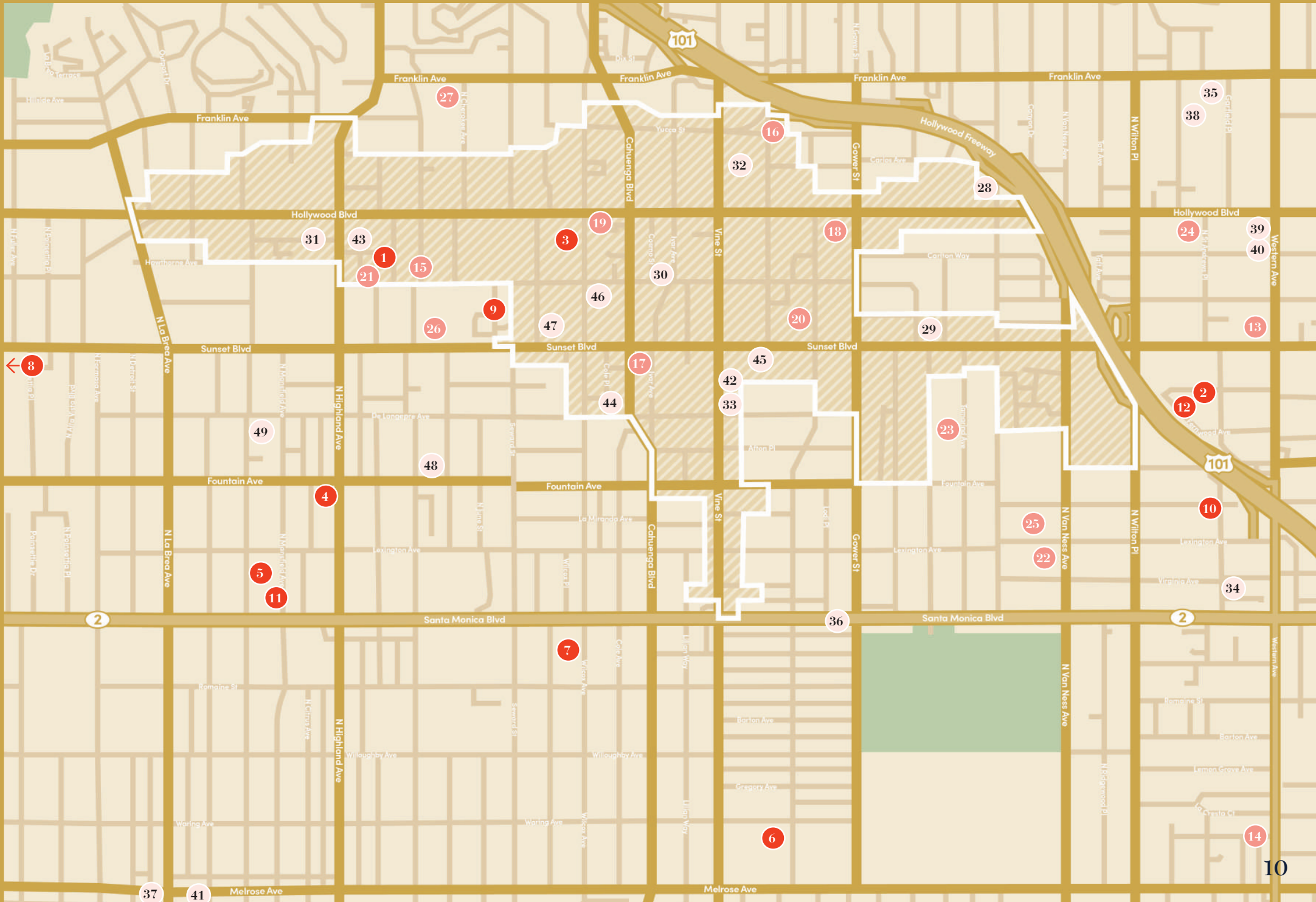
6266 Sunset Blvd
- 46

FOUND Residences
- 47

1600 N Schrader Blvd
- 48

1301 N Cherokee Ave
- 49

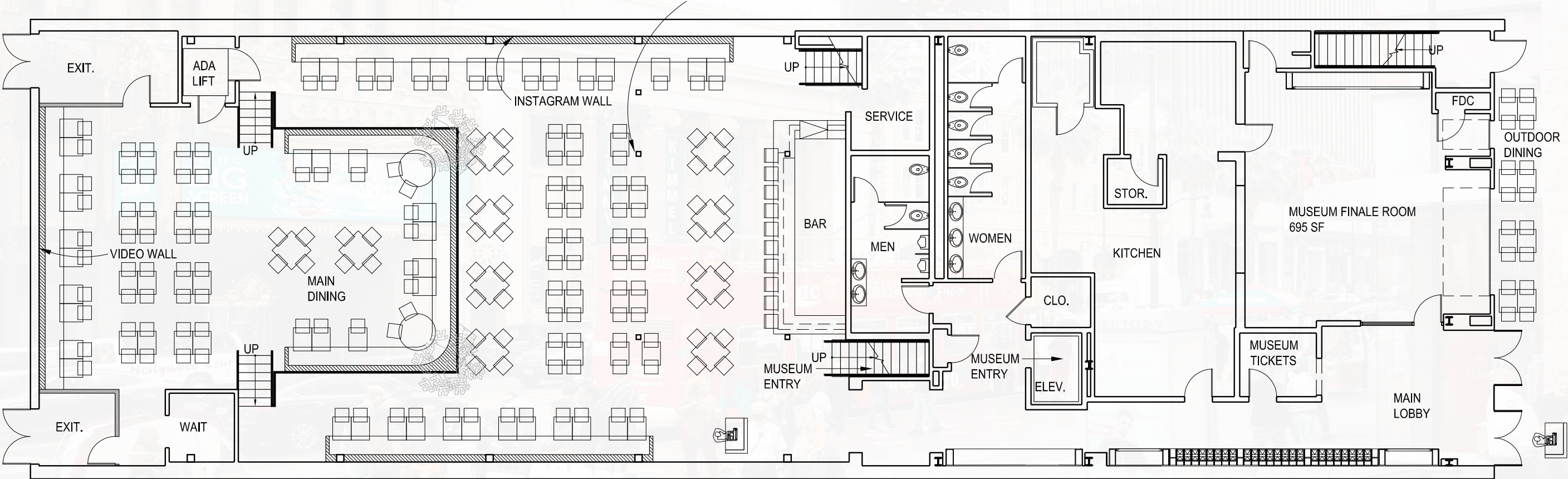
1352 N Orange Drive





# Floor Plan

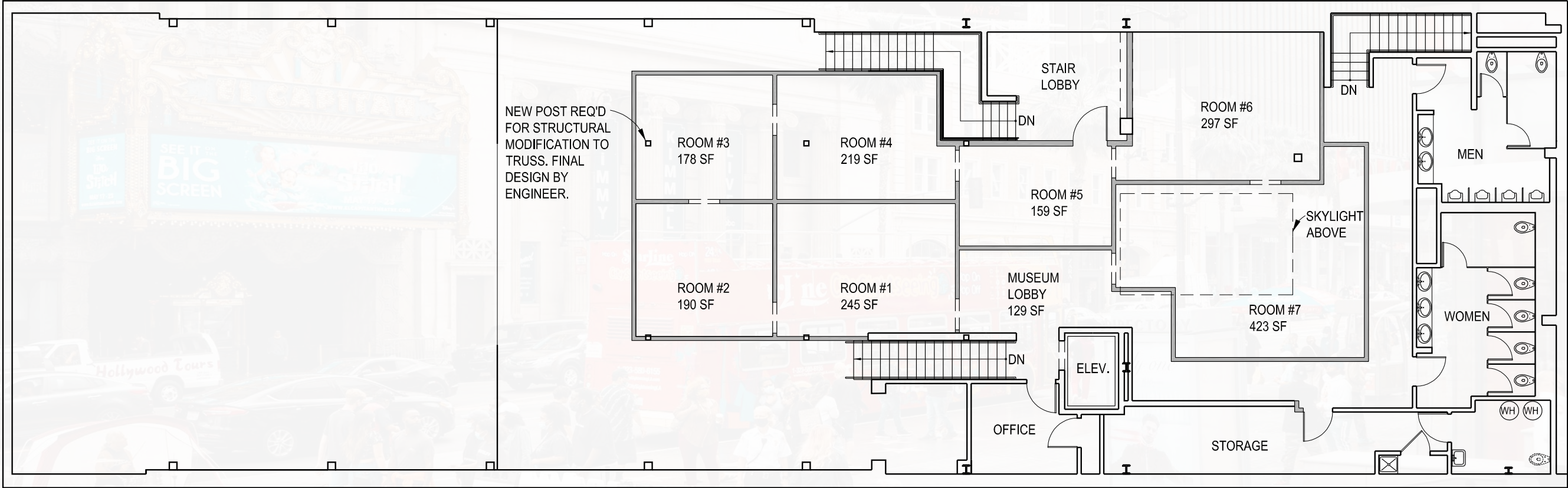
Restaurant Plan  
6506 Hollywood Blvd, Los Angeles, CA 90028





# Floor Plan

Mezzanine Plan  
6506 Hollywood Blvd, Los Angeles, CA 90028





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LOS ANGELES, CA 90028

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