



PEGASUS
ASSET MANAGEMENT

Plant Your Flag
in
Los Feliz

4

6

7

5

4

6

8

5

Hollywood Boulevard

Retail Space for Lease in the Heart of Los Feliz



Property Highlights

- Building features high ceilings, exposed brick and huge character
- Potential for front patio
- Rent and lease term are negotiable
- Freshly renovated to enhance the building's 1920s charm
- Rare, on-site surface parking
- Can be delivered with ADA restroom

Address	Square Footage	Space Type	Rate/SF	Term	
4679 Hollywood Boulevard	± 1,000 SF	Retail	Negotiable	Negotiable	<div style="background-color: red; color: white; padding: 5px; text-align: center;">AVAILABLE</div> <div style="background-color: #d9ead3; color: black; padding: 5px; text-align: center;">OCCUPIED</div>



4 6 7 5
Hollywood Boulevard
4 6 8 5

In the heart of Los Feliz and walking distance from Children's Hospital, Kaiser Permanente and Hollywood Presbyterian medical centers



4 6 7 9

1,000 SF Retail Space Available

 HOLLYWOOD PRESBYTERIAN
MEDICAL CENTER

Children's
Hospital
LOS ANGELES


KAISER PERMANENTE®

Barnsdall
ART PARK



5-Minute Walk

LOS ANGELES
Hotel
Covell
HomeState
A TEXAS KITCHEN

gget


KISMET

SILVERLAKE DISMUS
CONSERVATORY OF MUSIC
SCM

KISMET
PÂTISSERIE

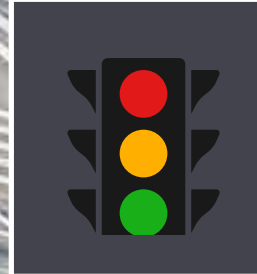
Sōgo
Roll Bar

HAWAIIAN'S
Gourmet
Shave Ice
HAWAIIAN'S ICE IS NOT CREATED EQUAL™

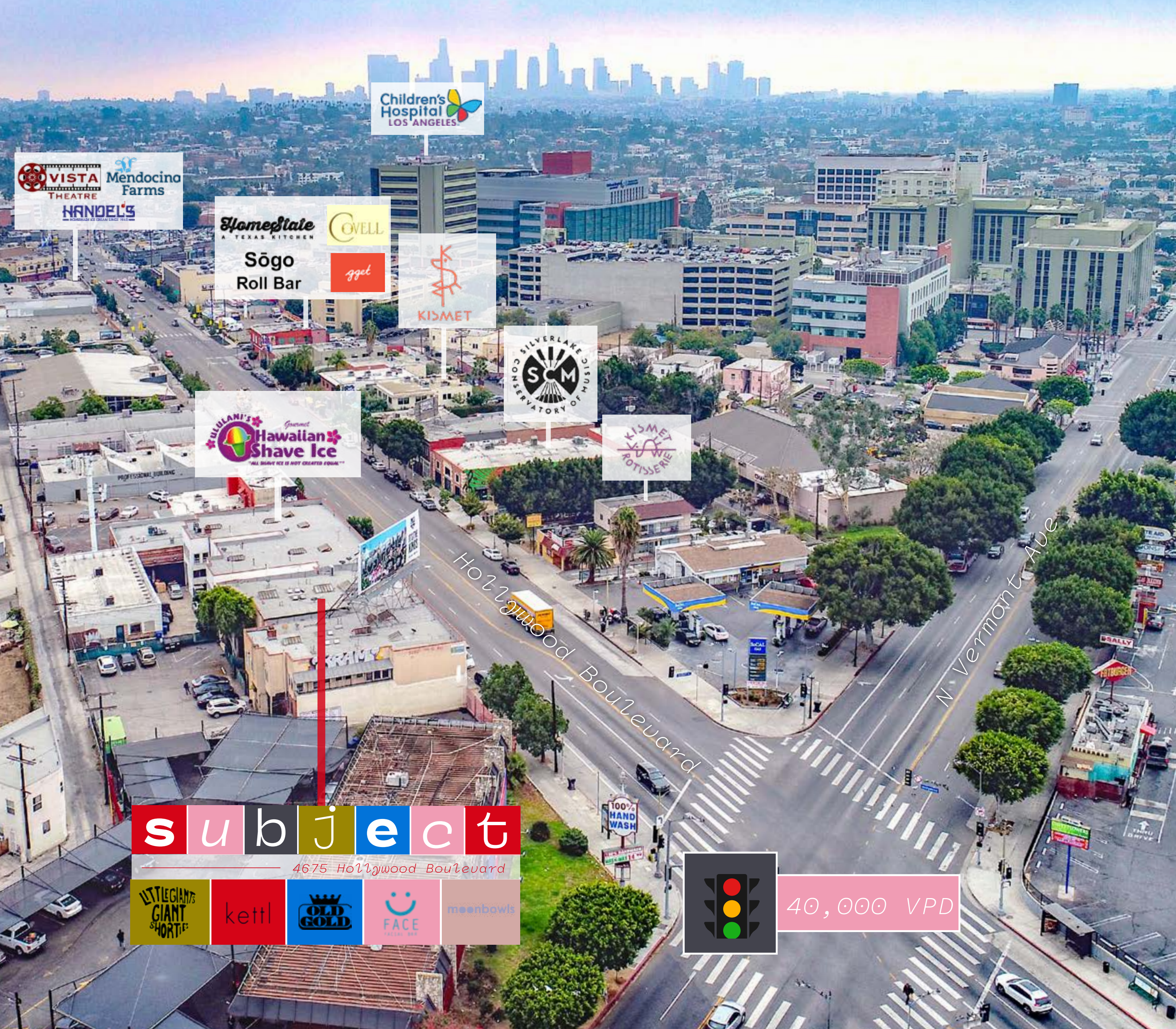
subject

N Vermont Ave

Hollywood Boulevard



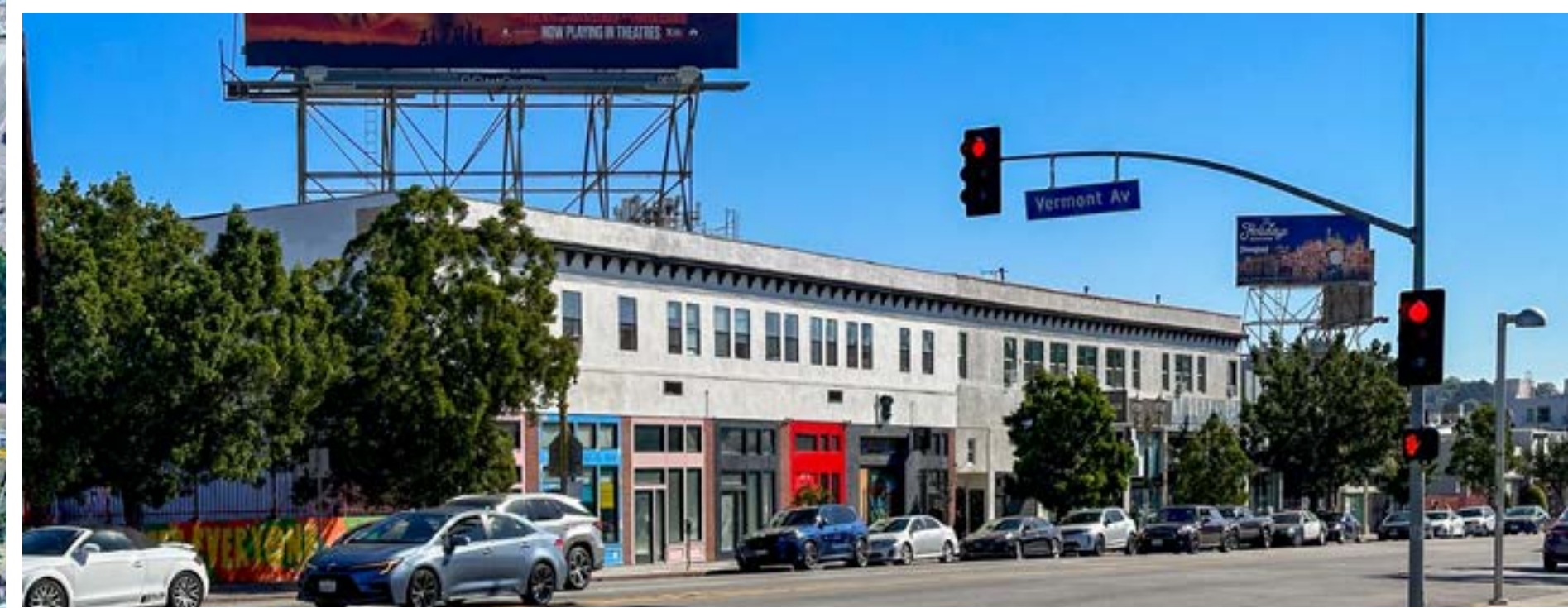
40,000 VPD



4 6 7 5

Hollywood Boulevard

4 6 8 5



Location Highlights

- Situated on a stretch of Hollywood Boulevard that has become the food and drink mecca of Los Feliz, with the likes of Kismet, Kismet Rotisserie, Sogo Roll Bar, Go Get 'Em Tiger, Homestate and Bar Covell all on the block.
- Incredible, high-traffic location (± 40,000 VPD) corner of Hollywood Boulevard and Vermont Avenue.
- Walking distance from Children's Hospital Los Angeles, Kaiser Permanente Los Angeles Medical Center, and CHA Hollywood Presbyterian Medical Center, all major traffic drivers
- Minutes from the Griffith Observatory, Griffith Park and the Greek Theater, some of Los Angeles' top tourist destinations
- Los Feliz's average household income is \$89,325 (1-mile)
- Many entertainment executives and celebrities live in Los Feliz due to nearby entertainment/production companies such as Netflix, Sunset Bronson and Sunset Gower studios, less than 2 miles away

Little Giants
Interior Buildout



4 6 7 5

Hollywood Boulevard

4 6 8 5

Downtown Los Angeles

Koreatown



Silver Lake

Sunset Blvd

s u b j e c t
 4675 Hollywood Boulevard

Hollywood Blvd

Vermont Ave

MARU

alcove

farfalla

ALL TIME



Albertsons

LASSENS

Los Feliz

LITTLE Dom's

Los Feliz Blvd - 63,000 VPD



Los Feliz, California


Los Feliz is a well-balanced mixture of history and modernity, an urban charm that continuously draws in Los Angeles natives and tourists from all over the world. Located between CA-101 and I-5 at the base of Mount Hollywood, the neighborhood is famous for its proximity to the iconic Griffith Observatory, the Greek Theater and also for being home to many of Hollywood's elite and movie stars. Pedestrian-friendly with a relaxed vibe, Los Feliz houses an eclectic selection of artisanal shops and eateries, a collection resembling the cultural diversity of its residents.


On its east side, the neighborhood boasts some of the most splendid and influential residential architecture in Los Angeles, including the Ennis House and the Hollyhock house, designed by Frank Lloyd Wright. Apart from its colorful history and local boutiques, Los Feliz is also welcoming new and large-scale developments into town. At the southeast corner of Western and Franklin Avenues, a five-story structure including 96 apartments and 5,500 SF of ground-floor commercial space is underway.




Los Feliz Village

Sitting on the southern end of Los Feliz centered on Vermont and Hillhurst Avenues, Los Feliz Village is deemed as one of Los Angeles' most walkable commercial districts and as the heart of the neighborhood. This area of Los Feliz is dotted with most of the commercial storefronts in the district, ranging from restaurants, coffee shops, and specialty dive bars to boutiques, a neighborhood movie house and vintage stores. More than 300 independent and creative spirited merchants call Los Feliz Village home, adding to the unique personality of this eclectic neighborhood.

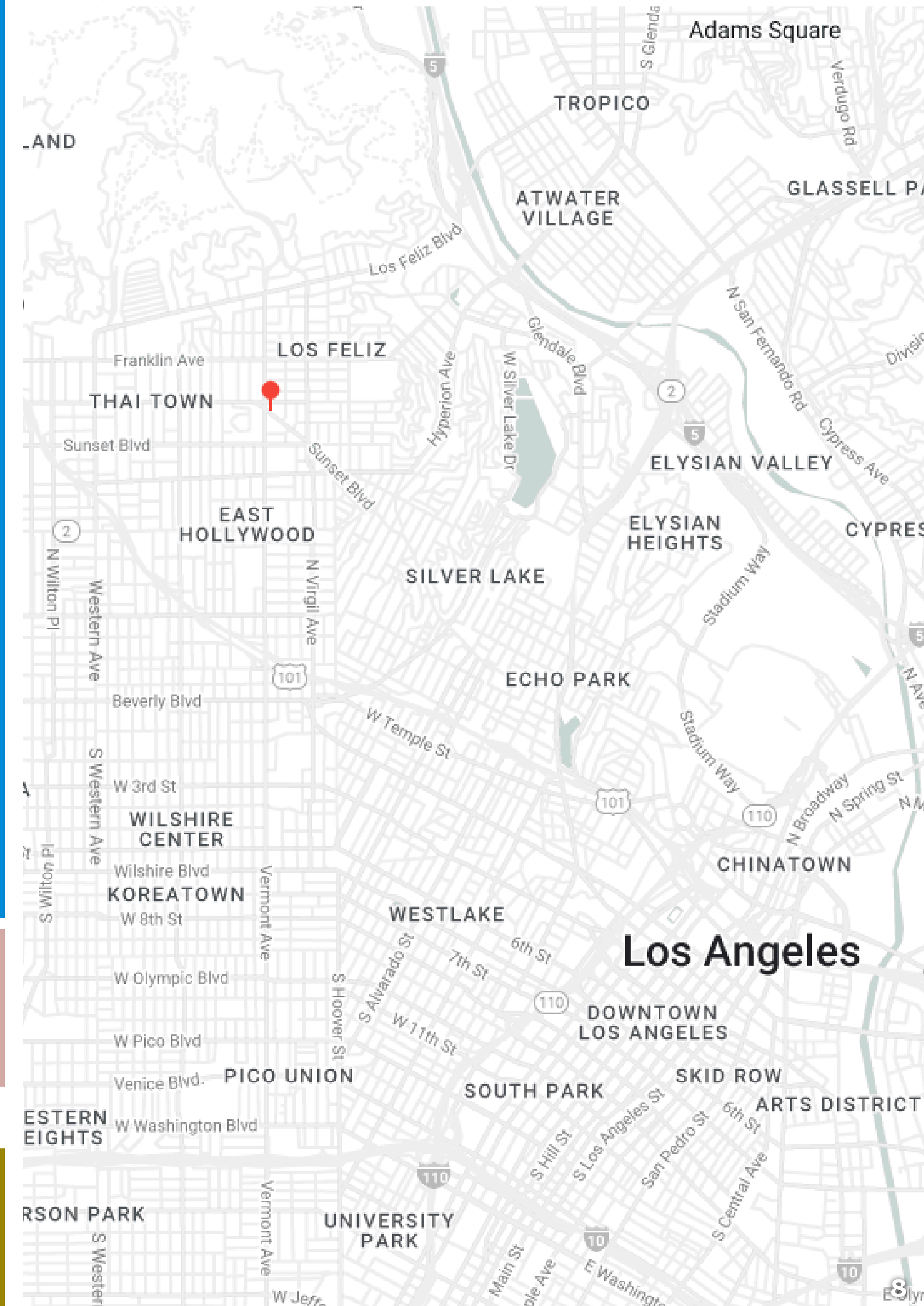

2023 Est. Population
59,474
 1-Mile


Average Household Income
\$89,325
 1-Mile


Est. Home Value Price
\$1,815,000
 (Zillow)



Hollywood Boulevard





4 6 7 5

Hollywood Boulevard

4 6 8 5

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