

Arrive. HOLLYWOOD

2ND GEN FITNESS, RESTAURANT
& SALON SPACES FOR LEASE

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KWP BROKERAGE

KWP
REAL ESTATE

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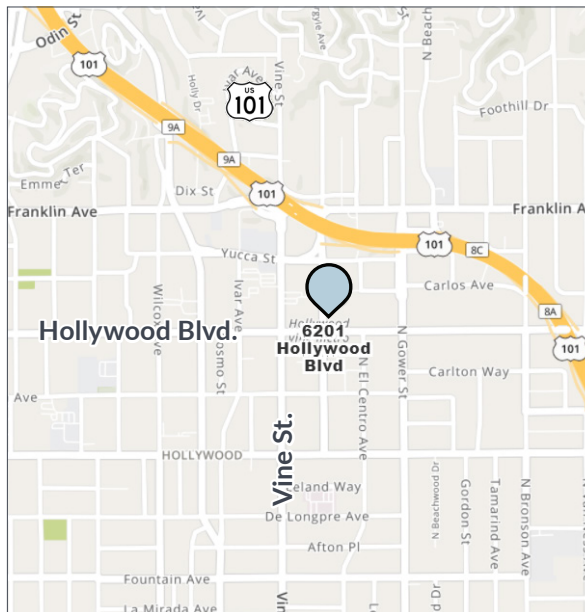
AVAILABLE

- Size:** Spaces ranging from ±1,618 Rentable SF up to ±3,678 Rentable SF
- Rent:** Contact broker
- NNN:** ±\$1.98 Per RSF/Mo.
- Parking:** Ample onsite parking

PROPERTY HIGHLIGHTS

- 2nd generation restaurant and fitness spaces available
- Carefully curated environment, including a fusion of local retailers and global brands
- Has an immediate audience with 535 residential units above retail and 507 additional residential units across the street at EL CENTRO featuring Amoeba records
- Co-tenants at property include: CVS, Dunkin', Shake Shack, Funko, Afters Ice Cream, and Totoyama
- Adjacent to the 2,700 seat Pantages Theatre with 1 million annual visitors
- Over 10,000,000 SF of office space in immediate submarket (Netflix and Technicolor)
- Minutes away from the 101 Freeway connecting you to the Greater Los Angeles Area
- Next door to the Hollywood & Vine Metro station, with 12,000 daily riders
- On the Hollywood Walk of Fame, which is visited by over 10 million people annually
- Over 550 commercial/visitor parking spaces

* Prospective tenants are hereby advised that all uses are subject to City approval



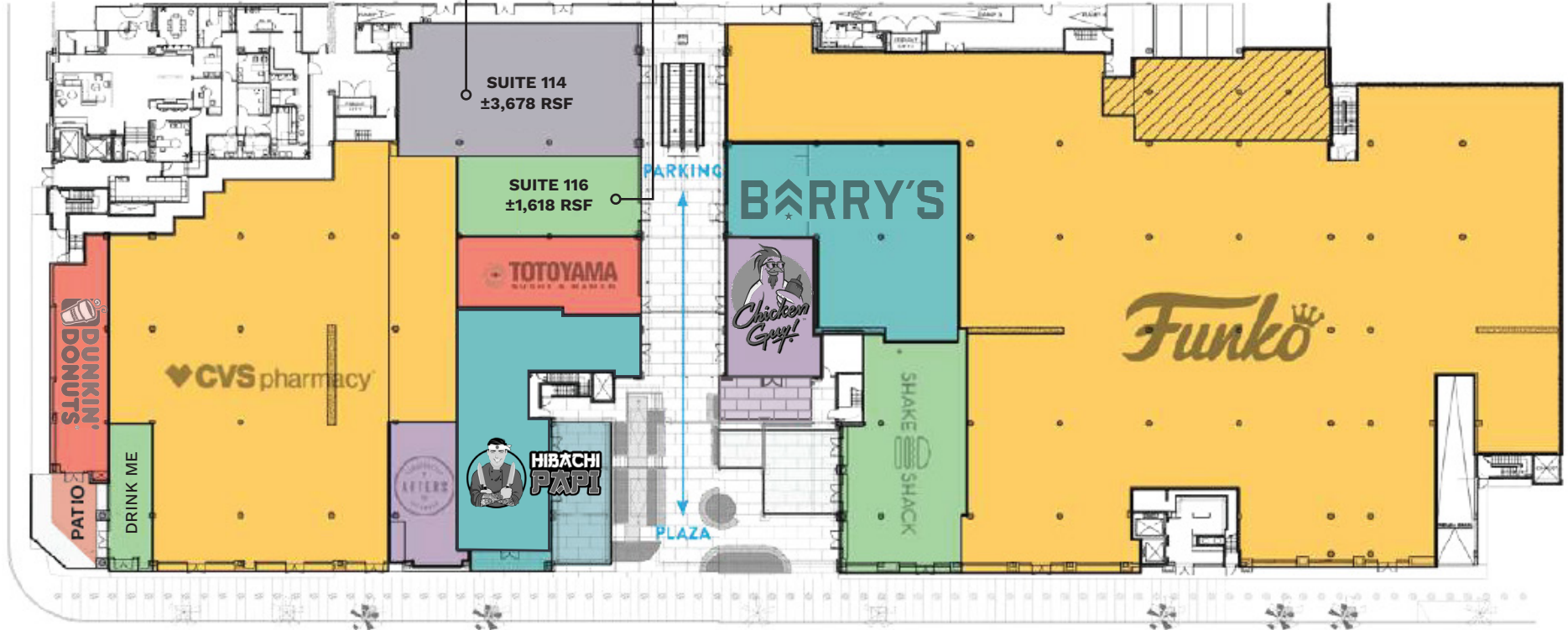
NEIGHBORING TENANTS



2nd Gen.
Fitness Space

2nd Gen.
Salon

Argyle Ave.



Hollywood Blvd.

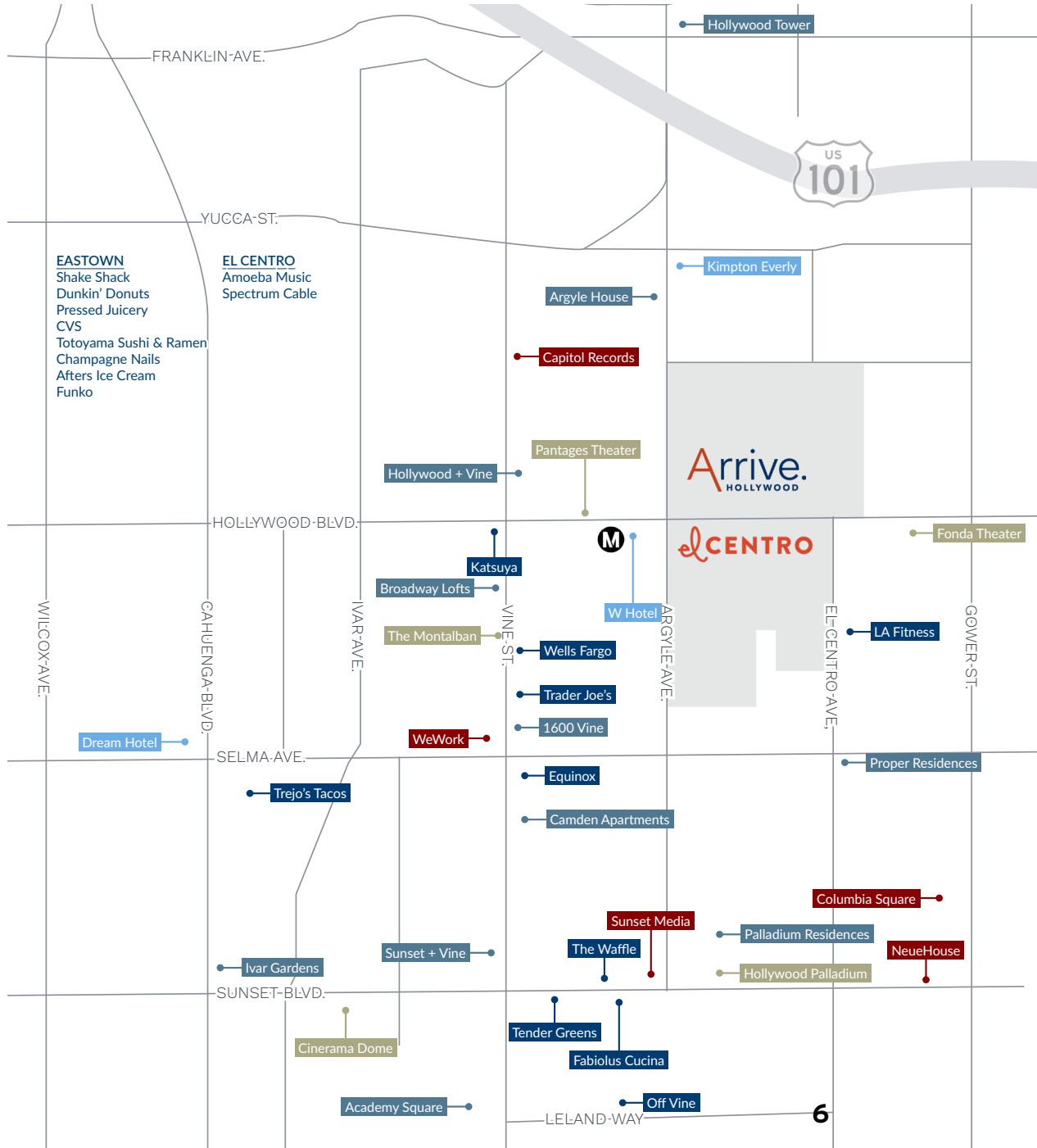






SUITE 114
2ND GEN. FITNESS
±3,678 RSF





THE NEIGHBORHOOD



- KEY**
- Retail/Restaurant
 - Multifamily
 - Hotel
 - Office/Business
 - Attraction/Entertainment



AREA DEMOGRAPHICS



| | 0.5 Mile | 1 Mile | 2 Miles |
|--|-----------------|------------------|------------------|
| POPULATION | | | |
| 2025 Estimated Population | 18,381 | 64,014 | 183,058 |
| 2030 Projected Population | 18,226 | 64,620 | 180,042 |
| 2020 Census Population | 16,035 | 58,455 | 175,749 |
| 2010 Census Population | 13,291 | 53,767 | 169,415 |
| Projected Annual Growth 2025 to 2030 | -0.2% | 0.2% | -0.3% |
| Historical Annual Growth 2010 to 2025 | 2.6% | 1.3% | 0.5% |
| 2025 Median Age | 36.1 | 36.5 | 37.6 |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 10,146 | 33,204 | 90,119 |
| 2030 Projected Households | 10,503 | 34,786 | 91,644 |
| 2020 Census Households | 8,519 | 29,455 | 85,625 |
| 2010 Census Households | 6,929 | 26,234 | 79,446 |
| Projected Annual Growth 2025 to 2030 | 0.7% | 1.0% | 0.3% |
| Historical Annual Growth 2010 to 2025 | 3.1% | 1.8% | 0.9% |
| RACE & ETHNICITY | | | |
| 2025 Estimated White | 49.8% | 47.3% | 48.8% |
| 2025 Estimated Black or African American | 10.5% | 8.8% | 6.9% |
| 2025 Estimated Asian or Pacific Islander | 11.1% | 11.7% | 13.4% |
| 2025 Estimated American Indian or Native Alaskan | 1.0% | 1.2% | 1.2% |
| 2025 Estimated Other Races | 27.6% | 31.1% | 29.7% |
| 2025 Estimated Hispanic | 31.7% | 35.9% | 34.9% |
| INCOME | | | |
| 2025 Estimated Average Household Income | \$96,887 | \$103,716 | \$123,454 |
| 2025 Estimated Median Household Income | \$70,655 | \$74,605 | \$82,674 |
| 2025 Estimated Per Capita Income | \$54,795 | \$54,514 | \$61,288 |
| EDUCATION | | | |
| 2025 Estimated High School Graduate | 16.3% | 17.0% | 15.2% |
| 2025 Estimated Some College | 18.0% | 17.0% | 16.3% |
| 2025 Estimated Associates Degree Only | 6.1% | 6.3% | 5.8% |
| 2025 Estimated Bachelors Degree Only | 32.7% | 33.1% | 33.7% |
| 2025 Estimated Graduate Degree | 15.5% | 14.3% | 15.6% |
| BUSINESS | | | |
| 2025 Estimated Total Businesses | 1,502 | 3,894 | 10,997 |
| 2025 Estimated Total Employees | 13,972 | 35,708 | 78,015 |
| 2025 Estimated Employee Population per Business | 9.3 | 9.2 | 7.1 |
| 2025 Estimated Residential Population per Business | 12.2 | 16.4 | 16.6 |



R E A L E S T A T E

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