

1616 N LA BREA AVE
Hollywood, CA 90028



CBRE



WELCOME TO
HOLLYWOOD

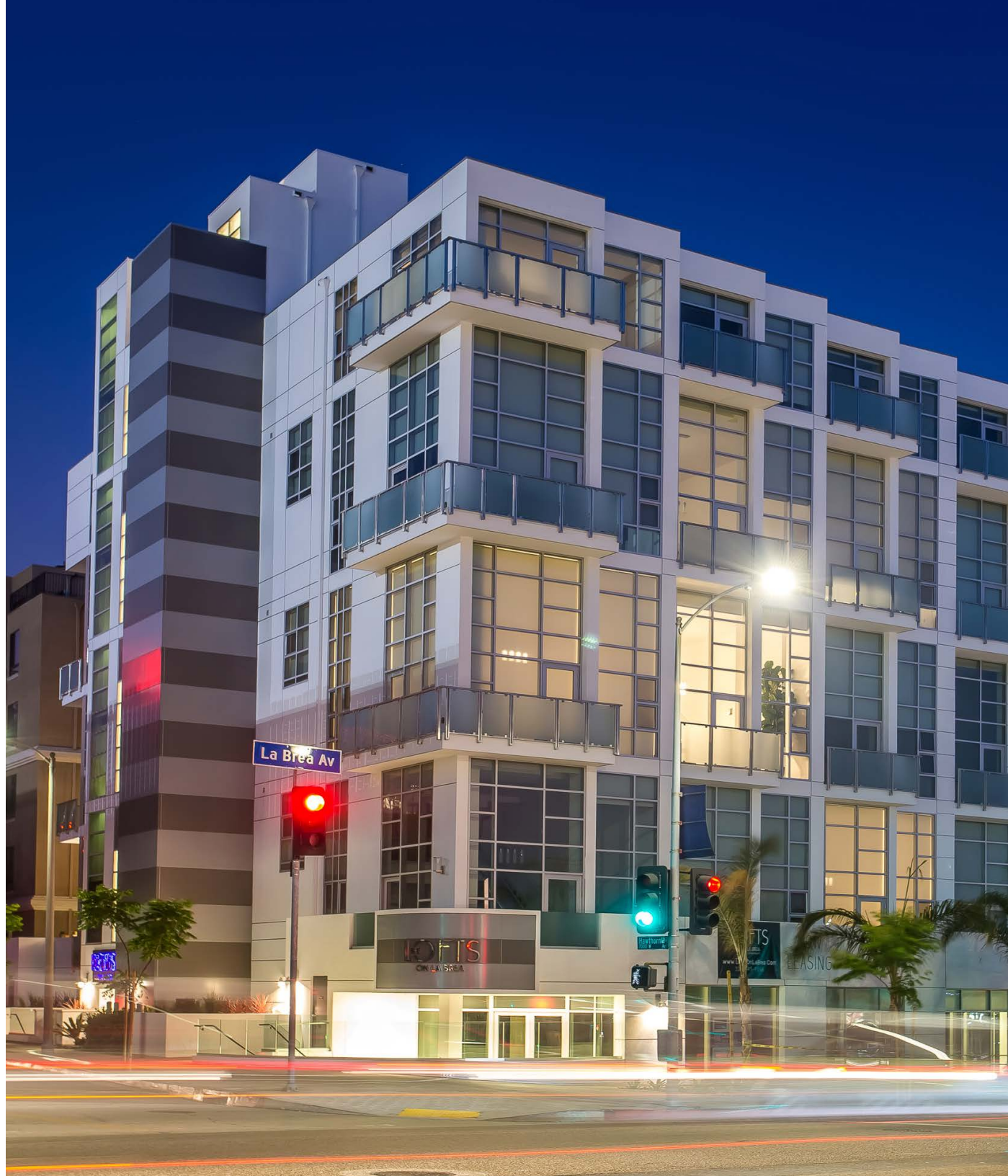


property details

- + Available: ±721 SF to ±9,510 SF
- + Asking Rate: \$3.35 PSF NNN
(± \$1.00/SF NNs)
- + Parking: 3:1,000 SF
- + Term: 5-10 years

property highlights

- + Prominent Ground Floor space in one of Hollywood's Premier New Residential Developments
- + Signalized corner of La Brea and Hawthorn, between Sunset & Hollywood Blvd.
- + Short walk to Hollywood & Highland Iconic shopping center, (Grauman's) TCL Chinese Theatre, and Hollywood Walk of Fame
- + Prominent Signage Available
- + Retail/Creative Office
- + Secured on-site subterranean parking available
- + Tremendous amenities within walking distance: El Capitan Theatre, Hollywood Roosevelt Hotel, numerous shops and restaurants.

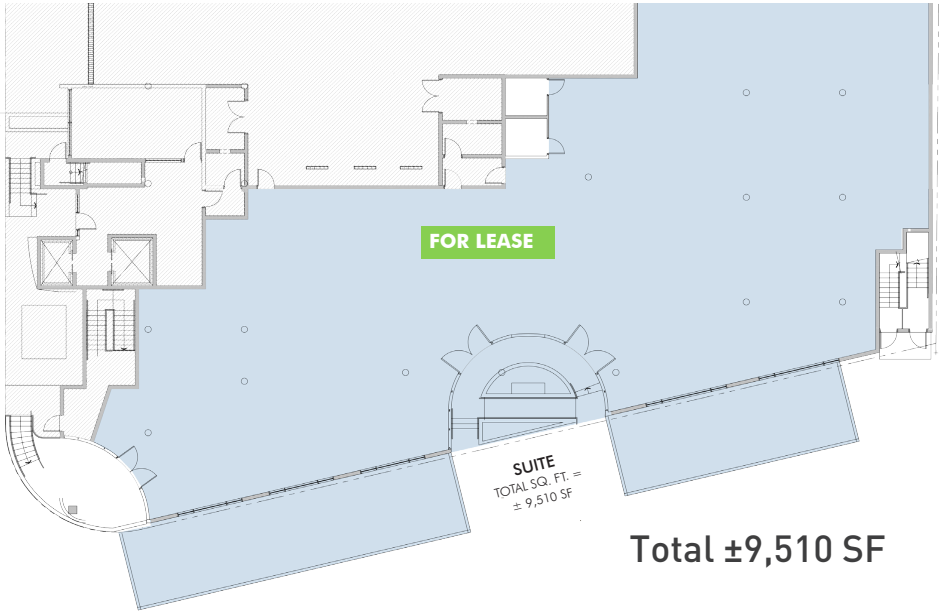


area map



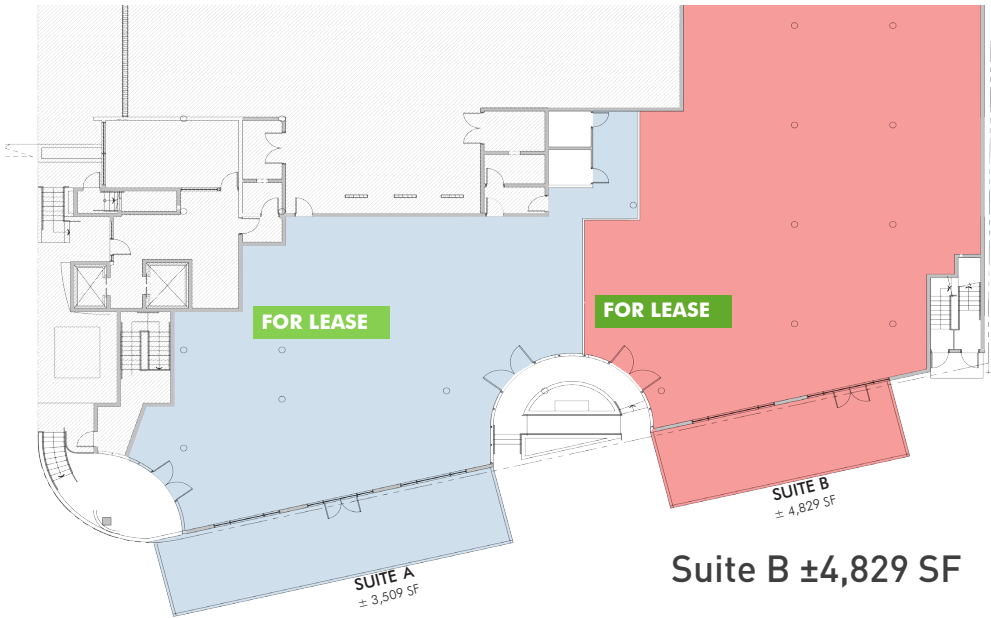
floorplans

Option 1



Total ±9,510 SF

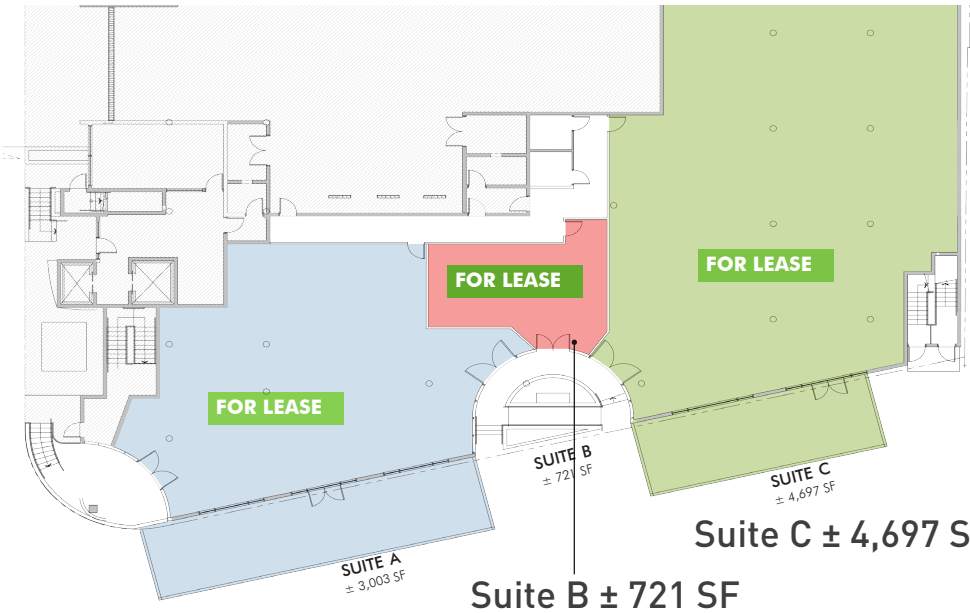
Option 2



Suite B ±4,829 SF

Suite A ±3,509 SF

Option 3



Suite C ± 4,697 SF

Suite B ± 721 SF

Suite A ± 3,003 SF

demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2018 Population - Current Year Estimate	52,769	313,385	900,742
2023 Population - Five Year Projection	57,766	328,110	935,895
2018-2023 Annual Population Growth Rate	1.83%	0.92%	0.77%



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2018 Average Household Income	\$81,581	\$101,453	\$94,000
2023 Average Household Income	\$100,851	\$122,047	\$112,982
2018 Median Household Income	\$51,340	\$60,254	\$56,116
2023 Median Household Income	\$61,830	\$73,776	\$67,408
2018 Per Capita Income	\$48,002	\$50,688	\$41,160
2023 Per Capita Income	\$58,493	\$60,518	\$49,166



2018 HOUSING UNITS

	1 MILE		3 MILES		5 MILES	
2018 Vacant Housing Units	1,967	6.0%	11,674	7.0%	29,535	7.1%
2018 Occupied Housing Units	30,747	94.0%	153,976	93.0%	388,940	92.9%
2018 Owner Occupied Housing Units	3,725	11.4%	32,123	19.4%	88,165	21.1%
2018 Renter Occupied Housing Units	27,022	82.6%	121,853	73.6%	300,775	71.9%



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