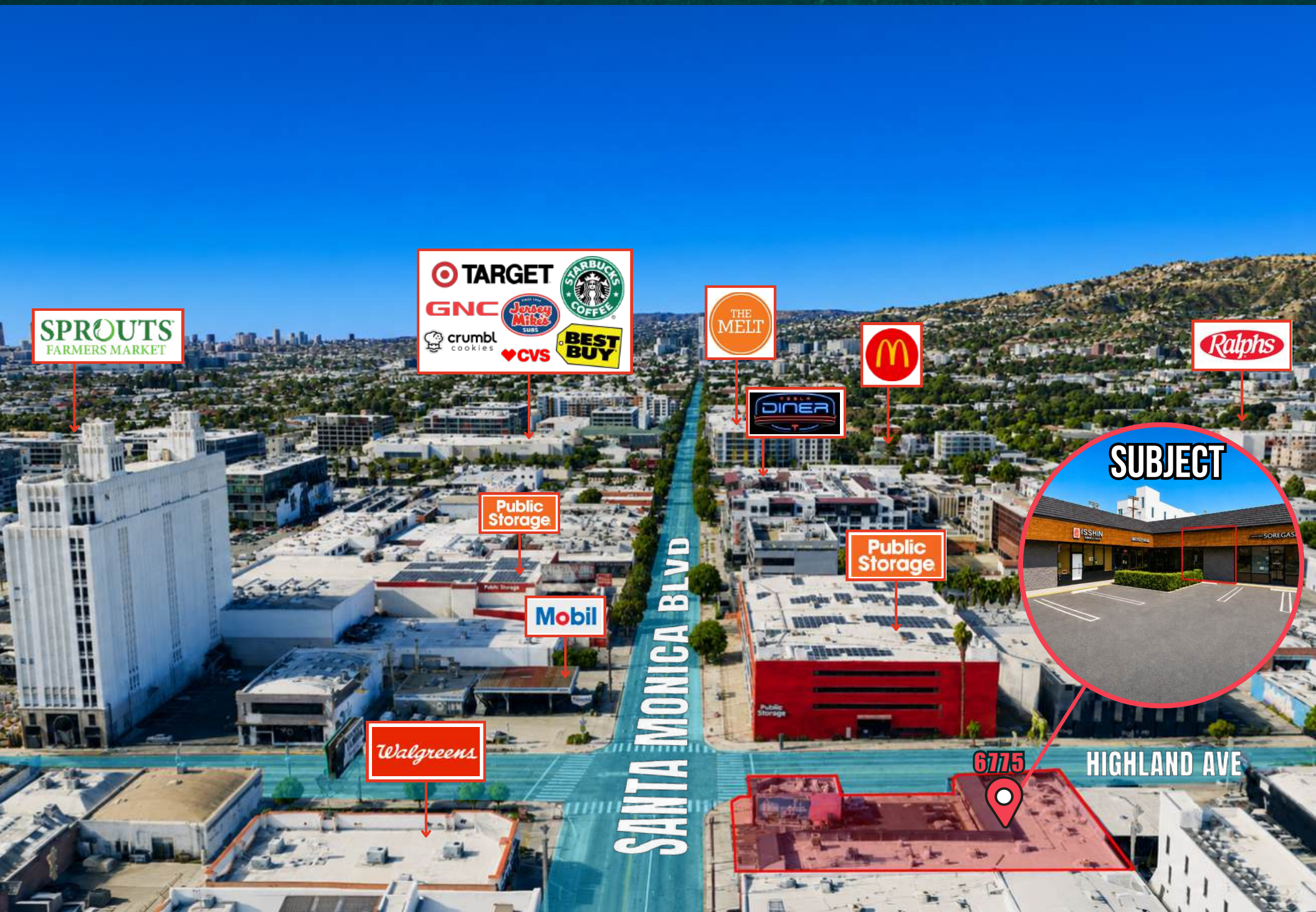




PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Retail



SIZE

900 SF



PRICE

\$5.00 per sqft + \$1.00 NNN



TERM

3-5 Years



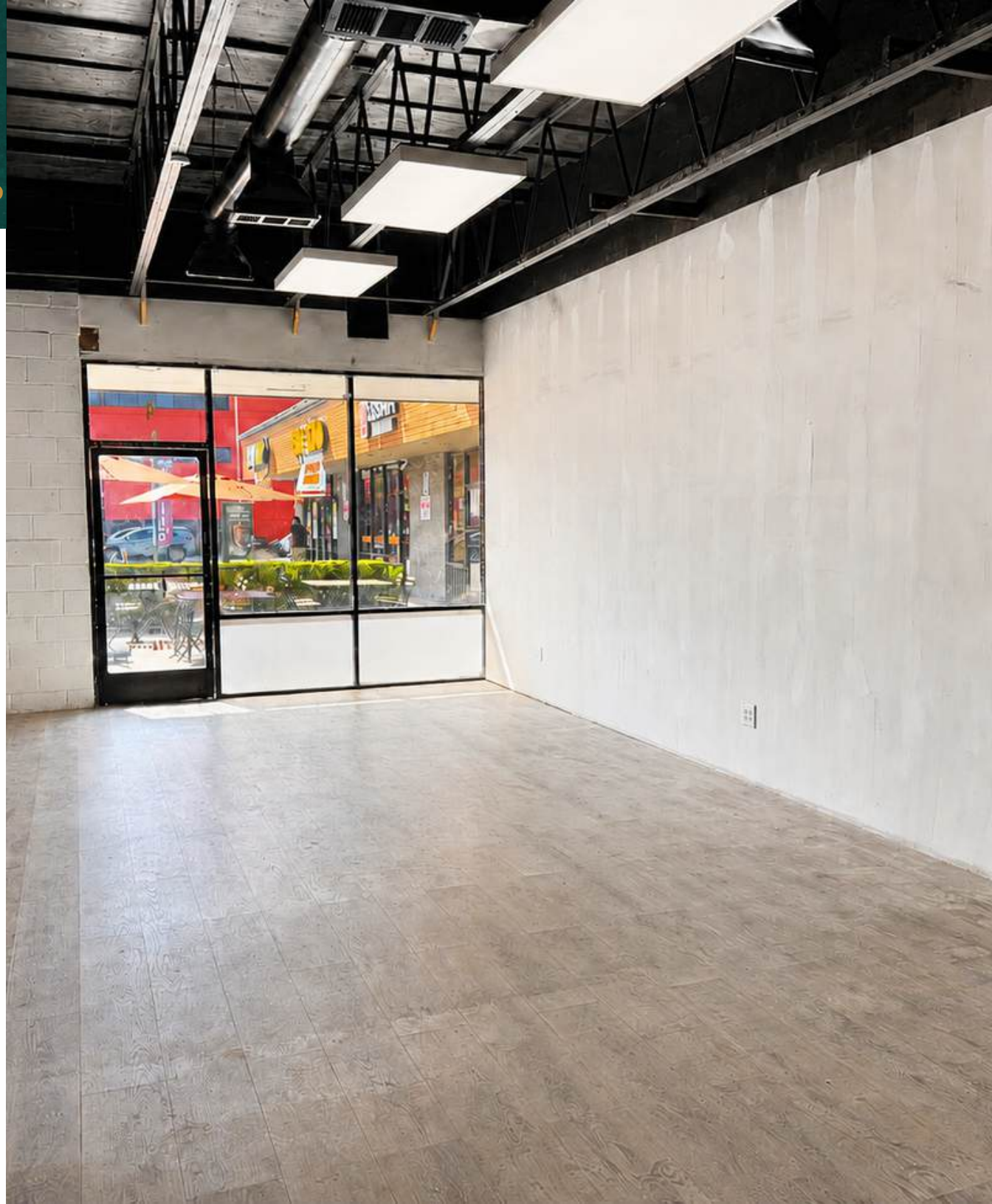
YEAR BUILT

1984



ZONING

LAM1



PROPERTY PHOTOS

The images shown are artist-rendered visualizations intended for illustrative and marketing purposes only. They do not depict the actual premises, finishes, furnishings, or conditions of the property. Actual layouts, materials, fixtures, and design elements may vary.



Rose & Co.
COMMERCIAL GROUP

PROPERTY SHOWCASE



PRIME HOLLYWOOD RETAIL LOCATION

Storefront opportunity along the highly traveled Santa Monica Boulevard corridor near Highland Avenue.



EXCELLENT STREET PRESENCE & VISIBILITY

Strong exposure in an established commercial area surrounded by retail, dining, entertainment and neighborhood businesses.

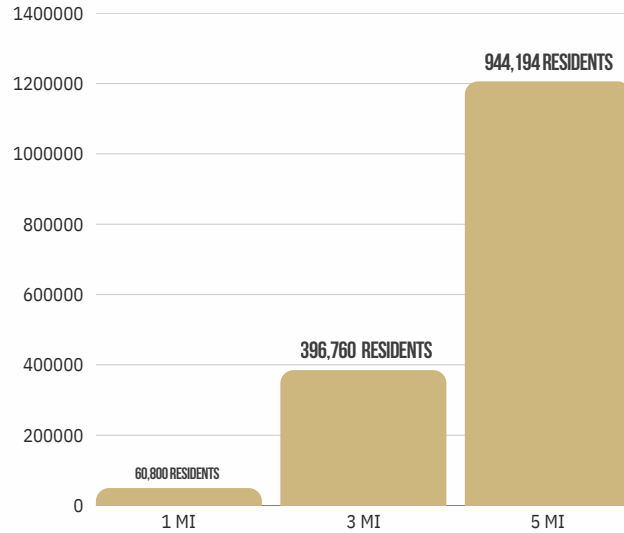


HIGHLY WALKABLE LOCATION

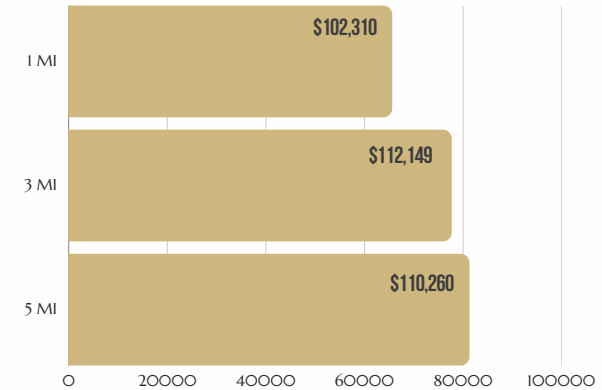
Positioned in a dense Hollywood neighborhood with strong pedestrian activity and convenient access to surrounding businesses and residential communities.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Santa Monica Blvd	N McCadden Pl	41,210 vehicles/day	.04miles
Santa Monica Blvd	N McCadden Pl	41,724 vehicles/day	.04miles
N Highland Ave	Santa Monica Blvd	42,742 vehicles/day	.04miles
N Highland Ave	Santa Monica Blvd	42,766 vehicles/day	.04miles
Santa Monica Boulevard	N McCadden Pl	36,750 vehicles/day	.04miles
Santa Monica Boulevard	N McCadden Pl	36,431 vehicles/day	.04miles
2	N McCadden Pl	34,370 vehicles/day	.04miles
Santa Monica Boulevard	N McCadden Pl	31,250 vehicles/day	.04miles
Santa Monica Blvd	N McCadden Pl	51,299 vehicles/day	.08miles
Santa Monica Blvd	N Citrus Ave	42,593 vehicles/day	.08miles



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