

NEC OF HOLLYWOOD BLVD. AND CAHUENGA BLVD.

# Hard Corner Retail Space For Lease

**KWP**  
REAL ESTATE

6381 Hollywood Blvd., Los Angeles, CA 90028



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omn  
group

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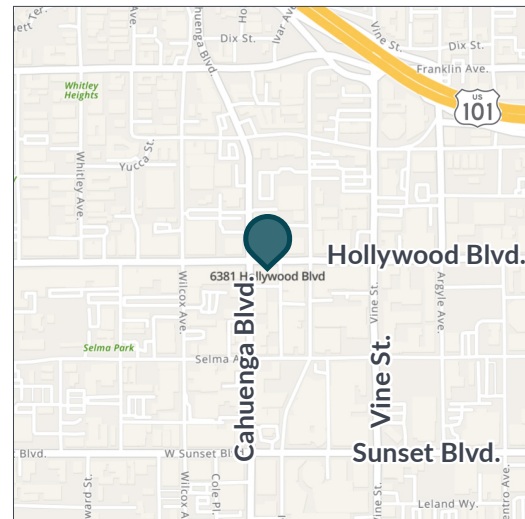
## AVAILABLE

**First Floor:** Up to ±7,027 RSF (divisible)  
**Basement:** Up to ±4,289 RSF  
**Rent:** \$3.75 PSF/Mo., NNN  
**NNN:** ±1.00 PSF/Mo.  
**Ceiling Height:** ±18 feet

## PROPERTY HIGHLIGHTS

- Iconic Hollywood retail space on the Hollywood Walk of Fame
- Extremely high foot traffic location
- Historical building with high ceilings, large windows, and exceptional retail presence.
- Over 49 million visitors to Hollywood in 2023
- ±60,403 CPD at Hollywood Blvd. & Cahuenga Blvd.
- Over \$122,167 annual household income per ±176,998 households within 2-mile radius
- Over 10,000,000 SF of office space in the immediate submarket (including Netflix and Technicolor)

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



## TRADE AREA

**BEAUTY & Essex.**

**THE HOTEL**  
CAFE

MOTHER WOLF

INTELLIGENTSIA

**stout**  
burgers&beers

Capital  
RECORDS

the BOURBON ROOM  
HOLLYWOOD

GRANDMASTER  
RECORDERS

S. Felix  
SPIRITS & CO.

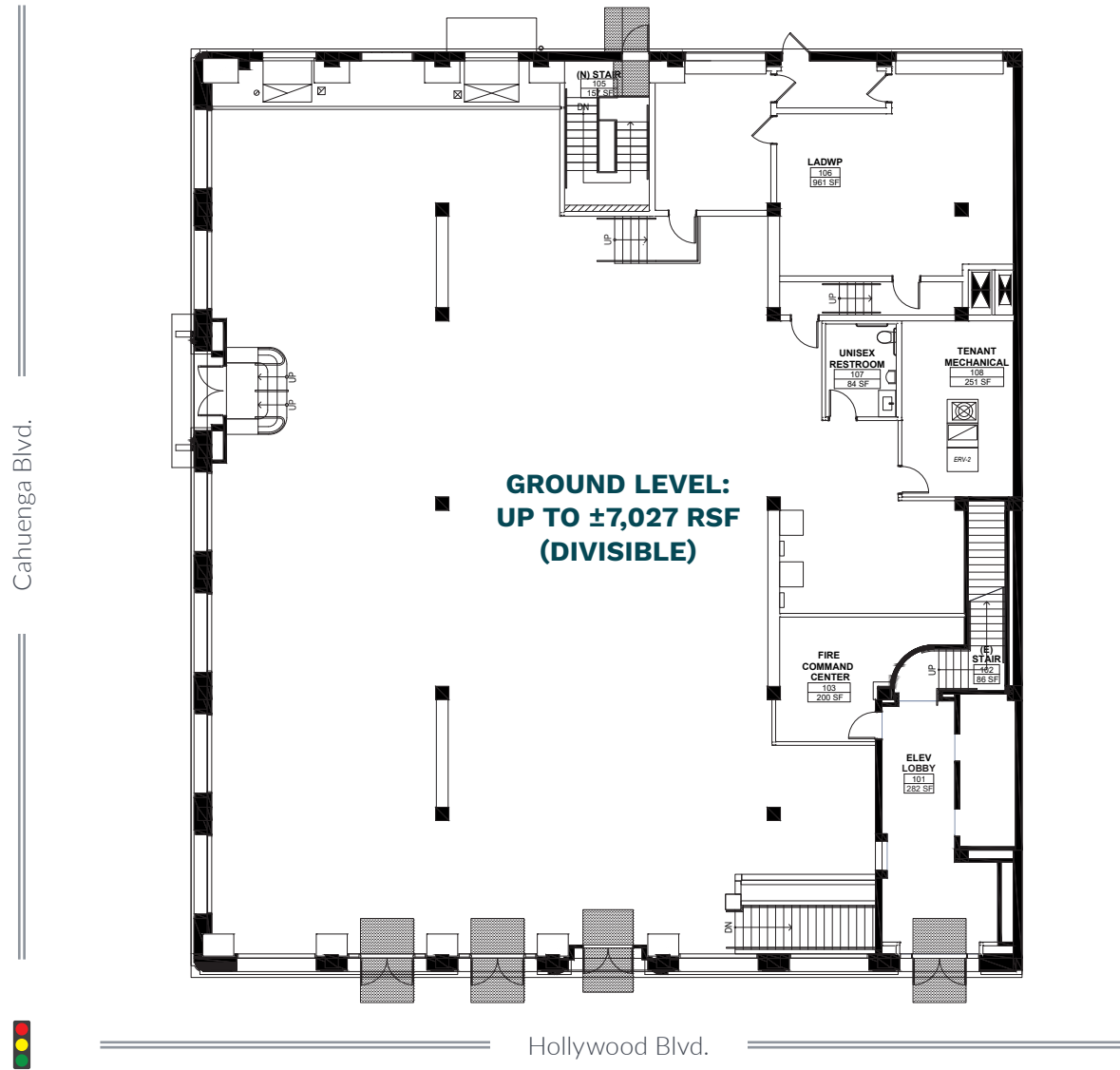
**KATSUYA**

TREJO'S TACOS  
\* HECHO EN LOS ANGELES \*

ELBOW ROOM  
LOCAL DRINKERY

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Yucca St.



6381 HOLLYWOOD BLVD.



Hollywood Blvd.



Schrader Blvd.

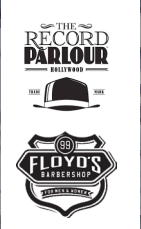
Wilcox Ave.

Cahuenga Ave.

Vine St.

Argyle Ave.

Gower St.



Sunset Blvd.



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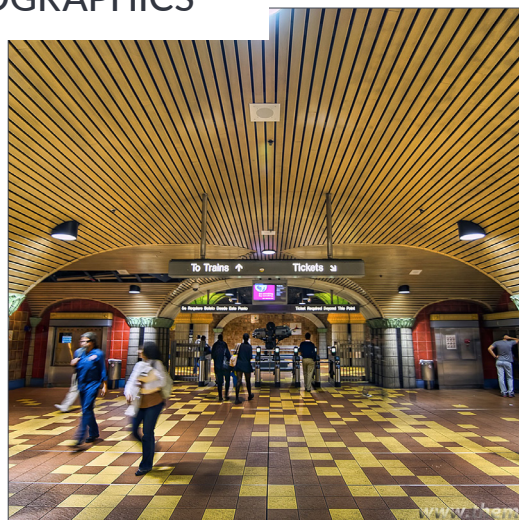
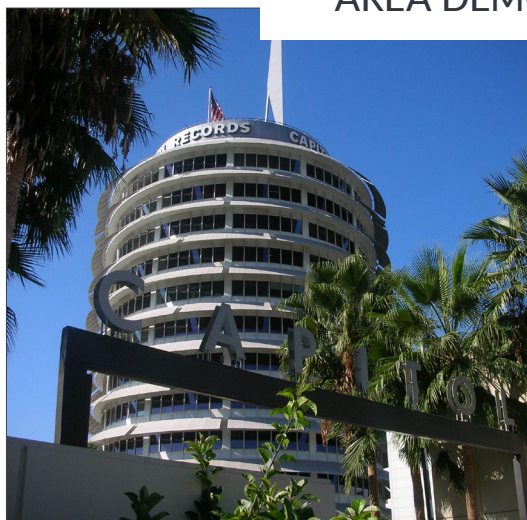
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## AREA DEMOGRAPHICS



0.5 Mile      1 Mile      2 Miles

### POPULATION

|                                       |               |               |                |
|---------------------------------------|---------------|---------------|----------------|
| <b>2024 Estimated Population</b>      | <b>20,294</b> | <b>60,216</b> | <b>176,998</b> |
| 2029 Projected Population             | 20,833        | 60,624        | 173,335        |
| 2020 Census Population                | 15,427        | 53,987        | 169,750        |
| 2010 Census Population                | 13,280        | 49,548        | 162,962        |
| Projected Annual Growth 2024 to 2029  | 0.5%          | 0.1%          | -0.4%          |
| Historical Annual Growth 2010 to 2024 | 3.8%          | 1.5%          | 0.6%           |
| 2024 Median Age                       | 35.7          | 36.0          | 37.7           |

### HOUSEHOLDS

|                                       |        |        |        |
|---------------------------------------|--------|--------|--------|
| 2024 Estimated Households             | 11,310 | 32,133 | 88,386 |
| 2029 Projected Households             | 12,000 | 33,332 | 88,751 |
| 2020 Census Households                | 8,865  | 28,979 | 85,008 |
| 2010 Census Households                | 7,494  | 25,973 | 78,759 |
| Projected Annual Growth 2024 to 2029  | 1.2%   | 0.7%   | -      |
| Historical Annual Growth 2010 to 2024 | 3.6%   | 1.7%   | 0.9%   |

### RACE & ETHNICITY

|  |       |       |       |
|--|-------|-------|-------|
| 2024 Estimated White                             | 48.5% | 49.5% | 51.1% |
| 2024 Estimated Black or African American         | 11.1% | 9.1%  | 7.0%  |
| 2024 Estimated Asian or Pacific Islander         | 11.7% | 11.3% | 12.6% |
| 2024 Estimated American Indian or Native Alaskan | 1.0%  | 1.1%  | 1.0%  |
| 2024 Estimated Other Races                       | 27.8% | 29.0% | 28.2% |
| 2024 Estimated Hispanic                          | 31.7% | 33.6% | 33.1% |

### INCOME

|  |                 |                  |                  |
|--|-----------------|------------------|------------------|
| <b>2024 Estimated Average Household Income</b> | <b>\$93,970</b> | <b>\$104,675</b> | <b>\$122,167</b> |
| 2024 Estimated Median Household Income         | \$68,444        | \$72,490         | \$81,039         |
| 2024 Estimated Per Capita Income               | \$53,360        | \$56,541         | \$61,455         |

### EDUCATION

|                                       |       |       |       |
|---------------------------------------|-------|-------|-------|
| 2024 Estimated High School Graduate   | 15.4% | 16.3% | 15.3% |
| 2024 Estimated Some College           | 17.1% | 16.8% | 16.3% |
| 2024 Estimated Associates Degree Only | 6.2%  | 5.6%  | 5.9%  |
| 2024 Estimated Bachelors Degree Only  | 34.4% | 35.8% | 34.0% |
| 2024 Estimated Graduate Degree        | 16.9% | 15.0% | 16.1% |

### BUSINESS

|  |               |               |               |
|--|---------------|---------------|---------------|
| 2024 Estimated Total Businesses                    | 1,672         | 4,140         | 10,482        |
| <b>2024 Estimated Total Employees</b>              | <b>16,867</b> | <b>36,847</b> | <b>72,632</b> |
| 2024 Estimated Employee Population per Business    | 10.1          | 8.9           | 6.9           |
| 2024 Estimated Residential Population per Business | 12.1          | 14.5          | 16.9          |



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