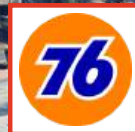




PROPERTY AERIAL MAP



HOLLYWOOD BLVD

PROPERTY OVERVIEW



TYPE

Retail



SIZE

2,300 SF



RATE

\$2.60/SF
+ \$0.25 NNN



YEAR BUILT

1919



TERM

Negotiable



ZONING

LAC4



PROPERTY PHOTOS

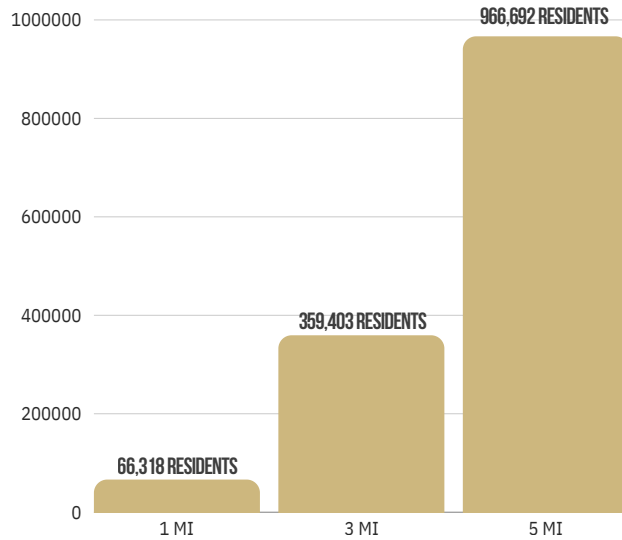




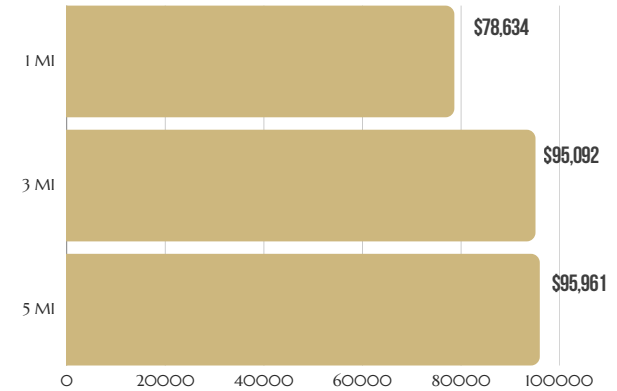
- **Turnkey coffee shop** with existing buildout ready for immediate operation
- **Sublease opportunity** with approximately 36 months remaining
- **Landlord open to negotiating** a brand new direct lease
- **Prime Hollywood Blvd frontage** with nonstop foot and vehicle traffic
- **Existing bar, prep area, and seating layout** already in place
- **Modern finishes** and a clean, welcoming aesthetic
- **Highly walkable corridor** surrounded by retail, restaurants, studios, and entertainment
- **Strong signage visibility** on one of the busiest streets in Los Angeles
- **High ceilings** with great natural light that create an elevated customer experience
- **Dense daytime population** ideal for coffee concepts
- **Key Money** \$130,000.00 OBO
- **New HVAC, Speakers and Cameras** in place
- **All licenses** in place
- **No hood** but can be installed

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Hollywood Blvd	N Bronson Ave	28,497 vehicles/day	.03 miles
Hollywood Blvd	N Bronson Ave	28,780 vehicles/day	.03 miles
N Bronson Ave	S Hollywood Fwy	11,088 vehicles/day	.04 miles
N Bronson Ave	S Hollywood Fwy	11,097 vehicles/day	.04 miles
Hollywood Blvd	N Bronson Ave	31,178 vehicles/day	.05 miles
Hollywood Blvd	N Bronson Ave	31,167 vehicles/day	.05 miles
N Bronson Ave	Hollywood Blvd	11,353 vehicles/day	.06 miles
N Bronson Ave	Hollywood Blvd	11,446 vehicles/day	.06 miles
Hollywood Fwy	Hollywood Blvd	7,715 vehicles/day	.07 miles
Hollywood Fwy	Hollywood Blvd	7,721 vehicles/day	.07 miles



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