

FOR LEASE



RETAIL/OFFICE



**1350 N HIGHLAND AVE, UNIT A-2
HOLLYWOOD, CA 90028**



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PANTAGES THEATRE

Funko **DUNKIN' DONUTS**

SUBWAY **Domino's Pizza**

Good Times **TRADER JOE'S**

KATSUYA **Hollywood Awards**

HOLLYWOOD WALK OF FAME **Denny's**

verizon **800° DEGREES PIZZA**

tender greens



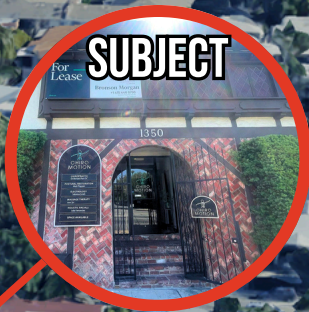
El Pollo Loco **Papi** **TACO BELL**

TACOS & CHURROS

Winchell's **Dental House**

veggiegrill

McDonald's **Los Salones**



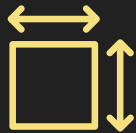
HIGHLAND AVE

HIGHLAND AVE



PROPERTY OVERVIEW

1350 N HIGHLAND AVE, UNIT #A-2
HOLLYWOOD, CA 90028



SIZES
1,658 SF



RATE
\$4,560/mo



TERM
Negotiable



YEAR BUILT
1919



ZONING
LAC2

PROPERTY SHOWCASE

1350 N Highland Ave, Hollywood, CA 90028

Unit #A-2



- **Iconic Hollywood Location:** Nestled in the vibrant heart of Hollywood, near the Hollywood Walk of Fame, Hollywood Hills, and hotspots like the TCL Chinese Theatre and Dolby Theatre, ensuring prime visibility and prestige.
- **Versatile 1,658 SF Layout:** Features 3 well-appointed offices and 2 open spaces, perfect for creative businesses or collaborative work environments.
- **Modern Amenities:** Includes a convenient kitchenette for lunch breaks and a dedicated bathroom, enhancing functionality and comfort.
- **Creative Hub:** Spacious open areas designed for dynamic teams, ideal for media, design, or tech startups thriving in Hollywood's entertainment epicenter.
- **Move-In Ready:** Fully equipped, contemporary space ready for immediate occupancy, catering to innovative businesses in Hollywood's bustling core.

PROPERTY PHOTOS

1350 N Highland Ave, Hollywood, CA 90028

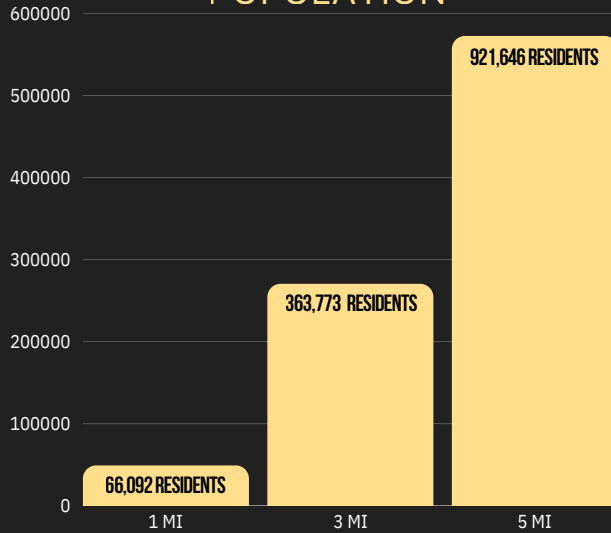
Unit #A-2



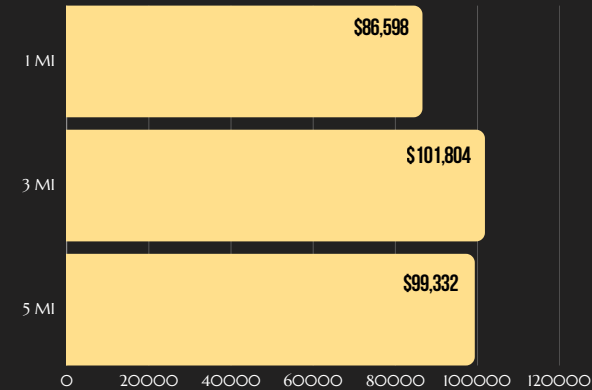
COMMUNITY PROFILE

1350 N Highland Ave, Hollywood, CA 90028

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
N Highland Ave	Fountain Ave	44,647 vehicles/day	.05 miles
N Highland Ave	Fountain Ave	43,951 vehicles/day	.05 miles
N Highland Ave	de Longpre Ave	52,945 vehicles/day	.05 miles
N Highland Ave	de Longpre Ave	52,047 vehicles/day	.05 miles
de Longpre Ave	N Las Palmas Ave	5,585 vehicles/day	.09 miles
de Longpre Ave	N Las Palmas Ave	5,550 vehicles/day	.09 miles
N Highland Ave	Leland Way	42,284 vehicles/day	.10 miles
N Highland Ave	Leland Way	42,335 vehicles/day	.10 miles
N Las Palmas Ave	Leland Way	923 vehicles/day	.14 miles
N Las Palmas Ave	Leland Way	932 vehicles/day	.14 miles






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