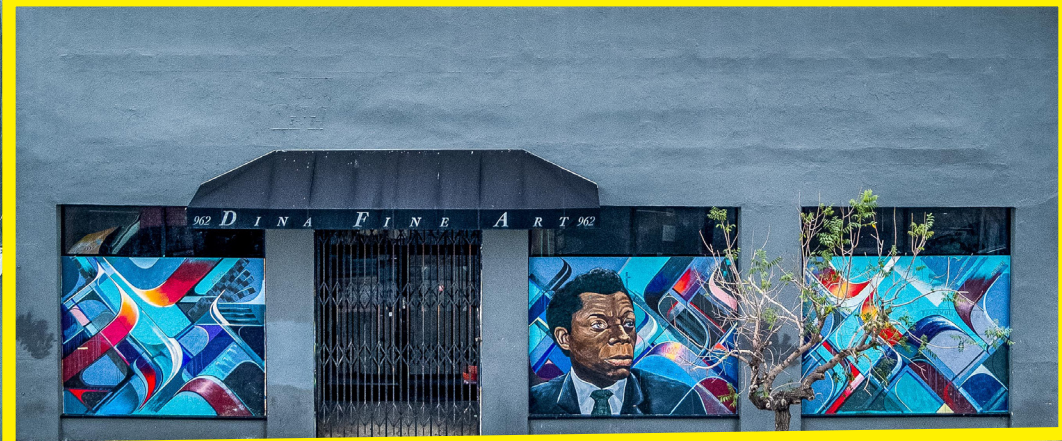


FLEX / WAREHOUSE SPACE FOR LEASE 7,500 SF

6433 Sunset Boulevard, Los Angeles 90028



For More Info, Please Contact:



Marty Shelton
Vice President
310.440.8500 x1439
mshelton@naicapital.com
Cal DRE Lic #00835288

11835 W. Olympic Blvd., Suite 700E
West Los Angeles, CA 90064
www.naicapital.com

PROPERTY INFORMATION:

Location	6433 Sunset Blvd, Los Angeles CA 90028
Size	7,500 SF Flex/warehouse space
Rent	\$3.00 PSF / NNN
Lease Term	Negotiable

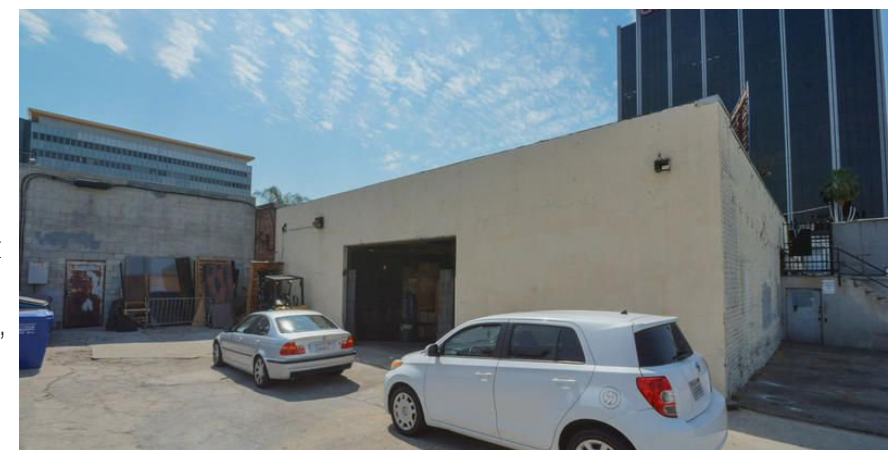
Space Description

- High ceiling with exposed truss beams
- Multiple skylights
- Rear loading area
- Concrete floors
- Three restrooms
- 400 AMPS service
- Zoned C4-2D-SN
- 6 surface parking spaces

Location Description

- Hollywood Vinyl District
- Easy access to 101 Freeway
- Walking distance to Metro/Subway

The property is located in a Property Based Business Improvement District (PBID) which means that the organization is funded by property owners within the district to provide enhanced services to promote the cleanliness, safety, beautification, and economic vitality of neighborhood.



LOS ANGELES ECONOMY:

Los Angeles' position as the entertainment capital of the world and the increased demand for video streaming and social media has been a boon to the L.A. economy during the past several years. Recent job gains in the sector have been solid, and as a result, total employment in the sector has recovered all the jobs lost in the pandemic. The entertainment business directly or indirectly employs one out of five workers in L.A. County.

HOLLYWOOD DEMOGRAPHIC STATS 2022

1 Mile Radius

63,812
TOTAL POPULATION

30,663
TOTAL HOUSEHOLDS

\$72,101
AVG. HH INCOME

35,573
TOTAL DAYTIME EMPLOYEES

2 Mile Radius

189,167
TOTAL POPULATION

90,045
TOTAL HOUSEHOLDS

\$94,953
AVG. HH INCOME

92,330
TOTAL DAYTIME EMPLOYEES

3 Mile Radius

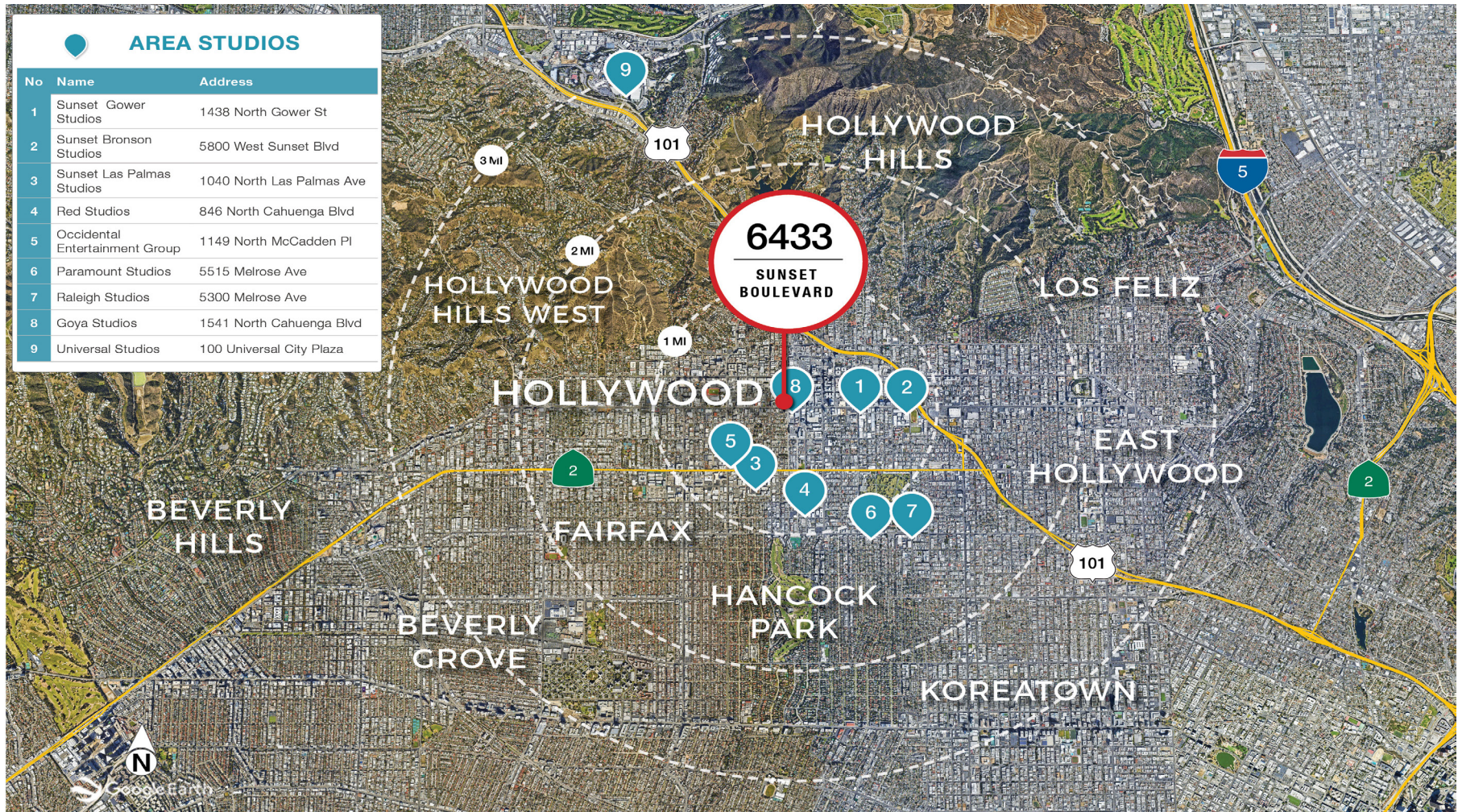
390,825
TOTAL POPULATION

186,571
TOTAL HOUSEHOLDS

\$102,303
AVG. HH INCOME

191,544
TOTAL DAYTIME EMPLOYEES

AREA STUDIOS MAP



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