

On World Famous Hollywood Walk of Fame 2nd Gen Restaurant Spaces For Lease

KWP
REAL ESTATE

6922 Hollywood Blvd., Los Angeles, CA 90028



Available

Suite 106: ±3,185 SF

(±2,173 SF Ground; ±1,012 SF 2nd Floor)

Suite 109: ±7,719 SF

(±4,269 SF Ground; ±3,450 SF 2nd Floor)

Rent: \$4.25 PSF/Mo., NNN

NNN: ±\$1.00 PSF/Mo.

Parking: Over 100 visitor spaces

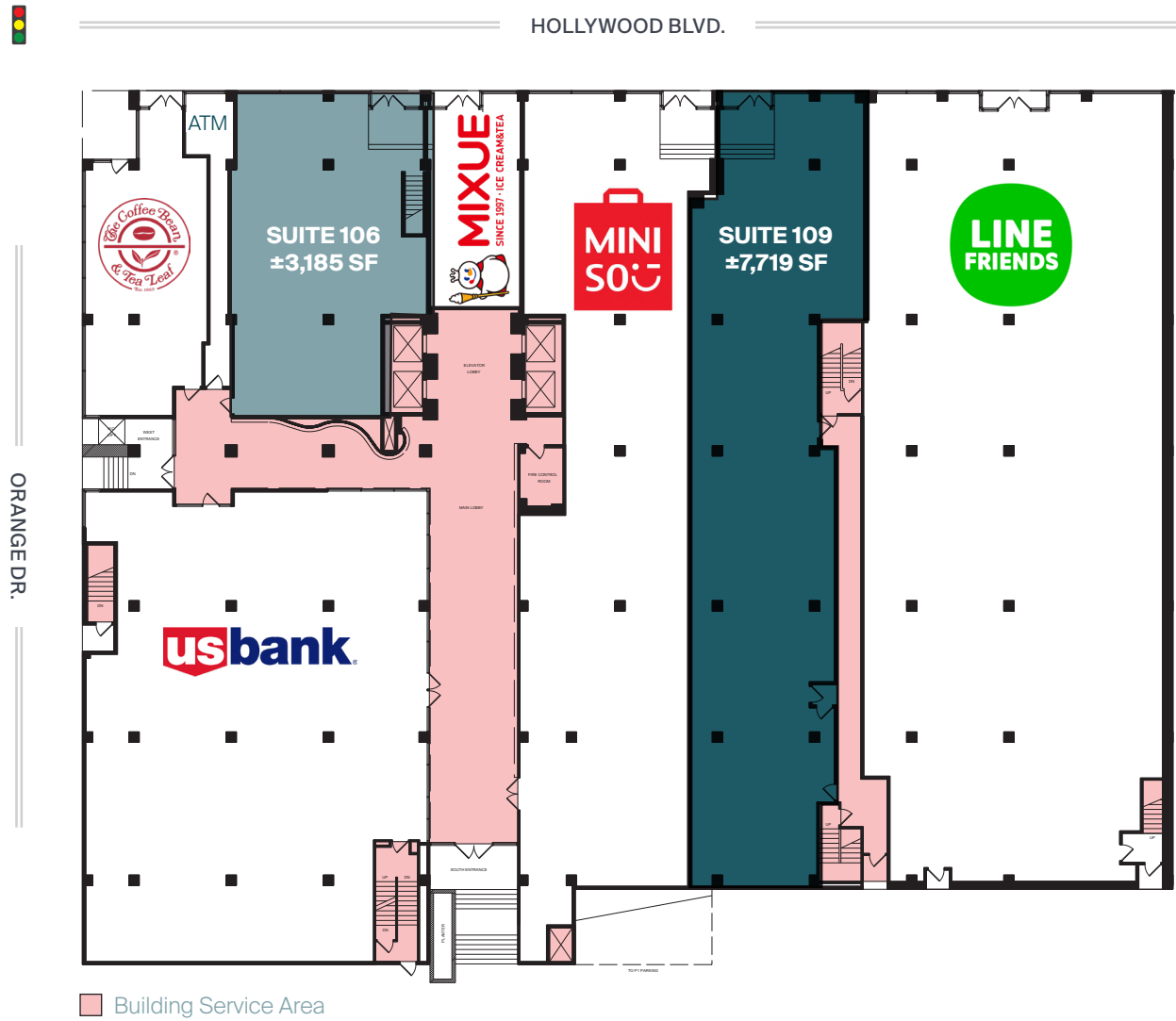
Features

- ▶ Fully built-out 2nd gen. restaurant spaces
- ▶ Excellent co-tenancy with Line Friends, Miniso, Coffee Bean & Tea Leaf, Mixue, and US Bank
- ▶ Located in the heart of the Hollywood Entertainment District on the Hollywood Walk of Fame
- ▶ The Hollywood Entertainment District boasted ±38 million visitors in 2023 (according to the Hollywood Partnership)
- ▶ Across the street from TCL Chinese Theatre, Dolby Theatre, Dave & Buster's, Loews Hollywood and more
- ▶ Across the street from the Metro B Line's Hollywood/Highland station and two blocks from Hollywood High School (±1,500 students and faculty)
- ▶ ±71,815 CPD at Hollywood Blvd. & Highland Ave.
- ▶ Population of ±162,708 with average HHI of ±\$140,538 within two miles



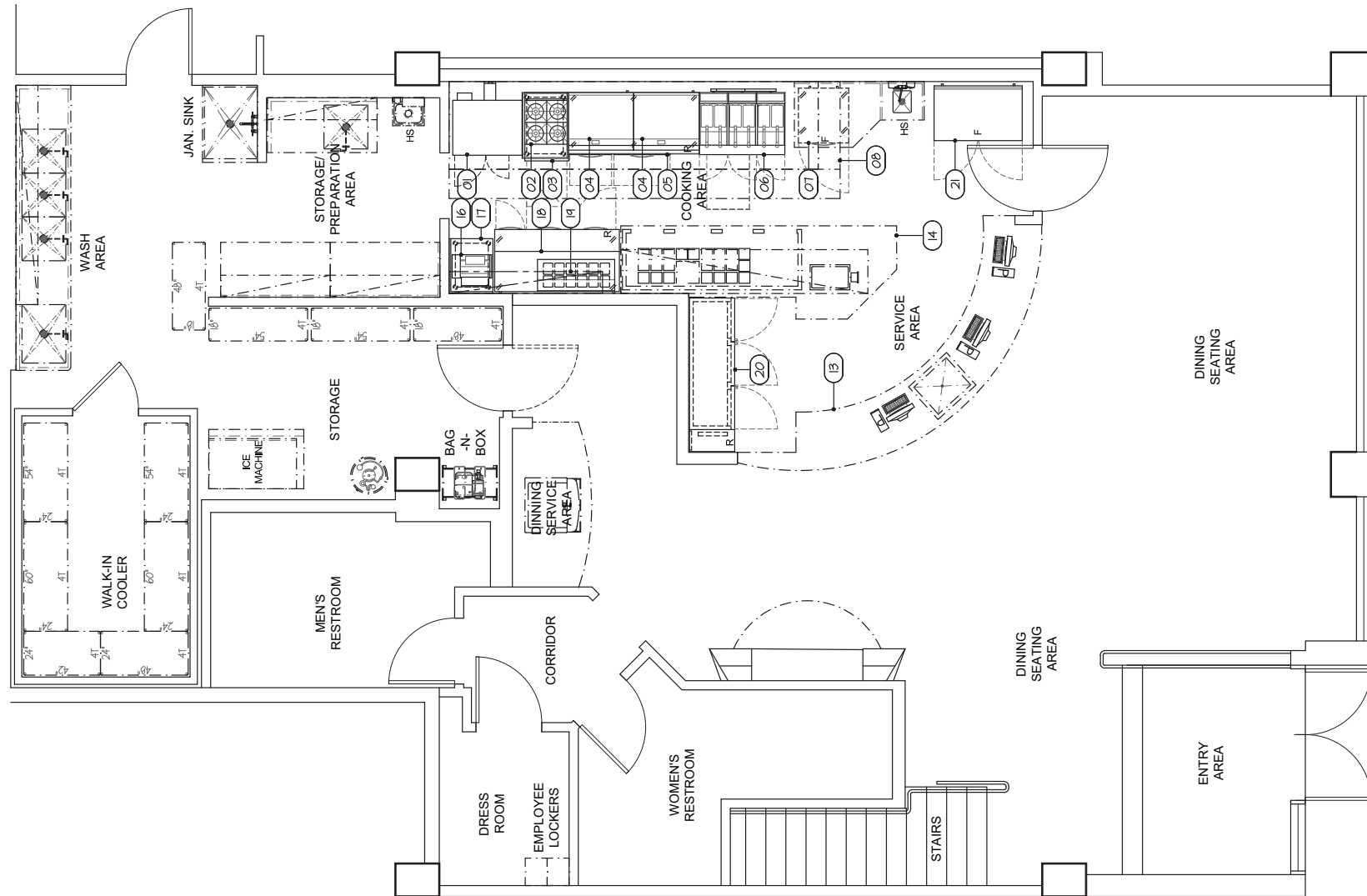
Ground Floor

Restaurant spaces from ±3,185 SF to ±7,719 SF available



Suite 106 - Ground Floor

±2,173 SF



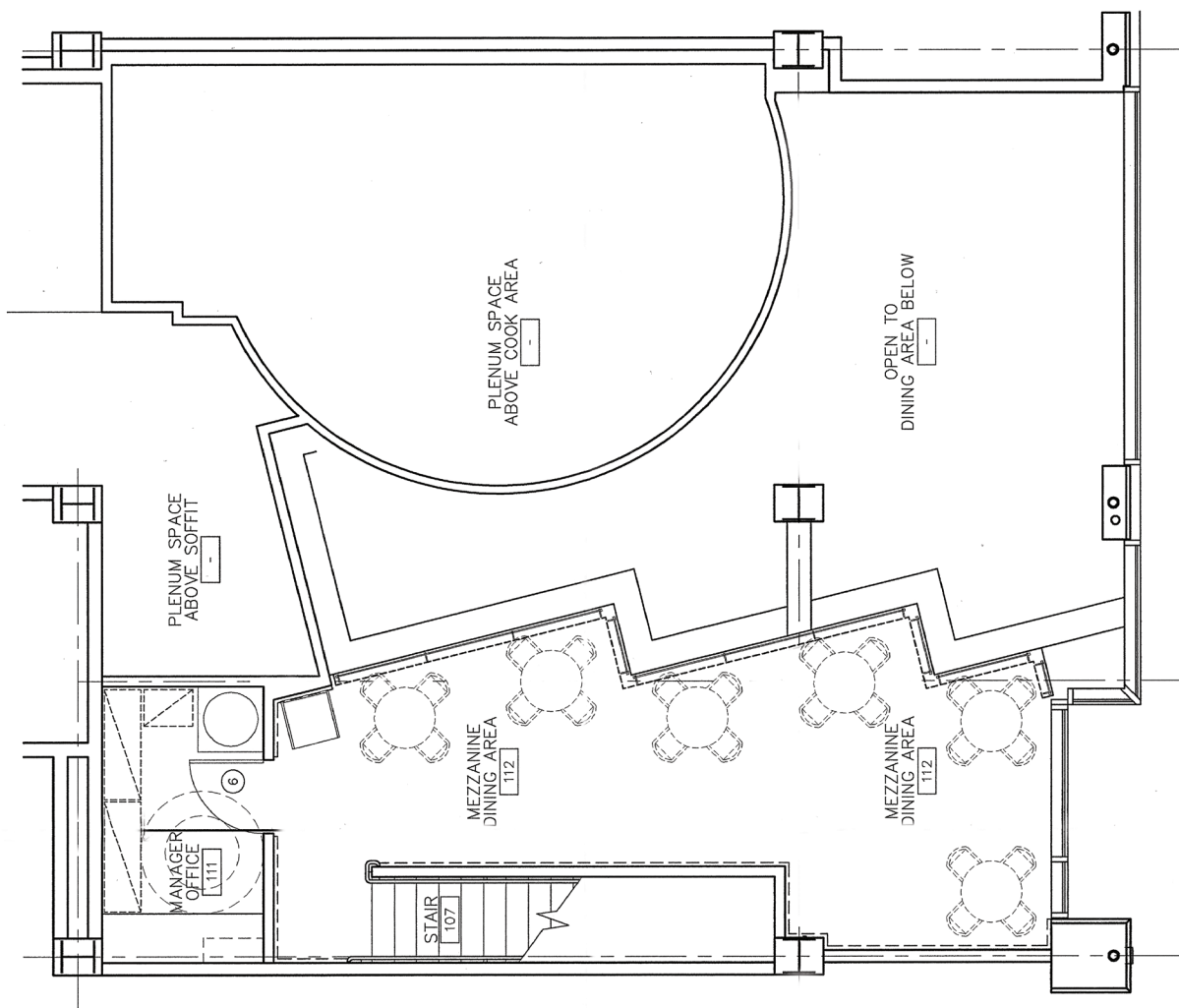
HOLLYWOOD BLVD.



NORTH

Suite 106 - Mezzanine

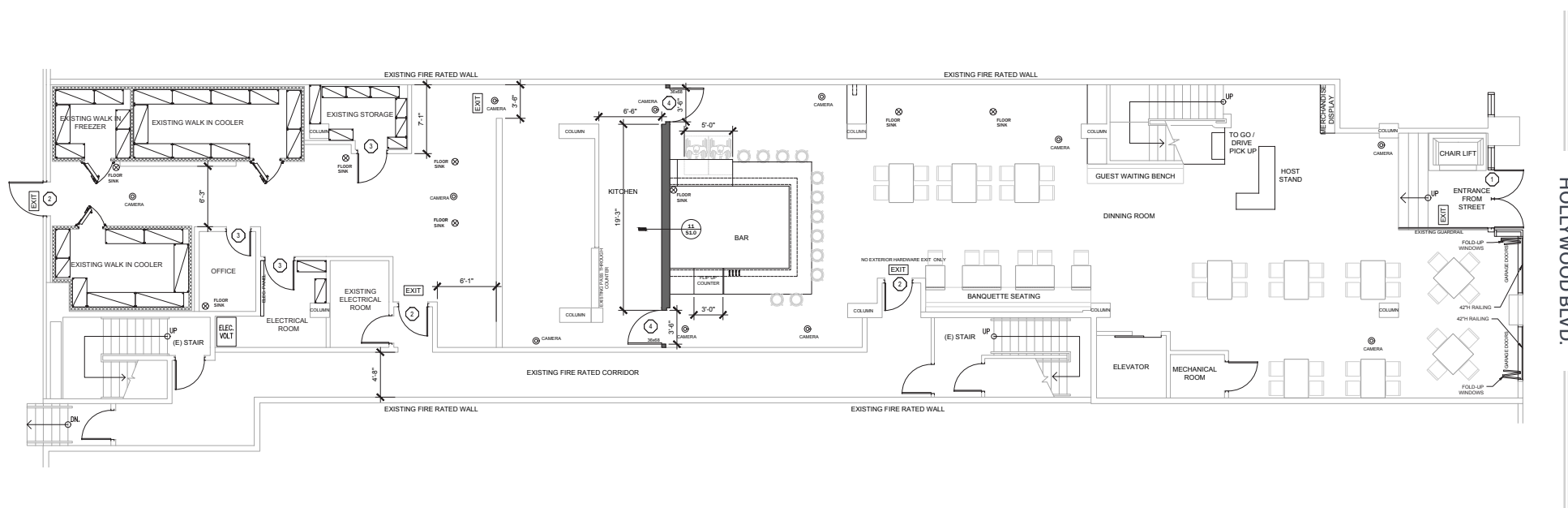
±1,012 SF



HOLLYWOOD BLVD.

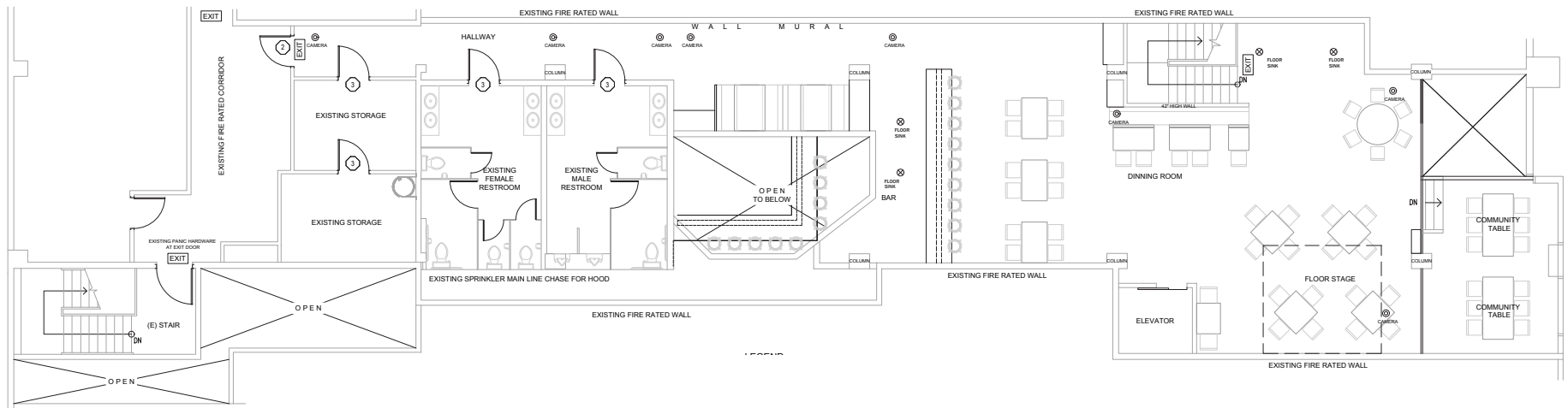
Suite 109 - Ground Floor

±4,269 SF



Suite 109 - Mezzanine

±1,012 SF



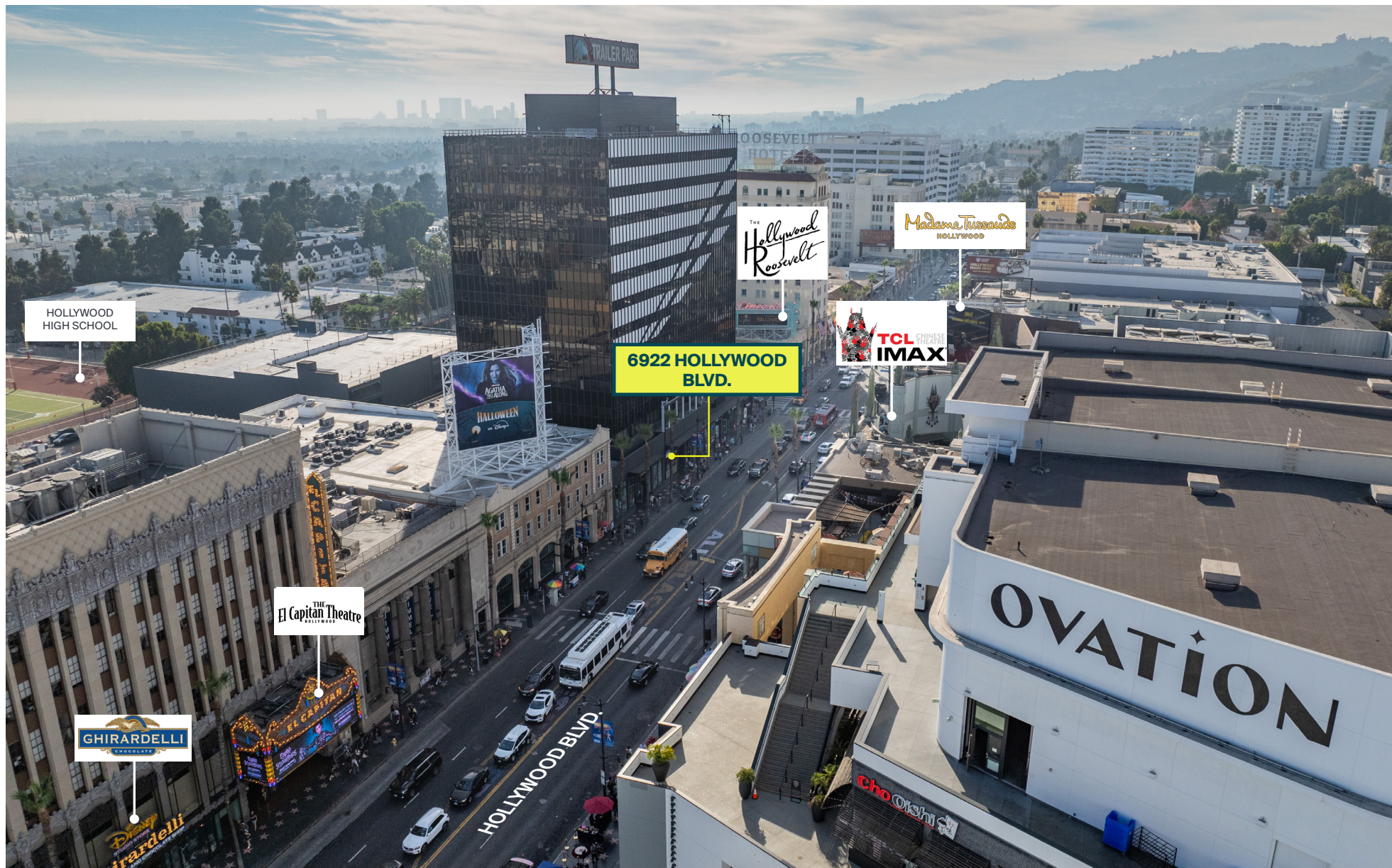
HOLLYWOOD BLVD.



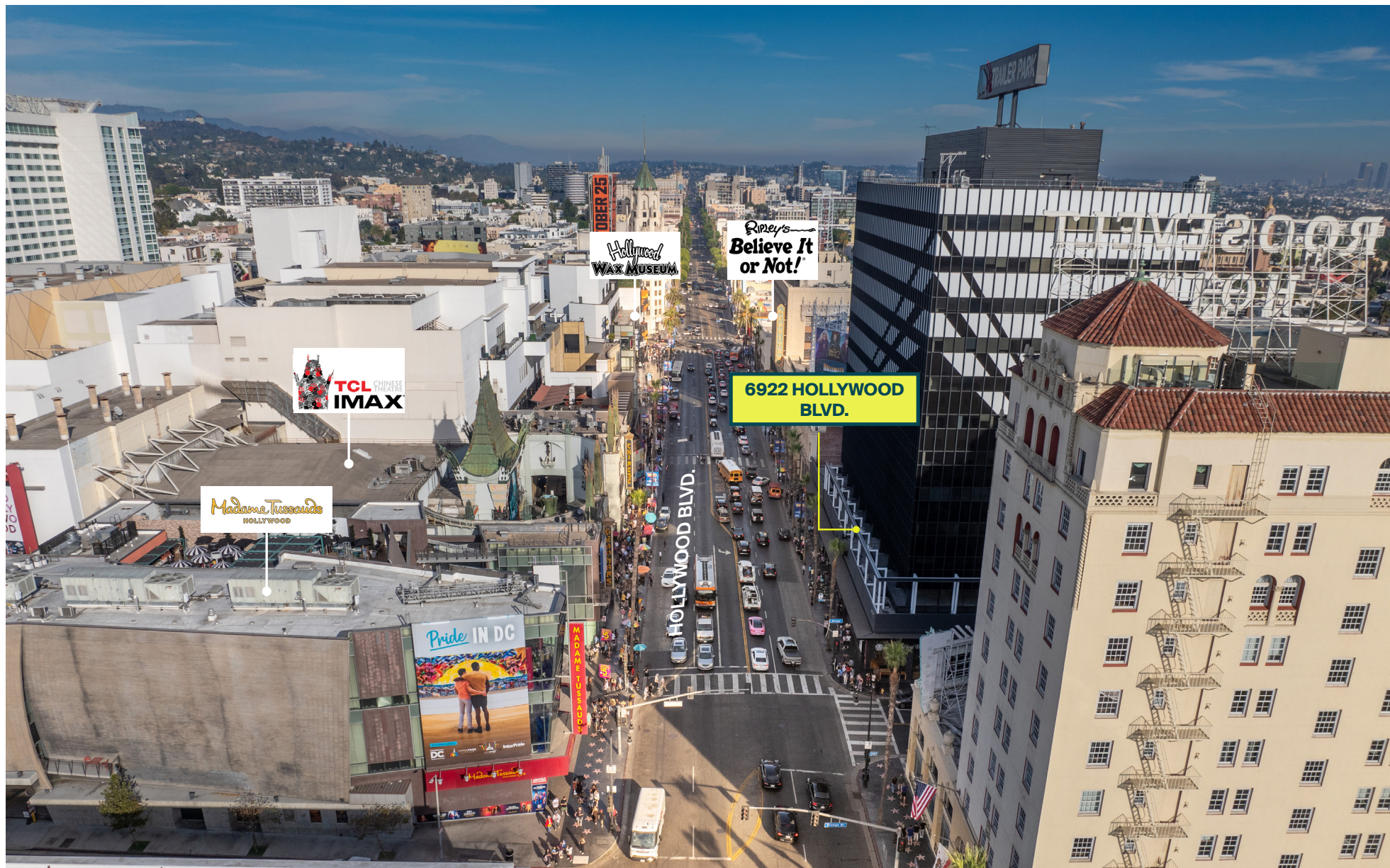
View Across Hollywood Blvd.



Looking West



Looking East



Looking Northwest



Hollywood Profile



| | 0.5 Mile | 1 Mile | 2 Mile |
|--|-----------|-----------|-----------|
| POPULATION | | | |
| 2025 Estimated Population | 21,227 | 58,395 | 162,708 |
| 2030 Projected Population | 20,094 | 57,482 | 157,839 |
| 2020 Census Population | 18,736 | 51,838 | 152,425 |
| 2010 Census Population | 17,675 | 47,232 | 145,113 |
| Projected Annual Growth 2025 to 2030 | -1.1% | -0.3% | -0.6% |
| Historical Annual Growth 2010 to 2025 | 1.3% | 1.6% | 0.8% |
| 2025 Median Age | 36.2 | 36.4 | 38.0 |
| HOUSEHOLDS | | | |
| 2025 Estimated Households | 12,159 | 33,266 | 86,164 |
| 2030 Projected Households | 11,926 | 34,080 | 86,786 |
| 2020 Census Households | 11,718 | 30,676 | 82,298 |
| 2010 Census Households | 10,856 | 27,296 | 76,040 |
| Projected Annual Growth 2025 to 2030 | -0.4% | 0.5% | 0.1% |
| Historical Annual Growth 2010 to 2025 | 0.8% | 1.5% | 0.9% |
| RACE & ETHNICITY | | | |
| 2025 Estimated White | 56.8% | 55.6% | 56.7% |
| 2025 Estimated Black or African American | 9.0% | 8.9% | 7.1% |
| 2025 Estimated Asian or Pacific Islander | 11.4% | 10.7% | 10.9% |
| 2025 Estimated American Indian or Native Alaskan | 0.8% | 0.8% | 0.8% |
| 2025 Estimated Other Races | 22.0% | 24.0% | 24.5% |
| 2025 Estimated Hispanic | 26.2% | 28.1% | 29.0% |
| INCOME | | | |
| 2025 Estimated Average Household Income | \$103,869 | \$117,295 | \$140,538 |
| 2025 Estimated Median Household Income | \$75,426 | \$80,320 | \$90,860 |
| 2025 Estimated Per Capita Income | \$59,987 | \$67,350 | \$74,813 |
| EDUCATION | | | |
| 2025 Estimated High School Graduate | 11.9% | 11.8% | 13.1% |
| 2025 Estimated Some College | 18.0% | 17.2% | 16.3% |
| 2025 Estimated Associates Degree Only | 7.5% | 6.8% | 6.0% |
| 2025 Estimated Bachelors Degree Only | 41.3% | 39.7% | 37.1% |
| 2025 Estimated Graduate Degree | 15.5% | 16.9% | 18.1% |
| BUSINESS | | | |
| 2025 Estimated Total Businesses | 1,978 | 4,612 | 11,822 |
| 2025 Estimated Total Employees | 15,884 | 39,467 | 80,373 |
| 2025 Estimated Employee Population per Business | 8.0 | 8.6 | 6.8 |
| 2025 Estimated Residential Population per Business | 10.7 | 12.7 | 13.8 |

Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Jaysen Chiamonte

Jaysen.Chiamonte@kwprealestate.com
310-887-3492
DRE #02145586

Monica Su

Monica.Su@kwprealestate.com
310-887-3570
DRE #02238341

KWPREALESTATE.COM