

MODERA HOLLYWOOD

Ground Floor Retail Spaces For Lease

KWP
REAL ESTATE

1600 N. Highland Ave., Los Angeles, CA 90028



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AVAILABLE

Size: Spaces ranging from ±1,354 SF - ±4,427 SF

Rent: \$4.35 PSF/Mo., NNN

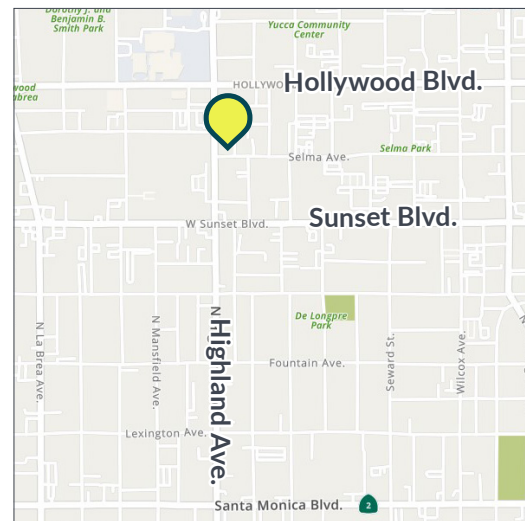
NNN: ±\$1.25 PSF/Mo.

Parking: Subterranean parking for retail customers

PROPERTY HIGHLIGHTS

- Below [Modera](#); a luxury mixed-use development with 248 residential units across two buildings
- Excellent co-tenancy with Panera anchoring the corner space, Color Coat, and Angie's Pooch Pawlor
- 16+ foot high ceilings
- One block from the [Ovation Hollywood](#) featuring TCL Chinese Theatre, Dolby Theatre, Dave & Buster's, Loews Hollywood and more
- One block from the Metro B Line's Hollywood/Highland station
- Across the street from Hollywood High School (±1,500 students and faculty)
- ±88,662 CPD at Hollywood Blvd. & Highland Ave.
- Population of ±160,655 with average HHI of \$129,491 within two miles

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

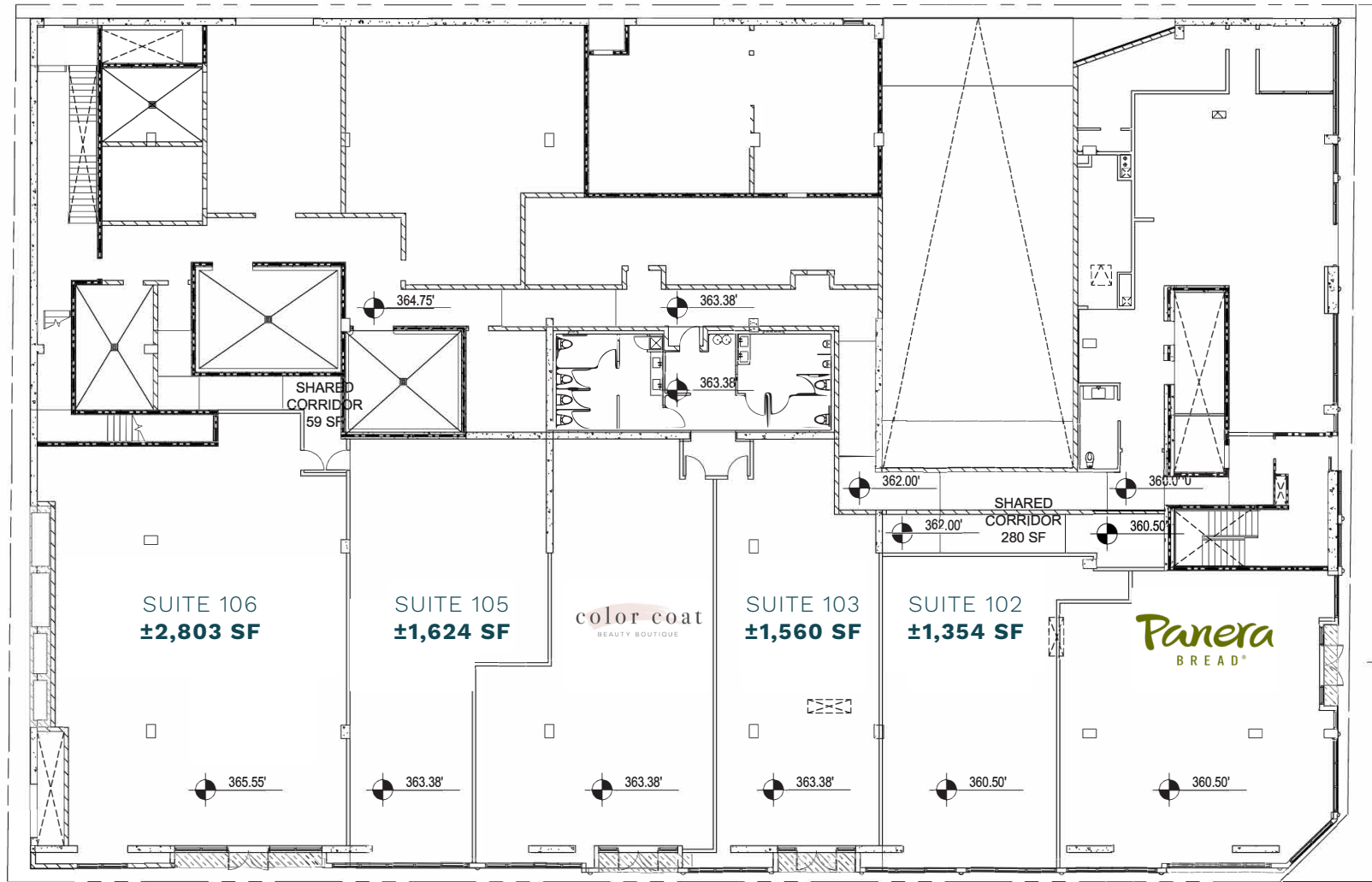


TRADE AREA



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Selma Ave.

CAN BE COMBINED TO
±4,427 SF

CAN BE COMBINED TO
±2,914 SF



Highland Ave.



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The Hollywood Roosevelt

HOLLYWOOD BLVD.
PETERSON BUILDING
CVS
LA FITNESS **Marshalls**

THE El Capitan Theatre

HOLLYWOOD HIGH SCHOOL

1600 N. HIGHLAND AVE.

Mel's DRIVE-IN

Ripley's Believe It or Not!

Hollywood WAX MUSEUM

EGYPTIAN

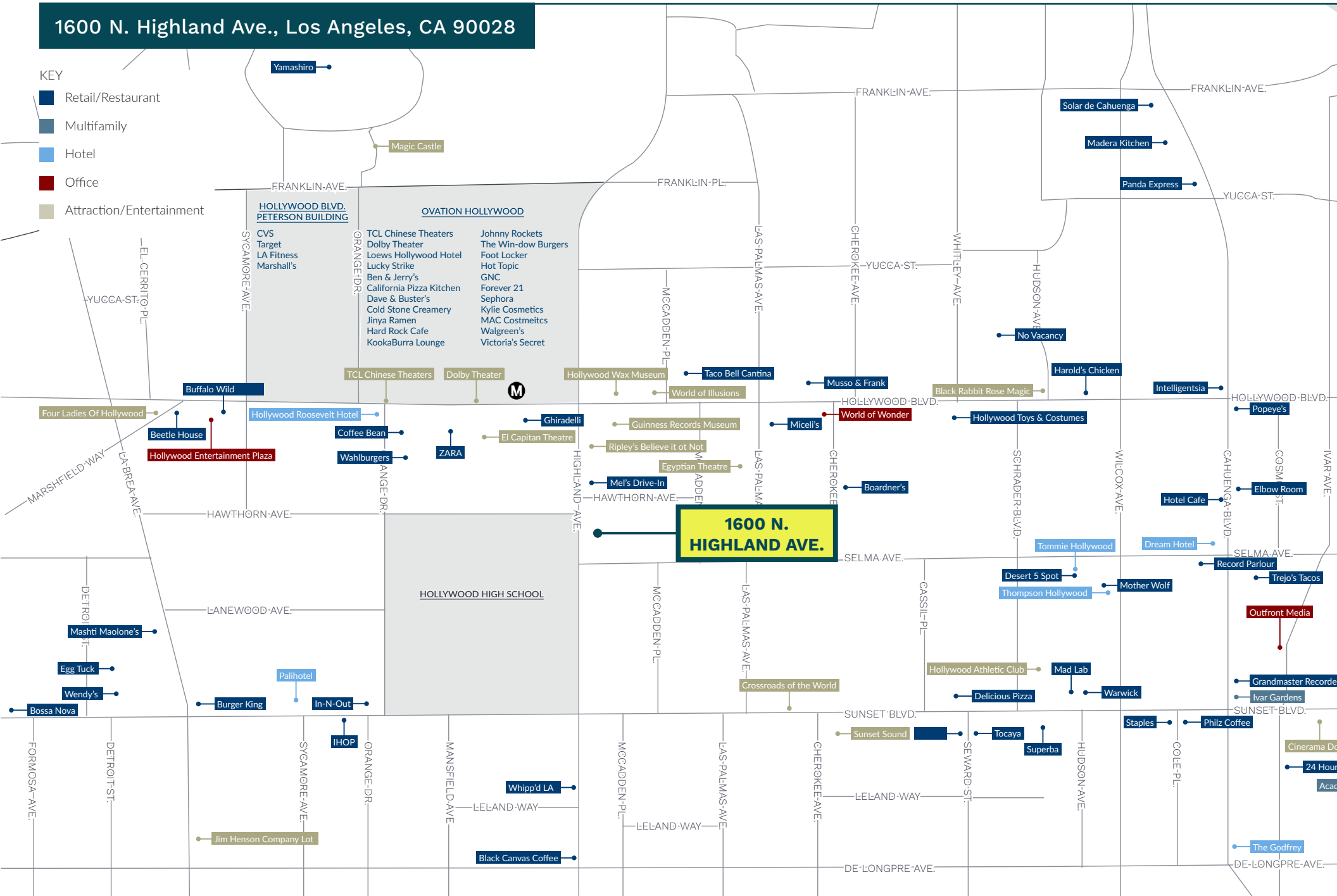
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- KEY
- Retail/Restaurant
 - Multifamily
 - Hotel
 - Office
 - Attraction/Entertainment

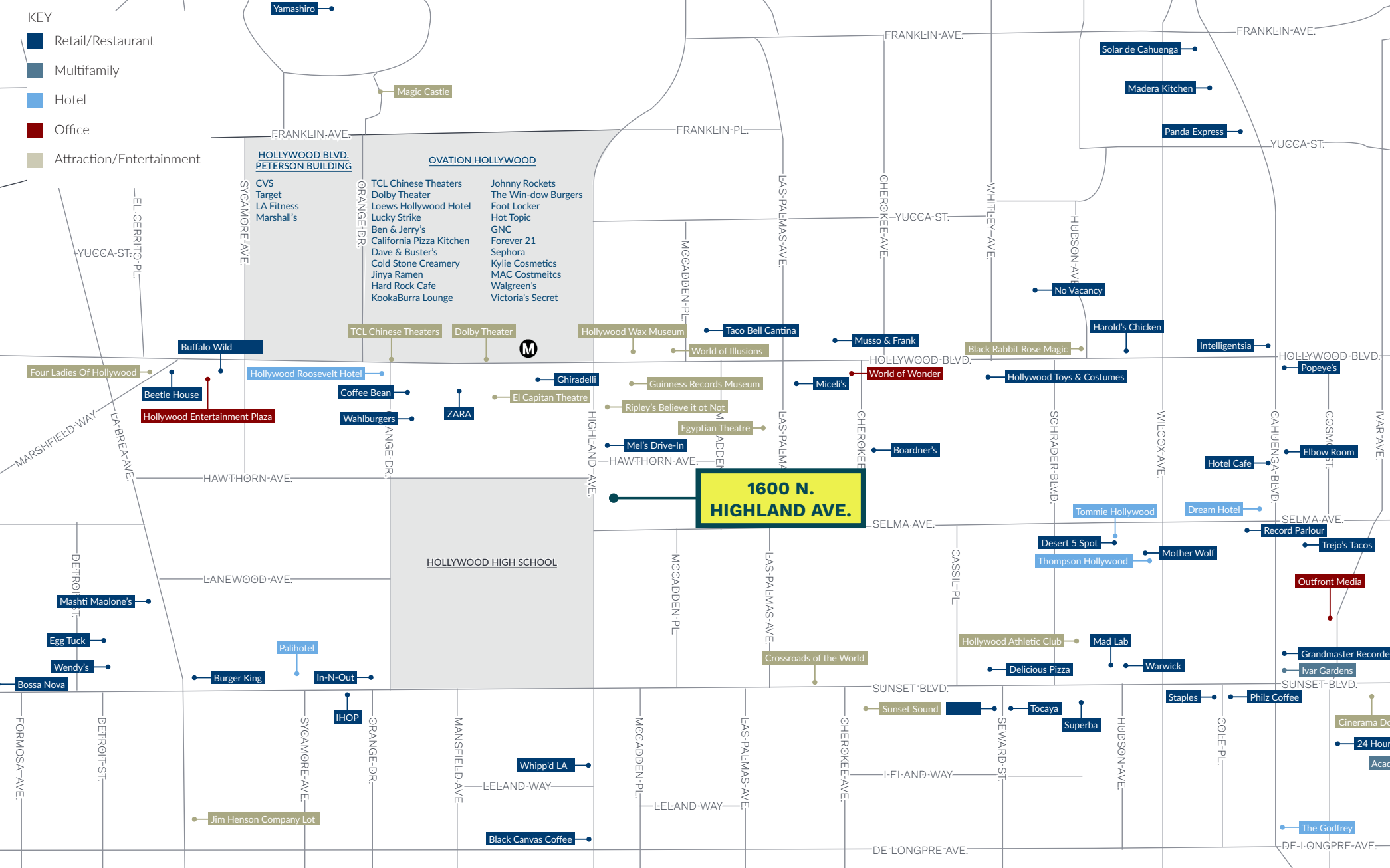


1600 N. HIGHLAND AVE.

- OVIATION HOLLYWOOD**
- Johnny Rockets
 - The Win-dow Burgers
 - Foot Locker
 - Hot Topic
 - GNC
 - Forever 21
 - Sephora
 - Kylie Cosmetics
 - MAC Cosmetics
 - Walgreen's
 - Victoria's Secret

- HOLLYWOOD BLVD. PETERSON BUILDING**
- CVS
 - Target
 - LA Fitness
 - Marshall's

- TCL Chinese Theaters
- Dolby Theater
- Loews Hollywood Hotel
- Lucky Strike
- Ben & Jerry's
- California Pizza Kitchen
- Dave & Buster's
- Cold Stone Creamery
- Jinya Ramen
- Hard Rock Cafe
- KookaBurra Lounge



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OVATION HOLLYWOOD



Modera Hollywood at 1600 N. Highland Avenue is located less than two blocks from Ovation Hollywood. It is a shopping center and entertainment complex at the intersection of Hollywood Boulevard and Highland Avenue.

The 387,000 SF shopping center also includes the **TCL Chinese Theatre**, a historic movie palace, and the **Dolby Theatre**, an auditorium that has been home to the Academy Awards since 2002. Located in the heart of Hollywood, along the Hollywood Walk of Fame, it is among the most visited tourist destinations and shopping complexes in Los Angeles.

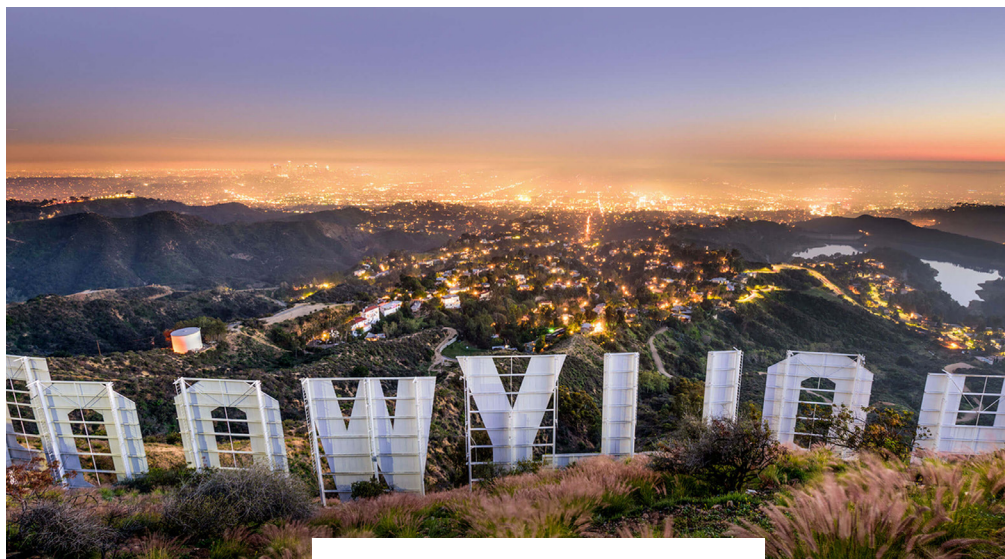
The center has more than 70 shops and 25 restaurants. Major retail tenants that face Hollywood Boulevard include **Forever 21**, and **Sephora**. The complex also houses a **Lucky Strike Lanes** bowling alley.

The 637-room **Loews Hollywood Hotel** is also part of the site. The Metro B Line's Hollywood/Highland station is beneath the structure.



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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2024 Estimated Population	18,914	57,479	160,655
2029 Projected Population	19,177	58,908	159,995
2020 Census Population	18,448	54,875	161,463
2010 Census Population	16,692	50,029	154,247
Projected Annual Growth 2024 to 2029	0.3%	0.5%	-
Historical Annual Growth 2010 to 2024	1.0%	1.1%	0.3%
2024 Median Age	34.9	36.1	37.6
HOUSEHOLDS			
2024 Estimated Households	11,348	34,359	87,633
2029 Projected Households	11,654	35,746	88,694
2020 Census Households	10,972	32,063	85,245
2010 Census Households	9,847	28,516	78,860
Projected Annual Growth 2024 to 2029	0.5%	0.8%	0.2%
Historical Annual Growth 2010 to 2024	1.1%	1.5%	0.8%
RACE & ETHNICITY			
2024 Estimated White	51.9%	54.6%	55.4%
2024 Estimated Black or African American	9.8%	9.0%	7.1%
2024 Estimated Asian or Pacific Islander	11.3%	10.6%	11.1%
2024 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
2024 Estimated Other Races	25.9%	24.9%	25.5%
2024 Estimated Hispanic	30.4%	29.3%	30.4%
INCOME			
2024 Estimated Average Household Income	\$87,173	\$110,665	\$129,491
2024 Estimated Median Household Income	\$67,124	\$76,502	\$85,416
2024 Estimated Per Capita Income	\$52,941	\$66,720	\$71,038
EDUCATION			
2024 Estimated High School Graduate	15.0%	13.1%	14.4%
2024 Estimated Some College	17.8%	16.7%	16.0%
2024 Estimated Associates Degree Only	7.6%	6.5%	5.9%
2024 Estimated Bachelors Degree Only	38.7%	38.9%	35.9%
2024 Estimated Graduate Degree	11.8%	16.4%	17.1%
BUSINESS			
2024 Estimated Total Businesses	1,746	4,696	11,662
2024 Estimated Total Employees	16,449	41,133	79,347
2024 Estimated Employee Population per Business	9.4	8.8	6.8
2024 Estimated Residential Population per Business	10.8	12.2	13.8



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