

6363

Hollywood Boulevard
Los Angeles, CA 90028

REDUCED RENT

Retail / Creative Office
For Lease
± 23,000 SF

NAI Capital
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE



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Hollywood Boulevard
Los Angeles, CA 90028

For more information:

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Property Description

Multi-story, retail / creative office, former digital radio broadcasting headquarters, multiple recording and podcasts studios, entertainment spaces with green rooms, private and executive offices. The property offers prominent signage, high ceilings, a mezzanine, elevator, restrooms, and a brass lined staircase.



Area Description

The property is located in the "Hollywood Entertainment District" on the Hollywood Walk of Fame near to the corner of Hollywood and Vine, Pantages Theater, Capital Records, many popular nightclubs and restaurants, luxury residential high-rise projects, office space, hotels, etc.

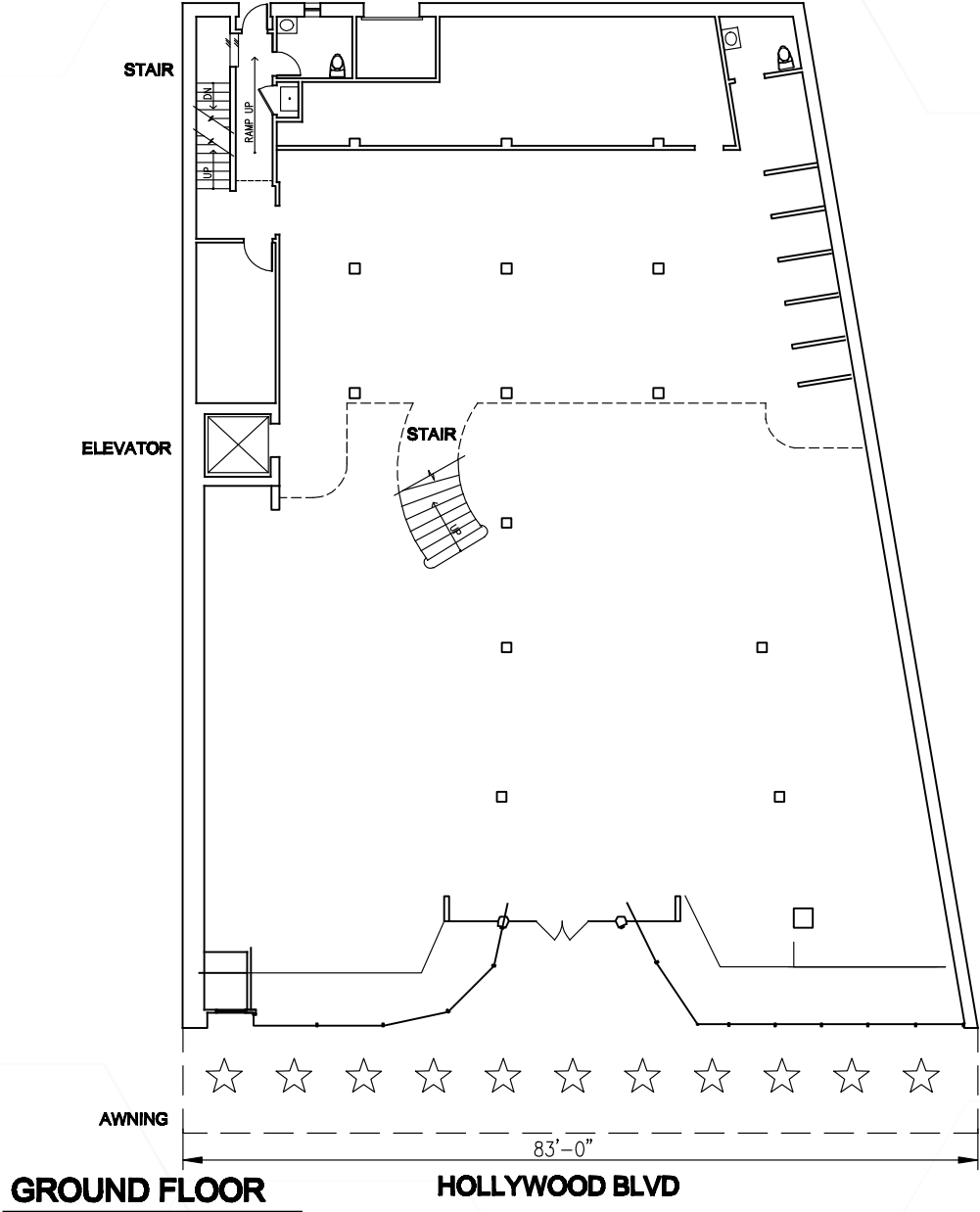
<p>\$</p> <p>Asking Rent</p> <p>\$1.50 PSF / NNN</p> <p>REDUCED RENT</p>	<p>🏠</p> <p>Building Size</p> <p>± 23,000 SF</p>	<p>📅</p> <p>Year Built</p> <p>1924</p>
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Floor Plan Description

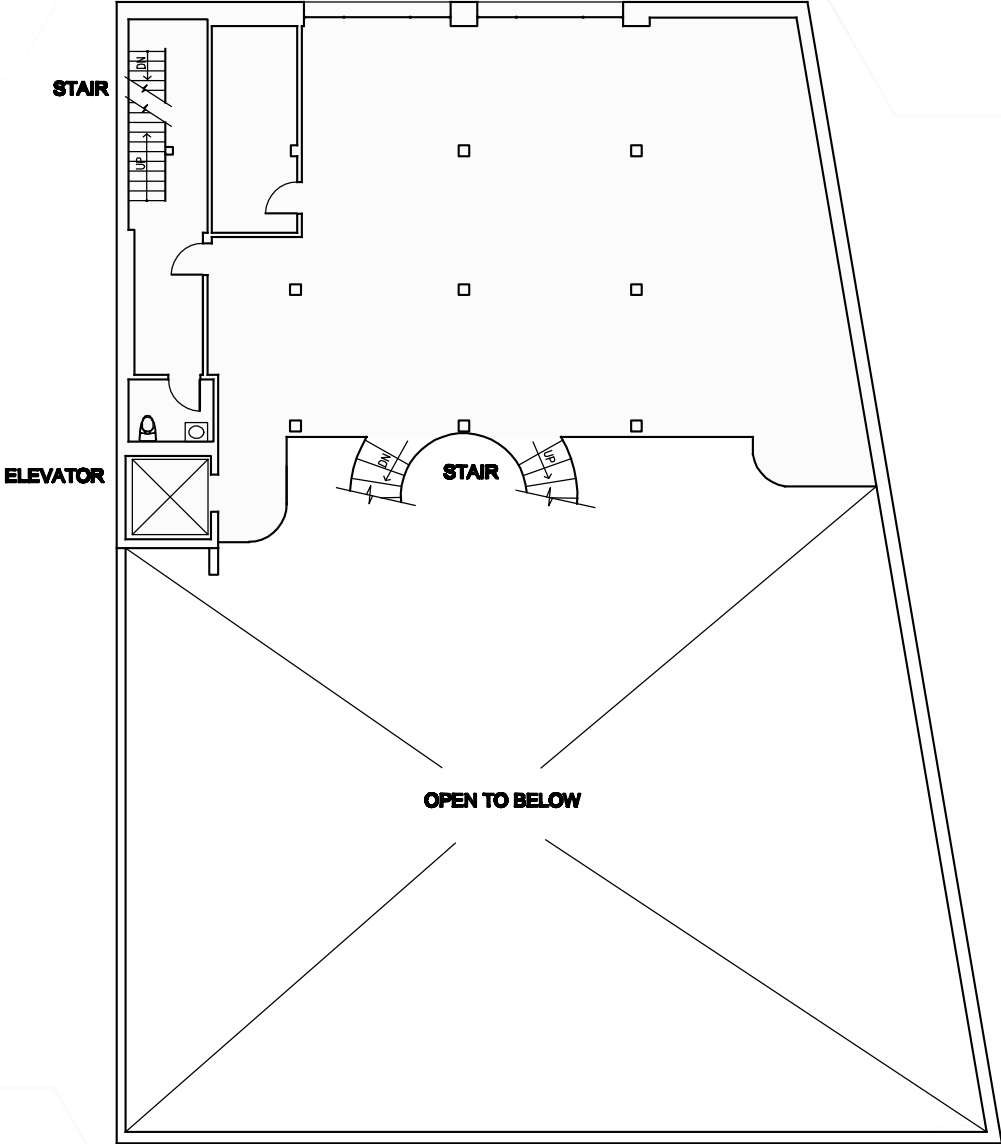
<p>📊</p> <p>Basement</p> <p>4,270 SF</p>	<p>📊</p> <p>Ground Floor</p> <p>7,902 SF</p>	<p>📊</p> <p>Mezzanine</p> <p>2,998 SF</p>	<p>📊</p> <p>Second Floor</p> <p>7,697 SF</p>
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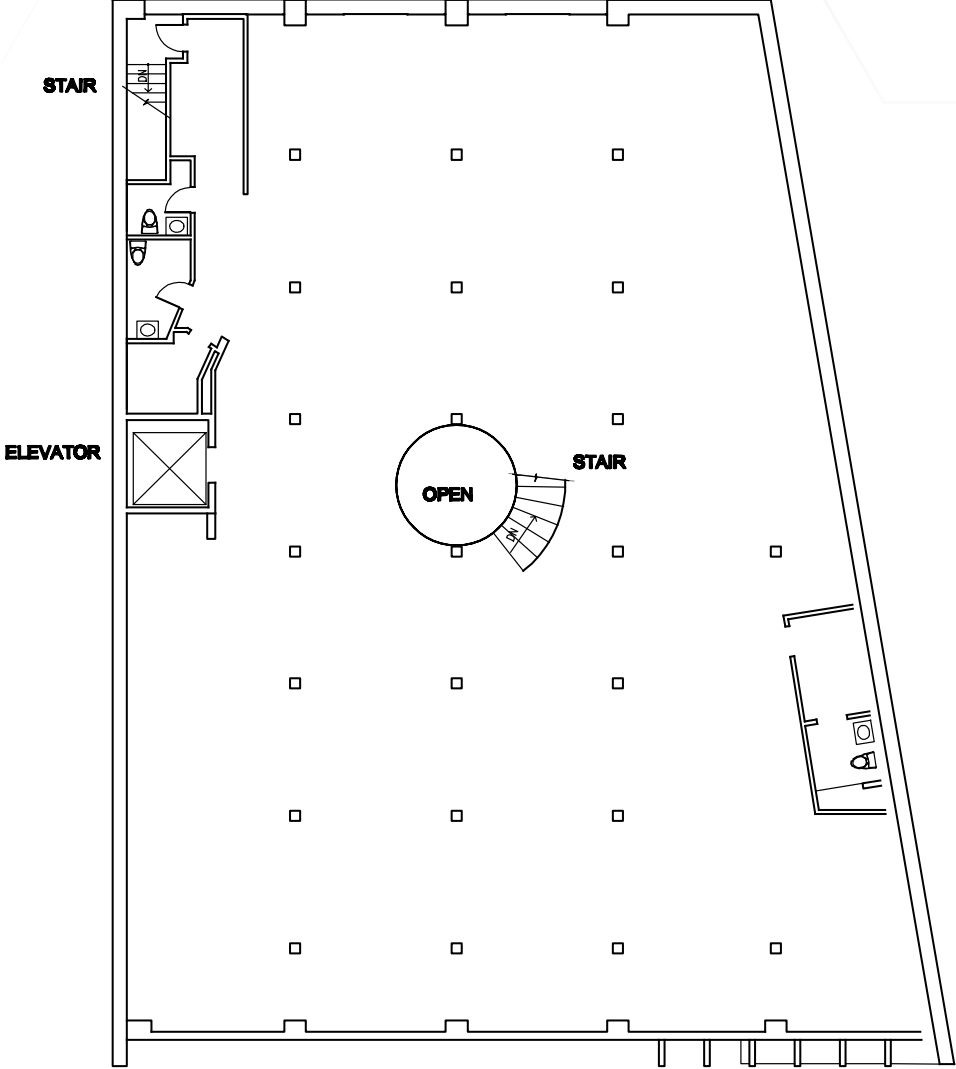
First Floor Plan



Mezzanine Floor Plan



MEZZANINE



SECOND FLOOR

3rd Quarter 2024 Report (Demographics)

HED Visits

Annual Visits 2024	Avg. # People per Day
38 Million	101,600

Residents

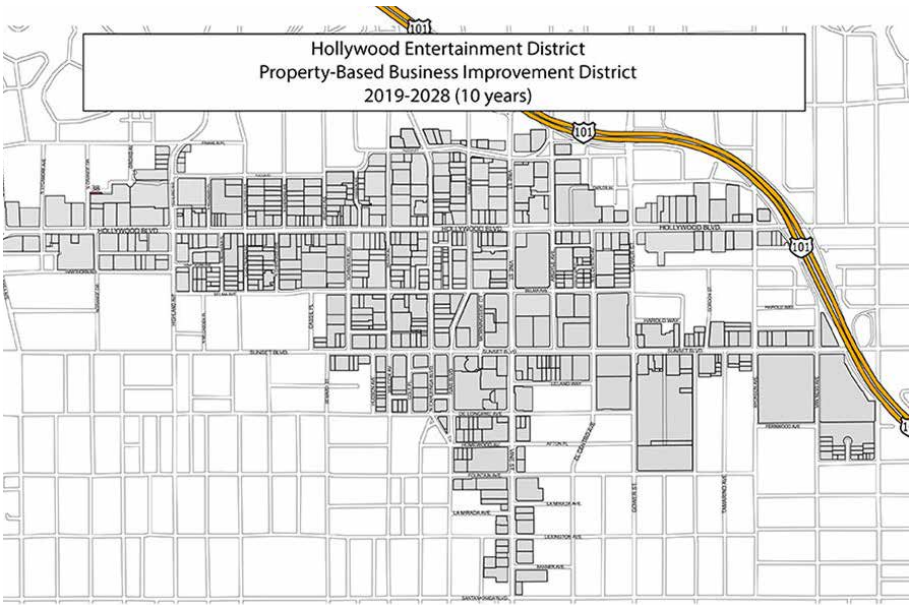
Avg. Income	Median Income	Population
\$84,000	\$59,000	30,827

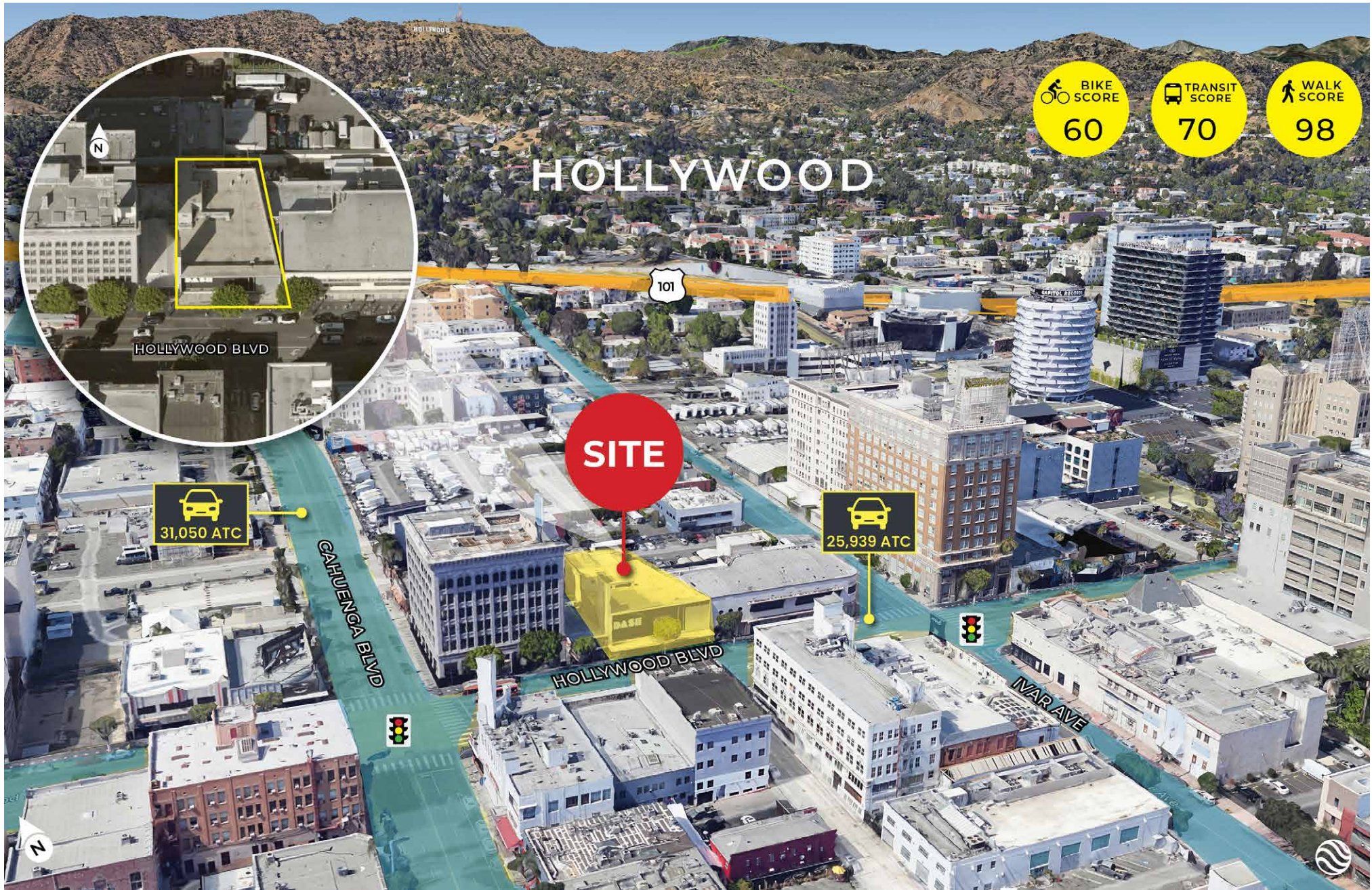
Employees

Avg. Income	Median Income	Population
\$90,000	\$61,000	32,274

Visitors

Avg. Income	Median Income
\$121,000	\$79,000







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