

Sunset and St. Andrews Shopping Center



Retail / 2nd Gen. Restaurant Space For Lease

5533-5553 W. Sunset Blvd., Hollywood, CA 90028



Available

5537: ±1,610 SF
5541: ±1,640 SF
Rent: \$4.25 PSF/Mo., NNN
NNN: ±\$2.10 PSF/Mo.
Parking: 4 : 1,000 SF

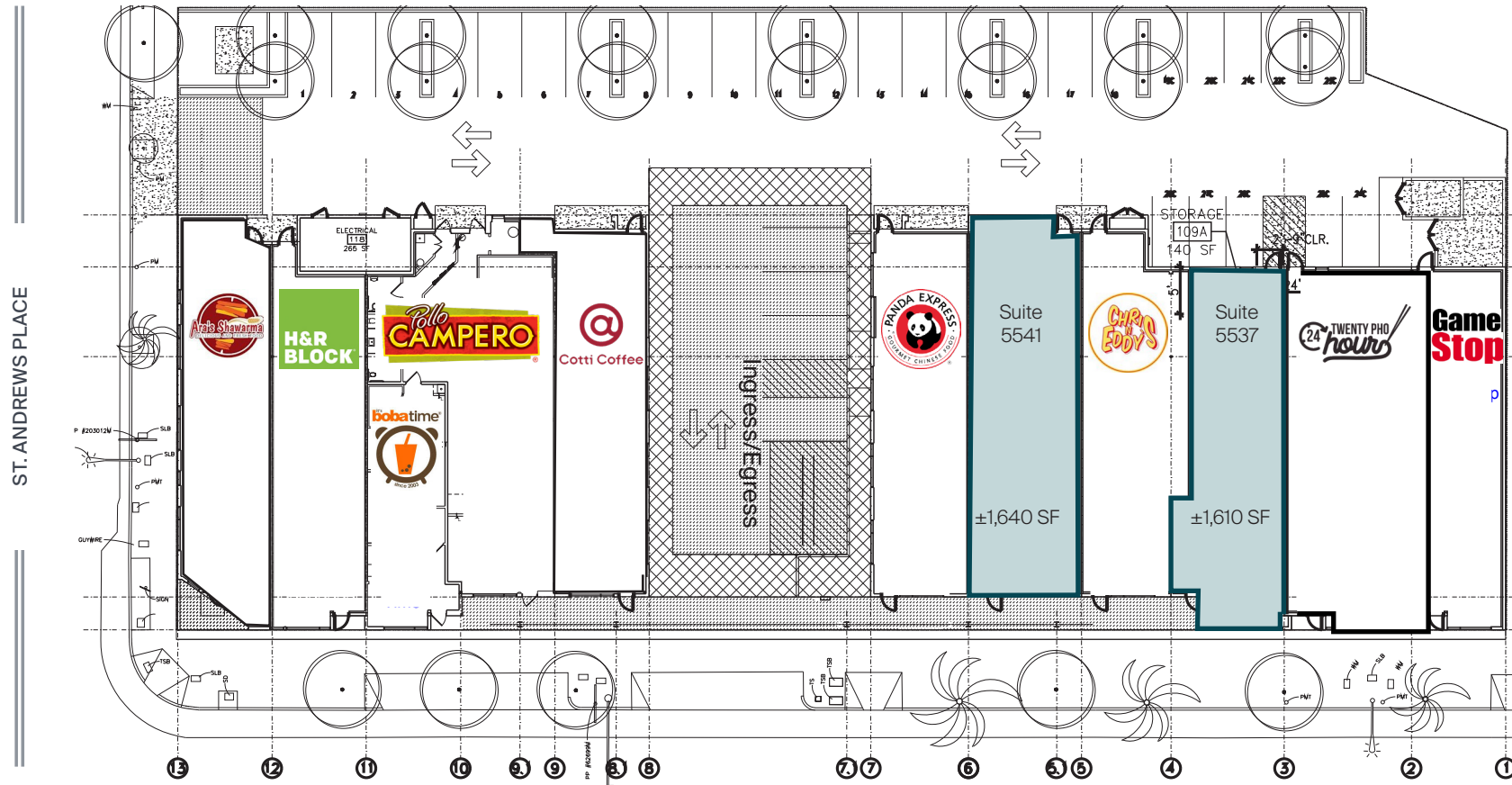
Features

- ▶ Fantastic opportunity for quick service restaurant in a dense market; 74,417 within one mile
- ▶ Directly across from a top performing Home Depot with approximately 2 million visitors annually, and new Target-anchored shopping center
- ▶ Brand new Whole Foods coming soon beneath 700+ apartments just one block east of the subject property
- ▶ ±66,263 CPD at Sunset Blvd. & Western Ave.
- ▶ Easy access from the 101 Freeway
- ▶ Proposed new development of 293 units adjacent to subject property
- ▶ Second Home office campus located just south of the property (Approximately 500 people per day)
- ▶ Close proximity to major employers such as Netflix and CNN
- ▶ Property is located in an enterprise zone providing favorable zoning laws and special tax incentives to tenants

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



Site Plan



ST. ANDREWS PLACE

SUNSET BLVD.

ST. ANDREWS PL.



MATTRESS FIRM



Immediate Vicinity



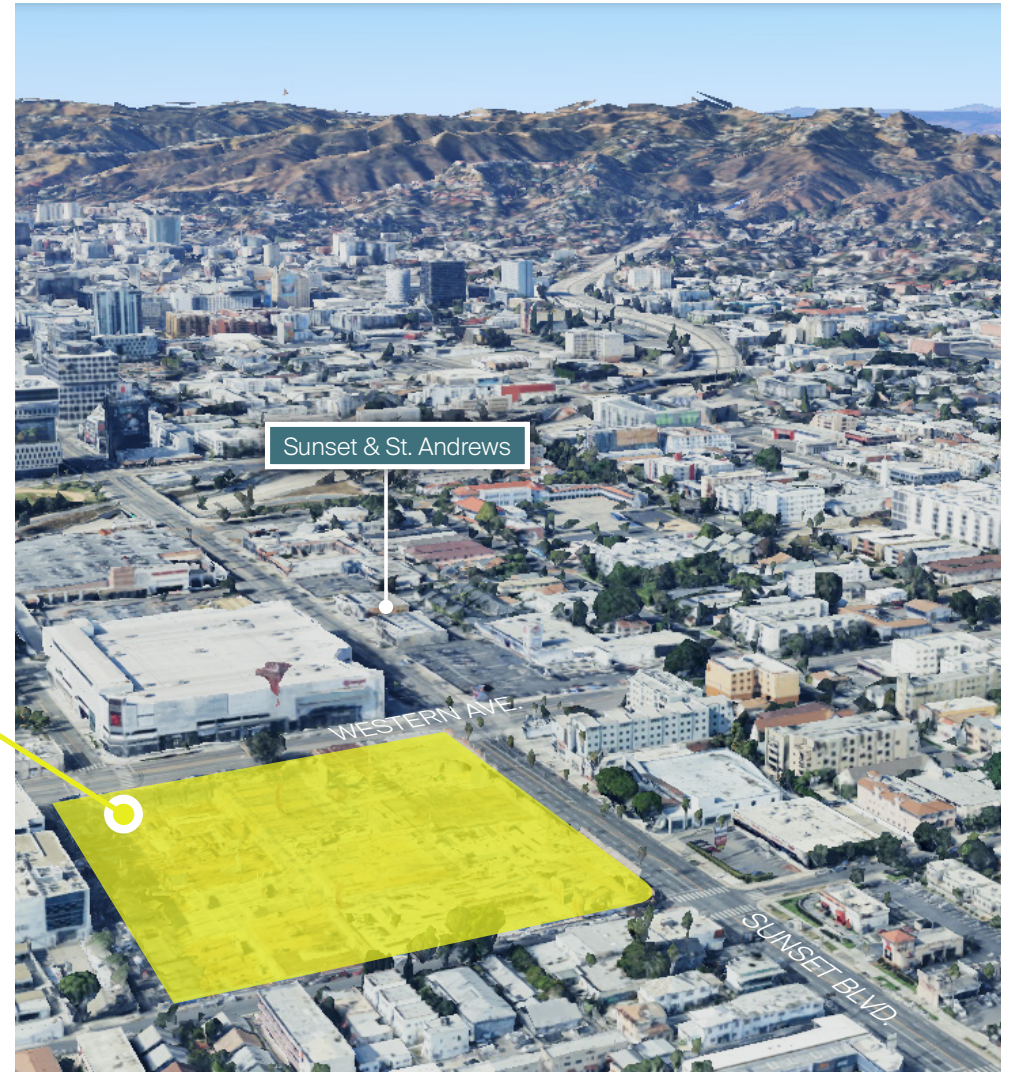
5420 Sunset Blvd. Development

Sunset & St. Andrews is located across the street from a new large mixed-use complex from American Commercial Equities.

The project will eventually feature **735 apartments** atop **95,000 square feet of commercial space**, and 1,400 parking spaces.

According to plans, the ground-floor commercial space would consist of a mix of general retail and Whole Foods.

Completion is expected in 2026.



Property Images



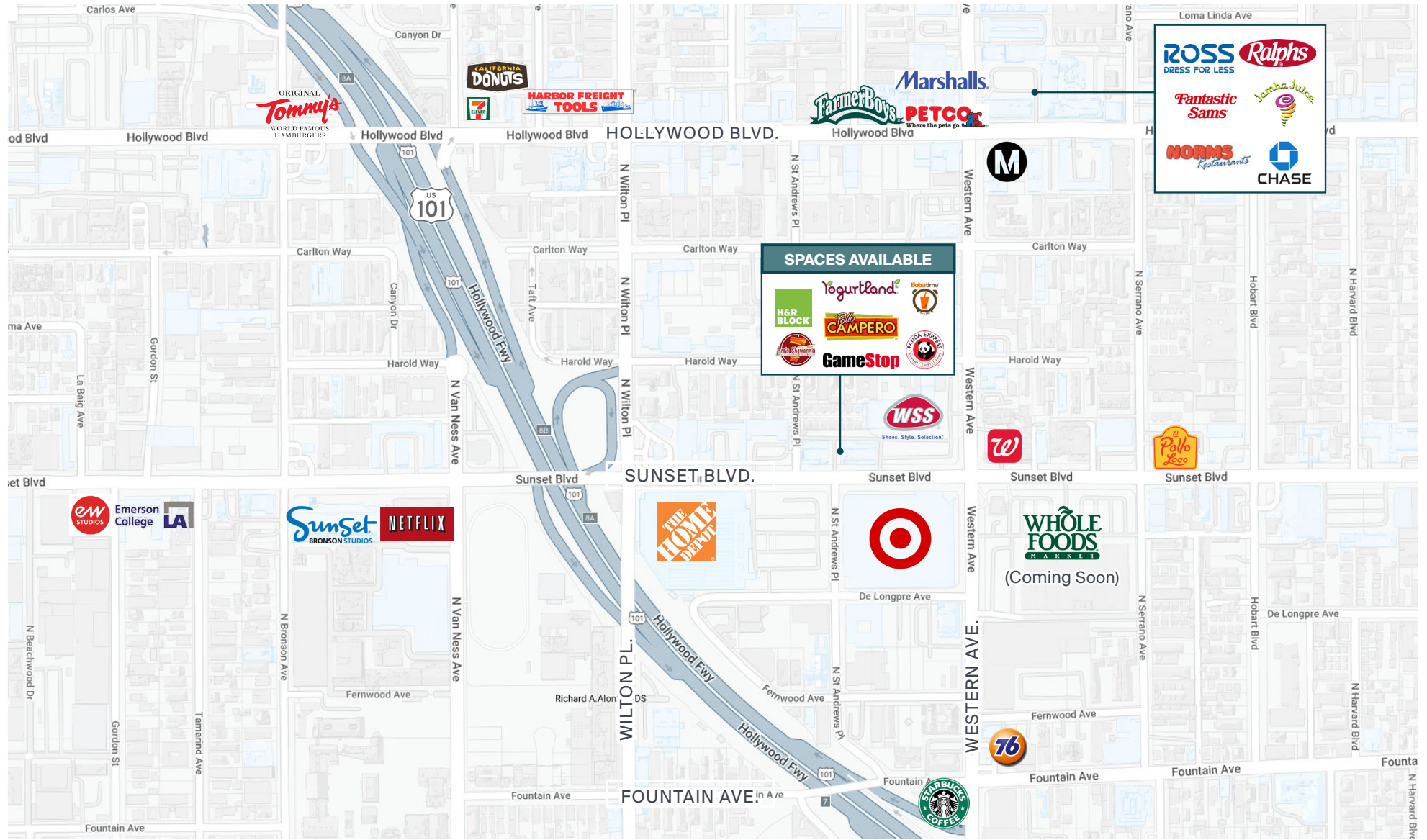
±64,863 CPD at Sunset Blvd. & Western Ave.



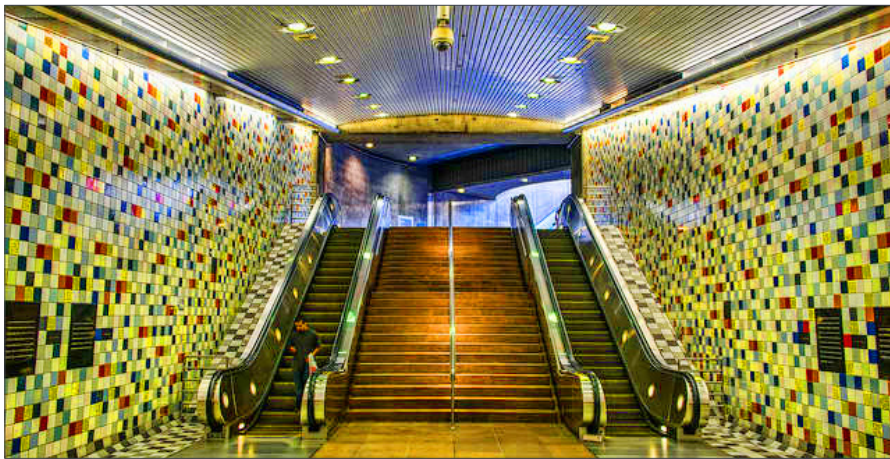
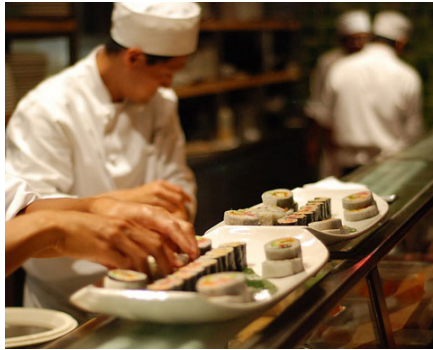
±32 Parking Spaces

Amenity Map

Surrounded by major credit tenants and local favorites



Hollywood Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	25,952	77,898	211,518
2030 Projected Population	26,682	78,437	210,353
2020 Census Population	25,135	76,317	205,178
2010 Census Population	23,784	73,972	200,906
Projected Annual Growth 2025 to 2030	0.6%	0.1%	-0.1%
Historical Annual Growth 2010 to 2025	0.6%	0.4%	0.4%
2025 Median Age	37.3	37.8	37.4
HOUSEHOLDS			
2025 Estimated Households	11,912	36,199	98,124
2030 Projected Households	12,526	37,554	100,802
2020 Census Households	10,700	33,234	91,830
2010 Census Households	9,683	30,793	86,387
Projected Annual Growth 2025 to 2030	1.0%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	1.5%	1.2%	0.9%
RACE & ETHNICITY			
2025 Estimated White	41.9%	43.1%	42.1%
2025 Estimated Black or African American	7.1%	6.6%	6.4%
2025 Estimated Asian or Pacific Islander	13.7%	13.5%	16.4%
2025 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.4%
2025 Estimated Other Races	35.8%	35.5%	33.8%
2025 Estimated Hispanic	41.4%	41.2%	39.6%
INCOME			
2025 Estimated Average Household Income	\$79,351	\$96,680	\$115,415
2025 Estimated Median Household Income	\$61,544	\$69,597	\$81,933
2025 Estimated Per Capita Income	\$37,054	\$45,725	\$54,028
EDUCATION			
2025 Estimated High School Graduate	22.0%	19.0%	16.3%
2025 Estimated Some College	18.1%	16.4%	15.8%
2025 Estimated Associates Degree Only	6.6%	6.2%	5.9%
2025 Estimated Bachelors Degree Only	26.3%	28.0%	31.8%
2025 Estimated Graduate Degree	9.6%	12.2%	14.3%
BUSINESS			
2025 Estimated Total Businesses	822	3,111	11,282
2025 Estimated Total Employees	5,475	19,637	81,648
2025 Estimated Employee Population per Business	6.7	6.3	7.2
2025 Estimated Residential Population per Business	31.6	25.0	18.7

Your trusted *partners*

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