

APPROVED FOR ALCOHOL SERVICE UNTIL 2AM - TYPE 47 LIQUOR LICENSE AVAILABLE

2nd Gen. Restaurant Space For Lease



1600 N. Vine Street, Los Angeles, CA 90028



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AVAILABLE

Size ±5,219
±4,251 SF Ground Floor & ±968 SF Mezzanine

Rent: \$3.95 PSF/Mo., NNN

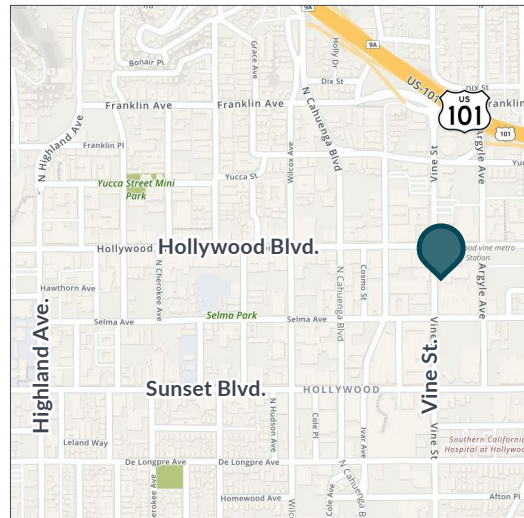
NNN: ±\$1.35 PSF/Mo.

Parking: 1 hour free parking; Valet at W Hotel

PROPERTY HIGHLIGHTS

- Fixturized second generation restaurant space
- In place CUB allows for alcohol service until 2am
- Type 47 liquor license available
- Exclusive front entry patio and 2nd floor rear patio for dining (±1,983 SF - not included in rent charge)
- Co-tenants include Trader Joe's and Wells Fargo
- Prime mixed-use development with ±28,000 SF of commercial space beneath 319 hotel rooms and 143 luxury condominiums
- Located on the Hollywood Walk of Fame with 10 million annual visitors
- Excellent location next to the W Hotel at the epicenter of Hollywood
- Adjacent to the Metro B Line Hollywood/Vine station

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



TRADE AREA



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WELCOME TO "THE BREAKFAST CLUB"
WHERE EVERYBODY KNOWS YOUR GHI!

WE ARE FOUNDED ON THE PRINCIPLES OF
COLLABORATION AND INCLUSION.
THROUGH SOCIAL MEDIA, THIS GENERATION
HAS GROWN A PLATFORM WHERE ALL ARE
WELCOME. THE BREAKFAST CLUB AIMS TO
FOLLOW SUIT.

THEBREAKFASTCLUB
#THEBREAKFASTCLUB

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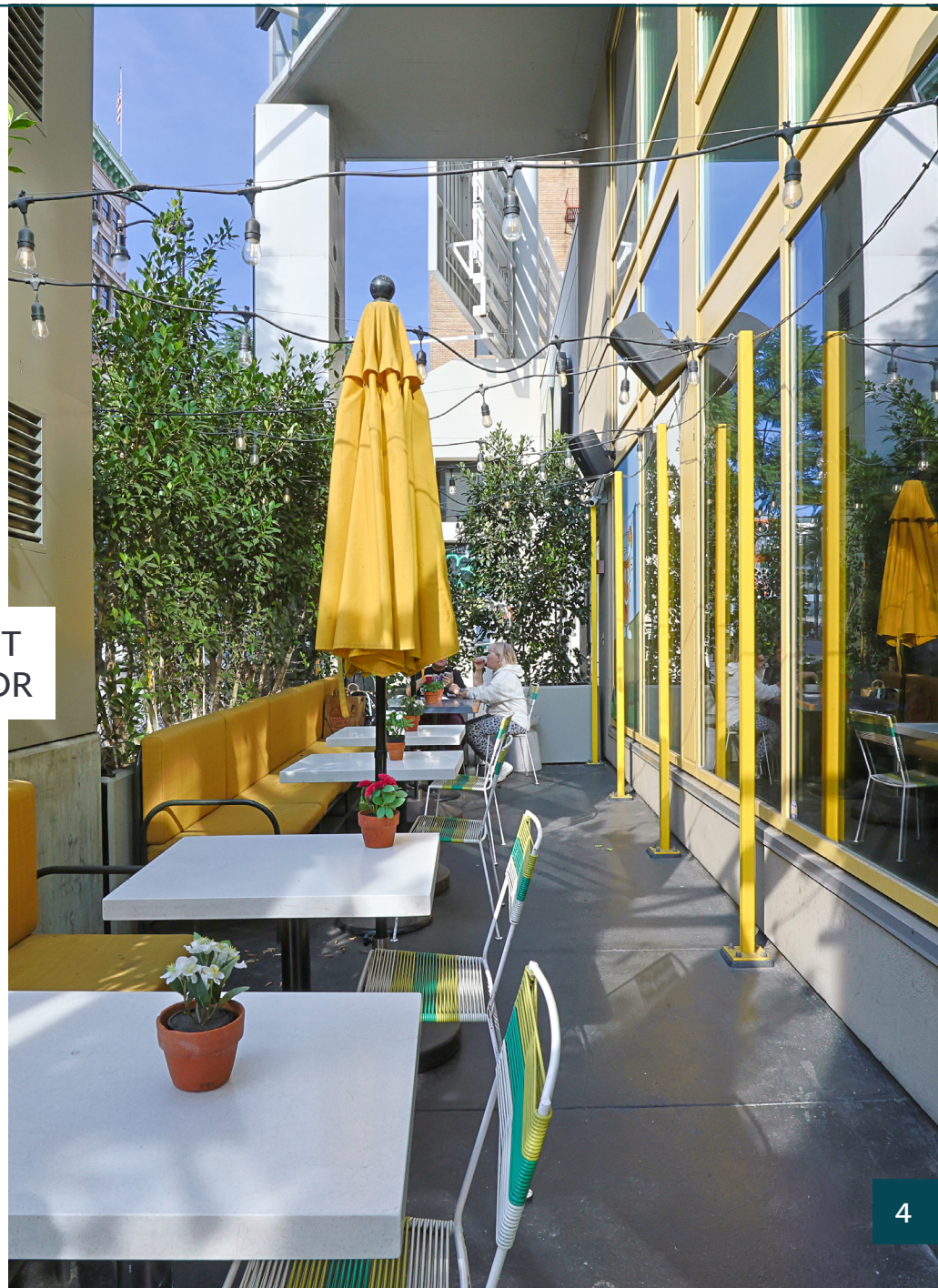


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FIRST FLOOR



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KITCHEN



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SECOND FLOOR



H Club

PANTAGES

Arrive

- 535 Apartments
- ±74,000 SF ground floor retail



HOLLYWOOD BLVD.

KATSUYA

The Broadway

- 96 Condos
- ±50,000 SF ground floor retail

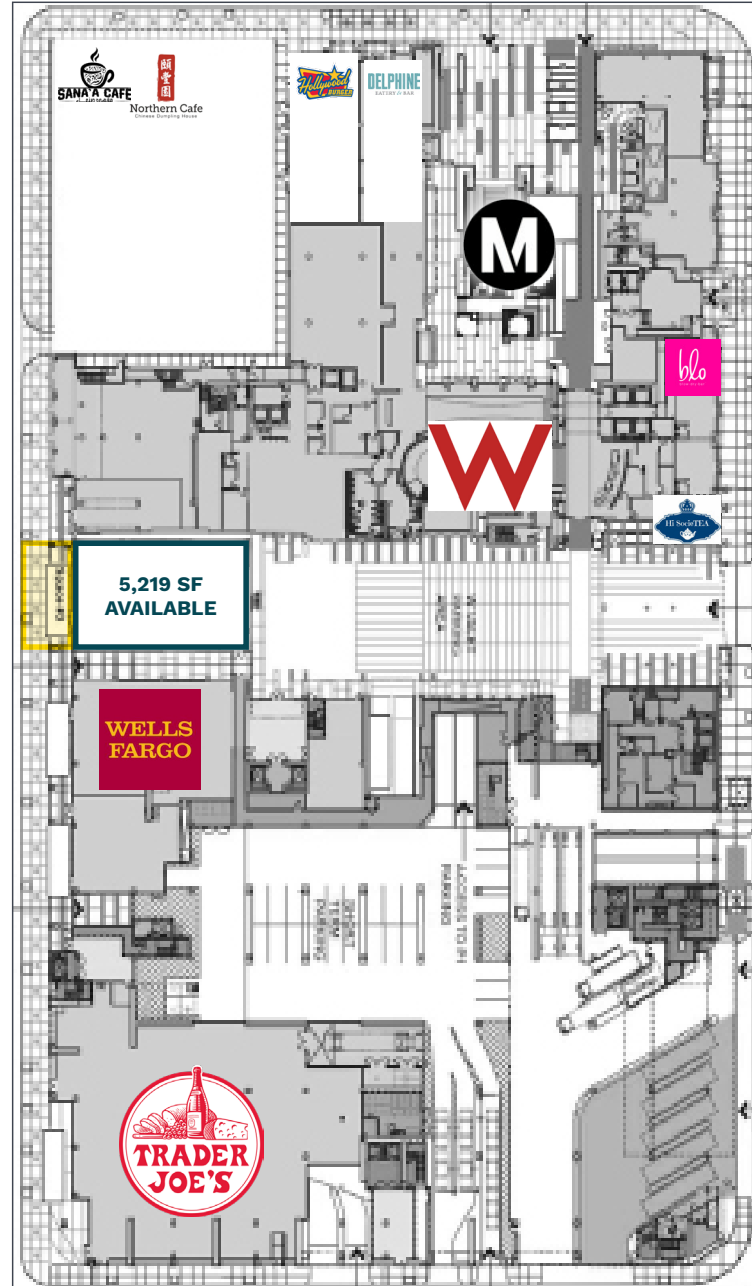


BOOMTOWN
BREWERY

El Centro

- 507 Apartments
- ±60,000 SF ground floor retail

VINE ST.

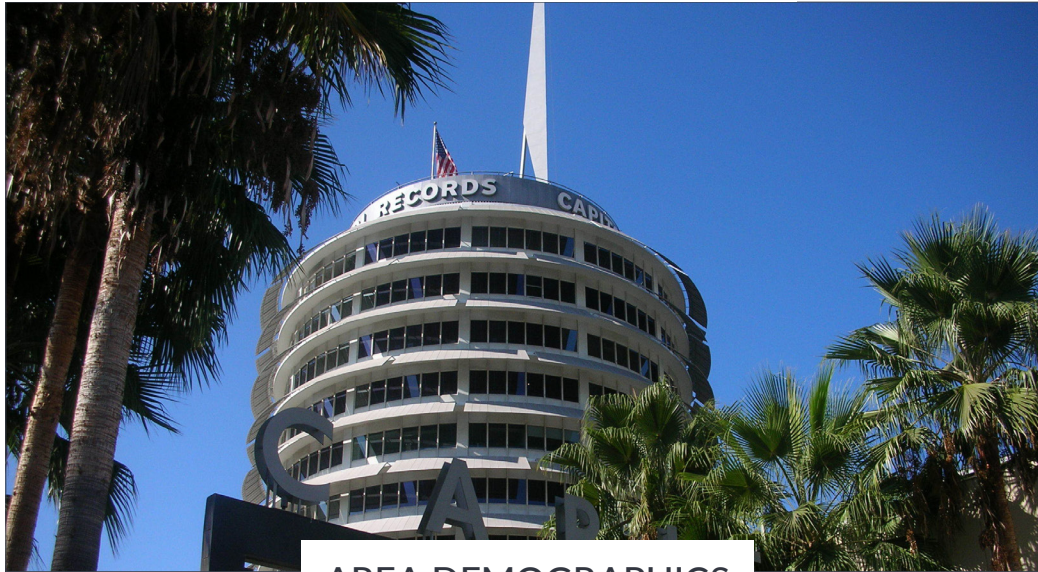


ARGYLE AVE.

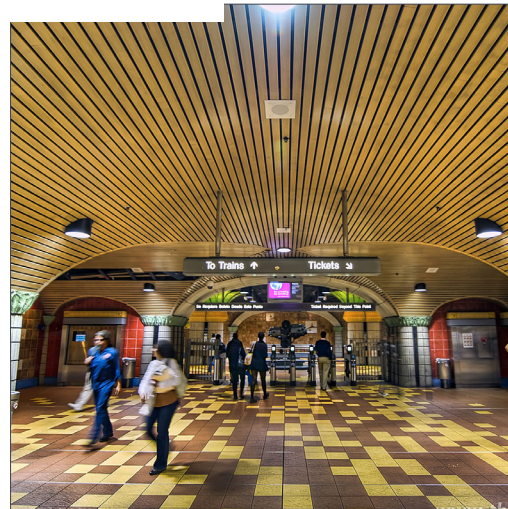
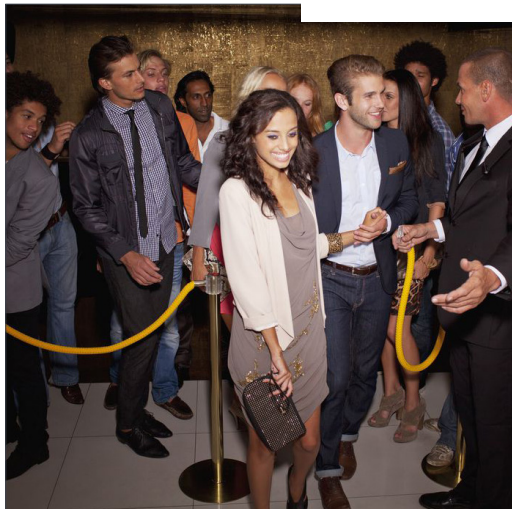


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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2025 Estimated Population	18,300	63,907	187,071
2030 Projected Population	19,092	63,859	183,944
2020 Census Population	14,655	59,390	179,696
2010 Census Population	11,921	54,474	173,499
Projected Annual Growth 2025 to 2030	0.9%	-	-0.3%
Historical Annual Growth 2010 to 2025	3.6%	1.2%	0.5%
2025 Median Age	35.5	36.0	37.6
HOUSEHOLDS			
2025 Estimated Households	10,083	33,554	91,805
2030 Projected Households	11,037	34,888	93,346
2020 Census Households	7,614	30,328	87,333
2010 Census Households	6,020	26,967	81,172
Projected Annual Growth 2025 to 2030	1.9%	0.8%	0.3%
Historical Annual Growth 2010 to 2025	4.5%	1.6%	0.9%
RACE & ETHNICITY			
2025 Estimated White	44.8%	47.0%	49.2%
2025 Estimated Black or African American	11.3%	9.1%	6.8%
2025 Estimated Asian or Pacific Islander	11.9%	11.3%	13.5%
2025 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.1%
2025 Estimated Other Races	30.9%	31.4%	29.4%
2025 Estimated Hispanic	35.1%	36.4%	34.5%
INCOME			
2025 Estimated Average Household Income	\$96,366	\$102,309	\$124,197
2025 Estimated Median Household Income	\$73,434	\$74,513	\$82,973
2025 Estimated Per Capita Income	\$54,467	\$54,443	\$61,451
EDUCATION			
2025 Estimated High School Graduate	16.1%	16.4%	15.3%
2025 Estimated Some College	17.4%	16.6%	16.3%
2025 Estimated Associates Degree Only	7.3%	6.4%	5.9%
2025 Estimated Bachelors Degree Only	32.6%	34.4%	33.7%
2025 Estimated Graduate Degree	14.4%	14.1%	15.6%
BUSINESS			
2025 Estimated Total Businesses	1,687	3,946	11,081
2025 Estimated Total Employees	17,014	36,080	75,511
2025 Estimated Employee Population per Business	10.1	9.1	6.8
2025 Estimated Residential Population per Business	10.8	16.2	16.9



R E A L E S T A T E

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