

ONLY ONE SPACE REMAINING • HOLLYWOOD MIXED-USE DEVELOPMENT

Restaurant/Retail Space for Lease

KWP
REAL ESTATE

6901-6933 Santa Monica Blvd., Los Angeles, CA 90038



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onni
group

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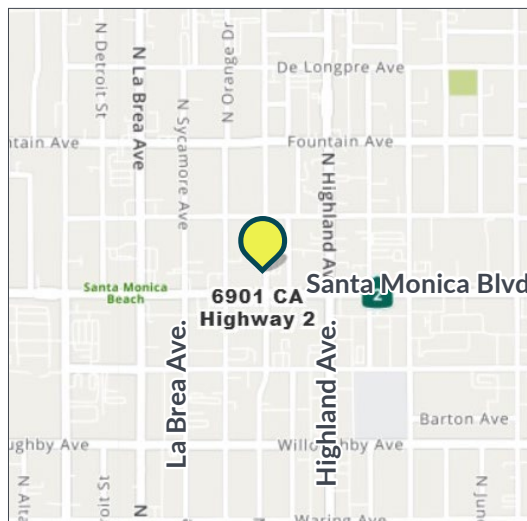
AVAILABLE

- Size:** ±2,691 SF
- Rent:** \$4.85 PSF/Mo., NNN
- NNN:** ±\$1.25 PSF/Month
- Parking:** 55 commercial parking spaces

PROPERTY HIGHLIGHTS

- Below 224 residential units
- Over 20 foot high ceilings
- Excellent co-tenancy with Dialtone, Avenir, and Perspire
- Walking distance to restaurants and shops on Sycamore Avenue shopping district
- Across the street from the new [Tesla Diner](#) which is open 24 hours a day, and includes supercharging stations, rooftop seating areas plus a pair of drive-in movie screens
- ±79,890 cars per day at Santa Monica Blvd. and Highland Avenue
- Population of ±63,201 within 1 mile

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



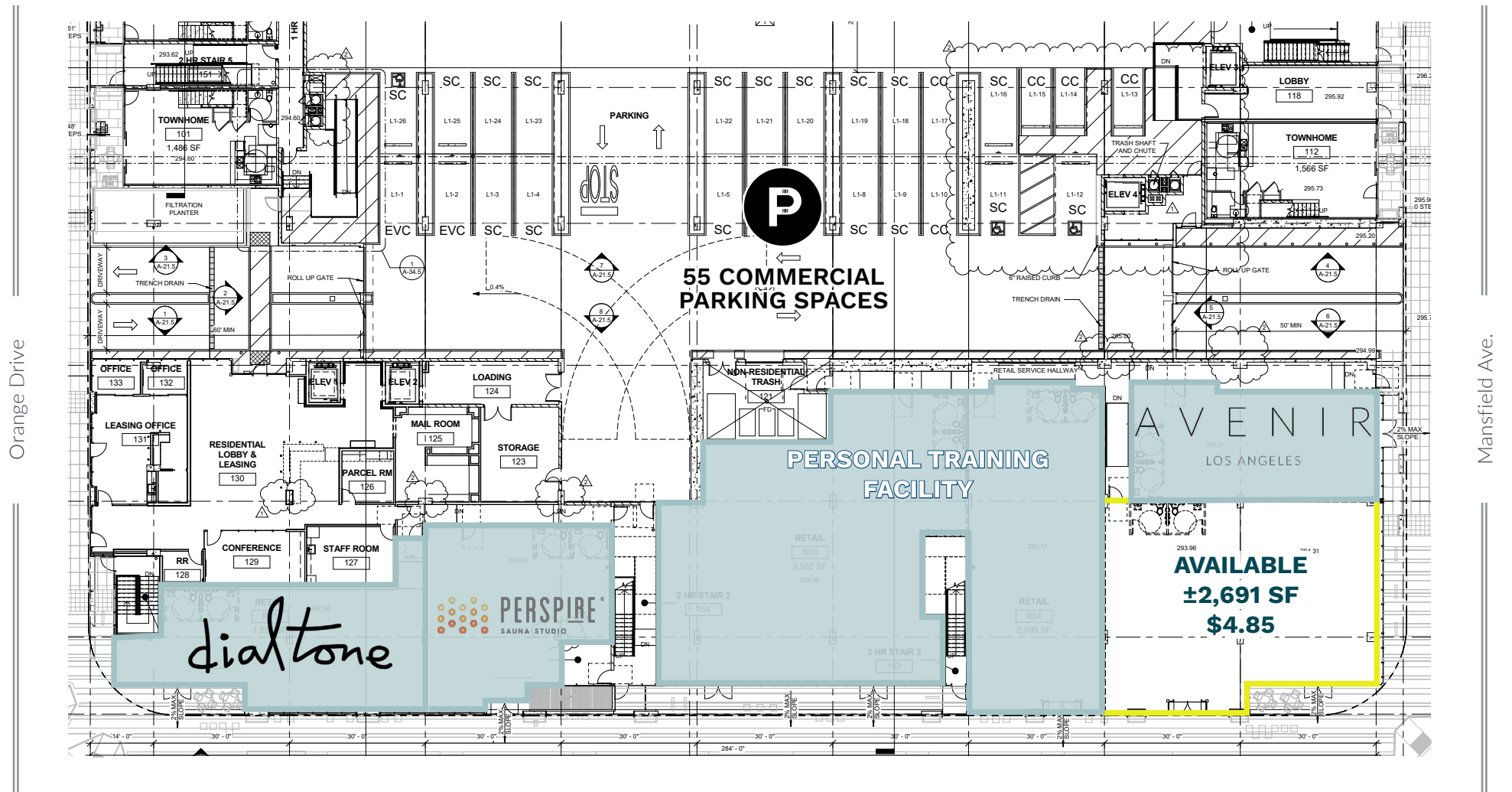
TRADE AREA



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All rents are PSF/Mo.,NNN



Santa Monica Blvd.



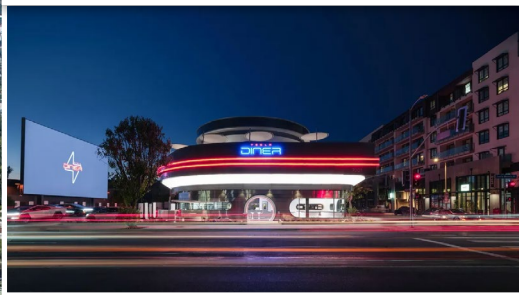
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TESLA DINER AND DRIVE-IN THEATER



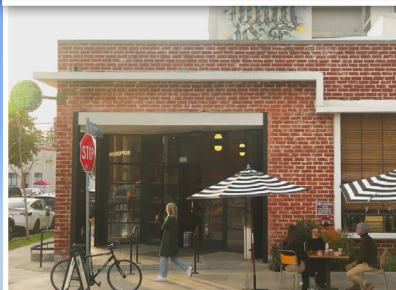
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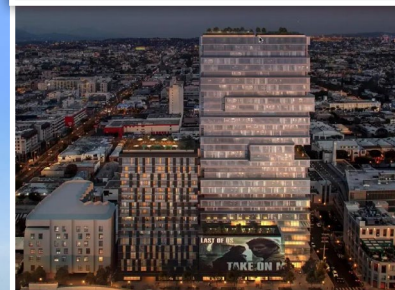


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SYCAMORE SHOPPING DISTRICT



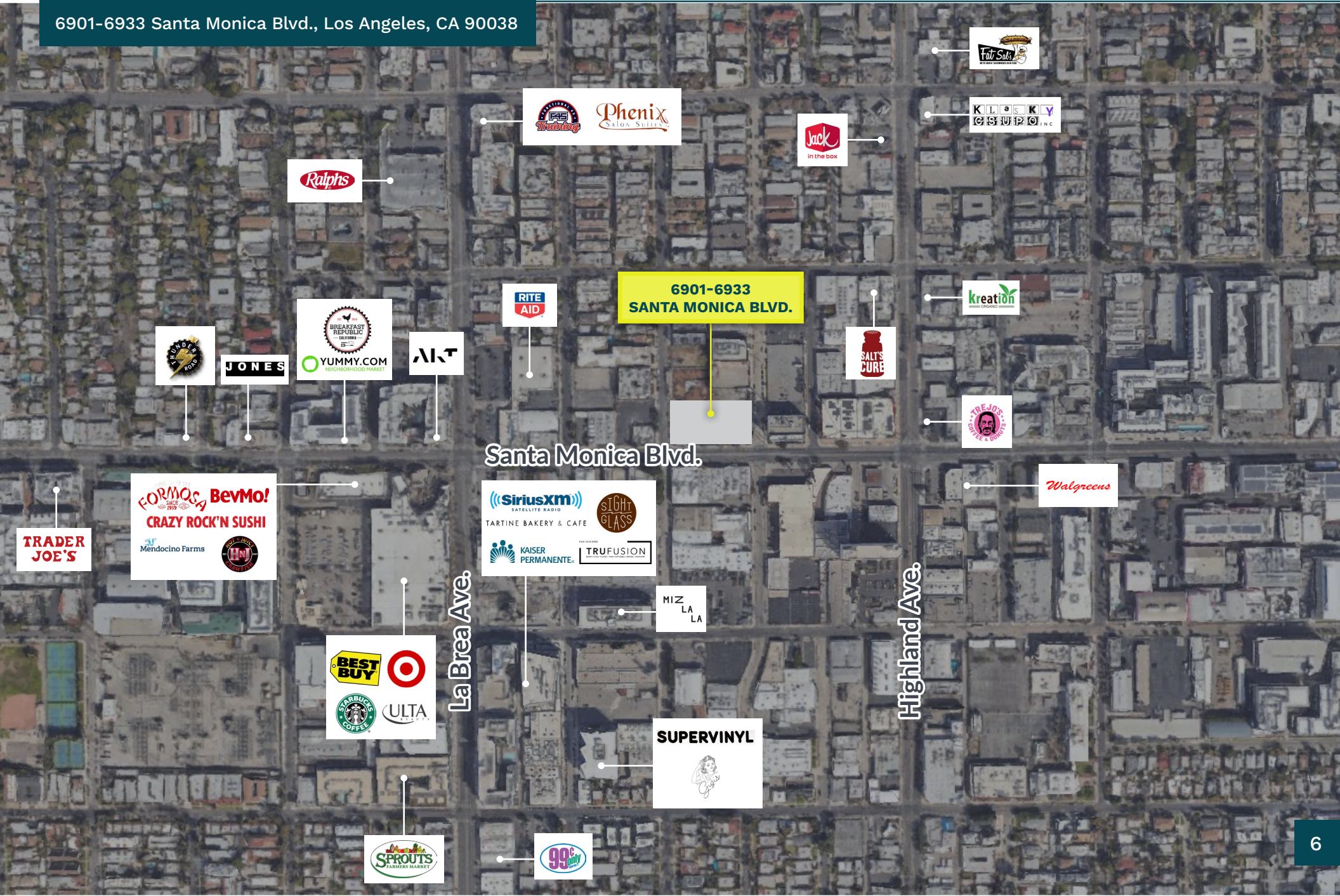
CIM GROUP PROPOSED DEVELOPMENTS



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6901-6933
SANTA MONICA BLVD.

Santa Monica Blvd.

La Brea Ave.

Highland Ave.

TRADER
JOE'S

FORMOSA BevMo!
CRAZY ROCK'N SUSHI
Mendocino Farms

BEST BUY
STARBUCKS COFFEE
TARGET
ULTA

SPROUTS
FARMERS MARKET

WORLD OF BEER

JONES

BREAKFAST REPUBLIC
YUMMY.COM
NEIGHBORHOOD MARKET

AKT

Ralphs

RITE
AID

Phenix
SALON SUITES

SiriusXM
TARTINE BAKERY & CAFE
KAISER PERMANENTE
SIGHT GLASS
TRUFUSION

MIZ
LA
LA

SUPERVINYL

99c
only

Jack
in the box

SALT'S
CURE

THE JOE'S
CRAZY ROCK'N SUSHI

Walgreens

Kreation

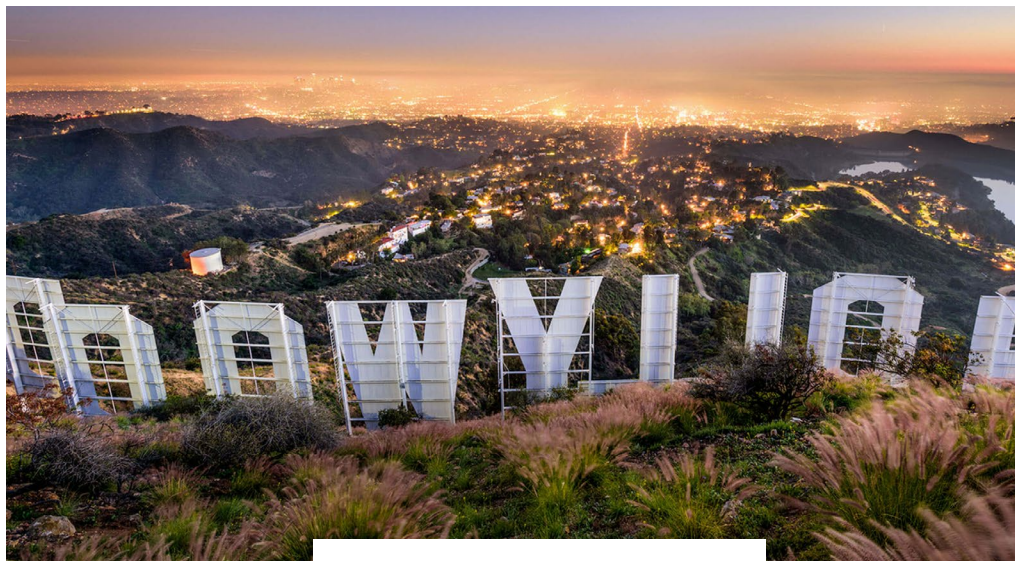
KLOSKEY
CSTUDIO, INC.

Fat Sals

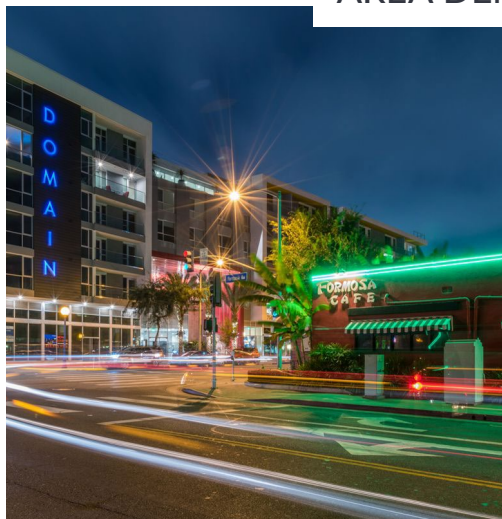
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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

2025 Estimated Population	13,564	63,201	193,504
2030 Projected Population	13,500	62,182	187,868
2020 Census Population	12,627	58,112	182,787
2010 Census Population	10,514	53,967	174,667
Projected Annual Growth 2025 to 2030	-	-0.3%	-0.6%
Historical Annual Growth 2010 to 2025	1.9%	1.1%	0.7%
2025 Median Age	35.6	36.7	37.5

HOUSEHOLDS

2025 Estimated Households	7,281	34,925	101,237
2030 Projected Households	7,501	35,755	102,073
2020 Census Households	6,917	33,170	97,230
2010 Census Households	5,624	29,911	90,171
Projected Annual Growth 2025 to 2030	0.6%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	2.0%	1.1%	0.8%

RACE & ETHNICITY

2025 Estimated White	55.4%	57.0%	55.0%
2025 Estimated Black or African American	7.7%	7.8%	7.1%
2025 Estimated Asian or Pacific Islander	10.6%	10.8%	13.1%
2025 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
2025 Estimated Other Races	25.4%	23.6%	24.1%
2025 Estimated Hispanic	29.4%	28.0%	28.6%

INCOME

2025 Estimated Average Household Income	\$149,861	\$128,231	\$141,002
2025 Estimated Median Household Income	\$92,043	\$84,710	\$90,982
2025 Estimated Per Capita Income	\$80,804	\$71,220	\$74,106

EDUCATION

2025 Estimated High School Graduate	10.2%	12.2%	12.7%
2025 Estimated Some College	15.6%	16.3%	16.1%
2025 Estimated Associates Degree Only	6.9%	6.5%	5.8%
2025 Estimated Bachelors Degree Only	45.3%	41.2%	37.5%
2025 Estimated Graduate Degree	14.6%	16.2%	18.5%

BUSINESS

2025 Estimated Total Businesses	1,115	5,272	14,225
2025 Estimated Total Employees	9,251	40,644	94,542
2025 Estimated Employee Population per Business	8.3	7.7	6.6
2025 Estimated Residential Population per Business	12.2	12.0	13.6



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