

# HHLA

Restaurant/Retail Spaces For Lease  
6081 Center Dr, Los Angeles, CA 90045



# Welcome to HHLA

## New Name! New Space! New Look!

HHLA is a dynamic mixed-use of entertainment, retail and dining destination in the heart of the city. Bold, iconic, and inspired by the City of Los Angeles, the newly renovated HHLA is an innovative landmark with Insta-worthy aesthetics. Conveniently located off the 405 freeway, the brand new space will be a haven for foodies, film buffs, families, shoppers, tourists, and adventure seekers, connecting both visitors and locals with exciting brands, restaurants and bars, world-class cinemas, and modern entertainment experiences all set within one dynamic, walkable location.

HHLA is a 248,841-square foot retail entertainment community center with a distinctive outdoor-oriented design. It is one of the most recognizable retail assets in the Southern California marketplace. The focal point of the complex is a centralized courtyard where consumers access the collection of shops and restaurants within the property. The center boasts an 86% national and regional tenant base. The tenant mix successfully appeals to a broad range of consumers living in the property's primary and extended trade areas. These trade areas stretch to the South Bay cities of Hermosa Beach, Manhattan Beach, Redondo Beach and Torrance as well as the west side communities of Culver City, Westchester and Santa Monica.



# Property Highlights

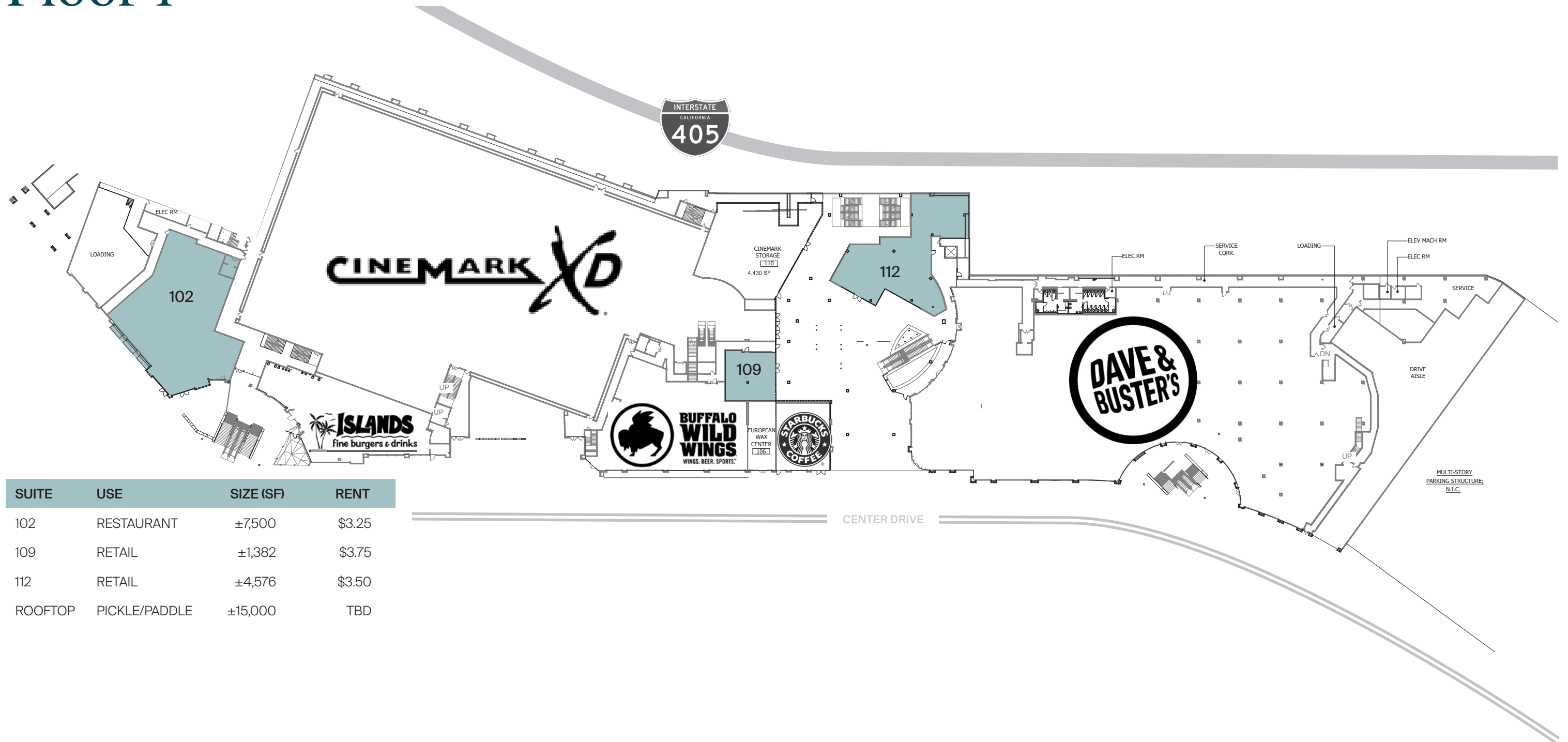
- Directly adjacent to  $\pm 1.4$  million SF of Class A office space at Howard Hughes Center, offering a strong daytime population and built-in customer base
- Surrounded by thousands of residential units within walking distance, including luxury apartments and dense multifamily developments
- Small-format retail spaces available ranging from approximately  $\pm 620$ – $7,500$  SF
- Larger spaces available up to  $\pm 15,000$  SF contiguous – ideal for anchor or destination tenants
- Unique rooftop opportunity for pickleball, padel, or paddle concepts looking to create a landmark venue with city views
- Located within an established entertainment destination featuring theater, dining, and retail—positioned to benefit from consistent foot traffic and visibility
- Over 1,200 visitor parking spaces



# Featured Tenants



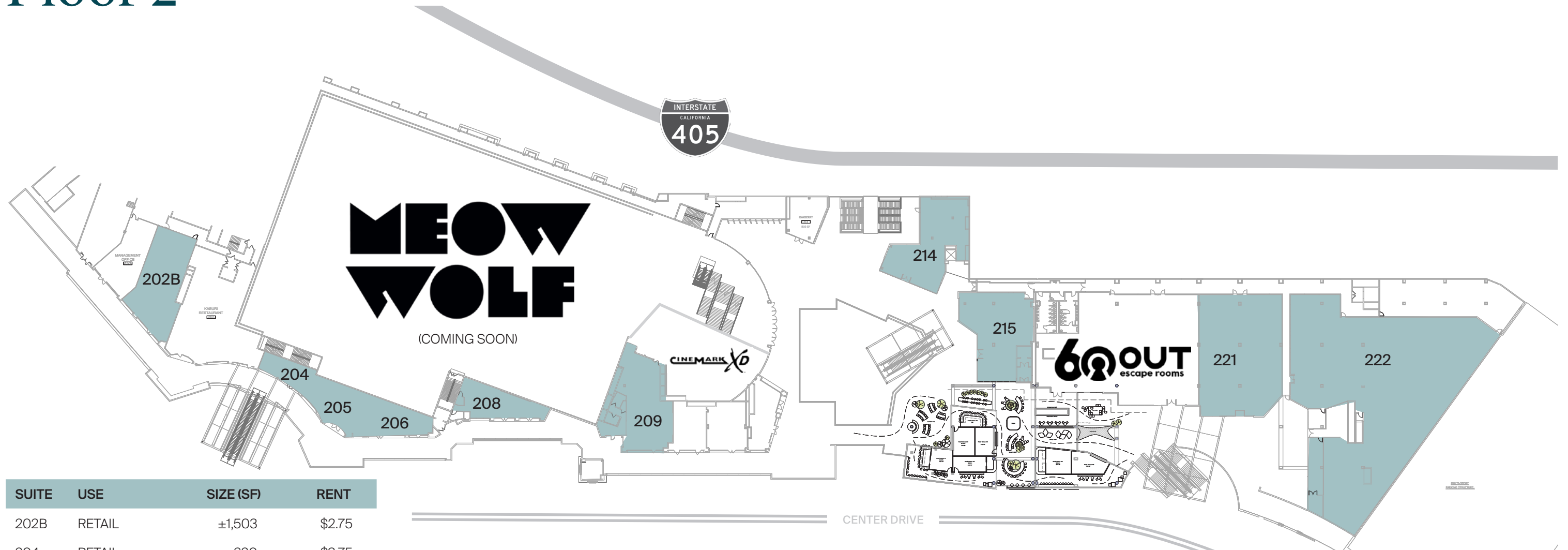
# Merchandising Plan Floor 1



SUITE	USE	SIZE (SF)	RENT
102	RESTAURANT	±7,500	\$3.25
109	RETAIL	±1,382	\$3.75
112	RETAIL	±4,576	\$3.50
ROOFTOP	PICKLE/PADDLE	±15,000	TBD

ALL RENTS ARE PSF/MO, NNN (±1.25 PSF/MO.)

# Merchandising Plan Floor 2



SUITE	USE	SIZE (SF)	RENT
202B	RETAIL	±1,503	\$2.75
204	RETAIL	±620	\$3.75
205	RESTAURANT	±1,181	\$3.75
206	RETAIL	±987	\$3.75
208	RETAIL	±1,446	\$3.50
209	RETAIL	±2,229	\$3.50
214	RETAIL	±2,693	\$3.75
215	RETAIL	±2,703	\$3.50
221	RETAIL	±4,000	\$3.25
222	RETAIL	±15,000	\$2.75

ALL RENTS ARE PSF/MO., NNN (±1.25 PSF/MO.)

# Coming Soon: Meow Wolf

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Meow Wolf, renowned American arts and entertainment company, known for their large-scale interactive and immersive art installations is opening a new permanent location at HHLA in 2026.

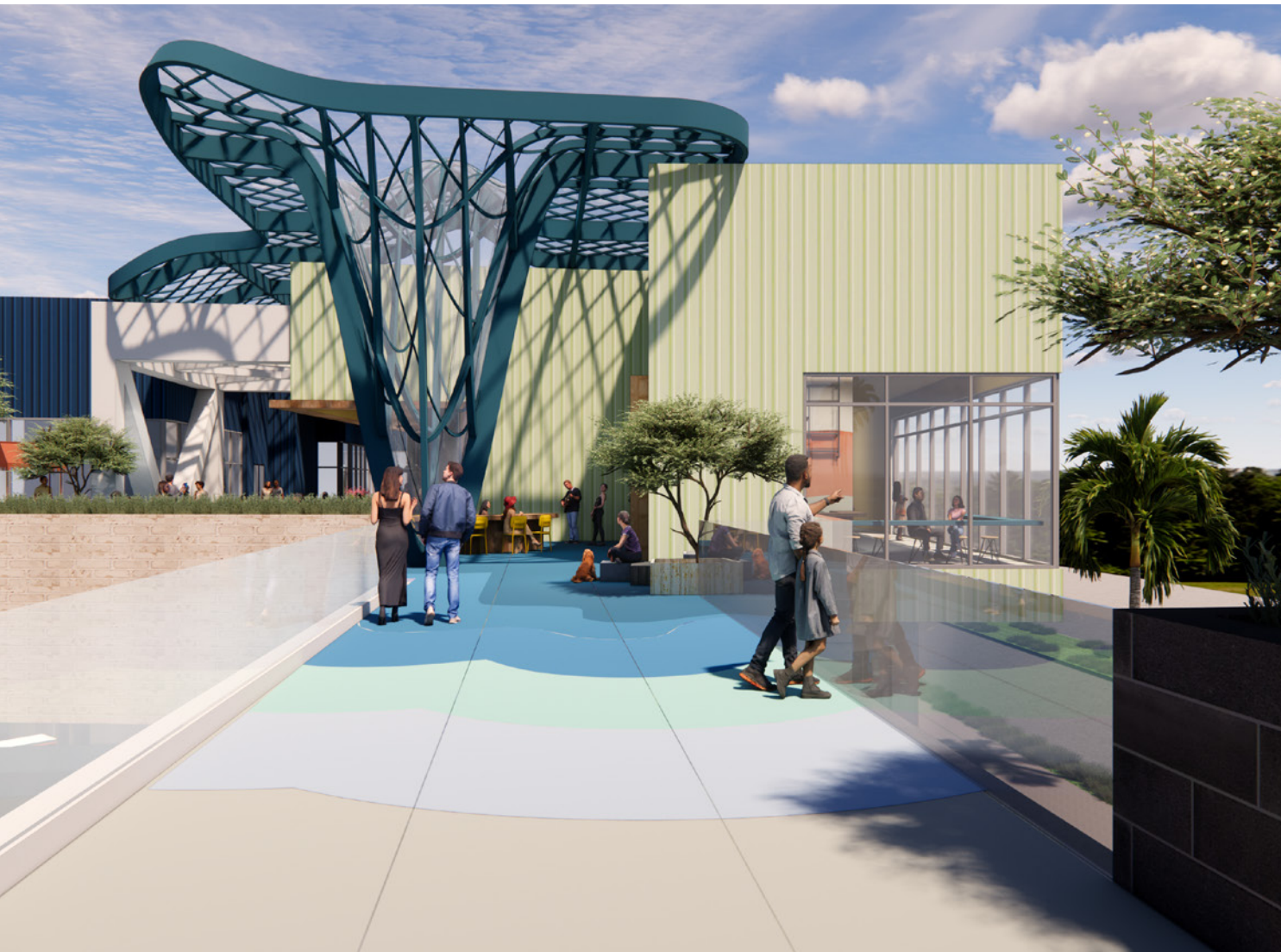
The Los Angeles venue has been described as a “maximalist fantasy” inspired by the city’s history of filmmaking, with a focus on cinematic themes and local artists.

“For years we’ve made trips to Los Angeles, dreaming of creating something in its layered and ever-changing network of creativity,” said Sean Di Ianni, Meow Wolf’s cofounder and the senior creative director of the L.A. location, in a statement. “L.A. is more than a physical place; it extends deep into the global landscape of human imagination, constantly pushing its own bounds. Meow Wolf Los Angeles will stretch these cinematic horizons by weaving together an unpredictable tapestry of art, story and interactivity.”

“This is more than an immersive experience,” added Jose Tolosa, CEO of Meow Wolf. “We want it to be a part of the city’s ongoing narrative of growth. Being in Los Angeles, the entertainment capital of the world, we’re humbled to add to the dynamic interplay between art and entertainment here. Meow Wolf Los Angeles will blur the lines between reality and fantasy, inviting everyone to become part of a living, breathing spectacle.”



# Project View Renderings







**CULVER CITY**  
>3 Miles Away • 14 Minute Drivetime  
±\$182,914 Average HHI  
±9,626 Family Households

**LADERA HEIGHTS**  
>2 Miles Away • 10 Minute Drivetime  
±\$200,304 Average HHI  
±1,949 Family Households

**PLAYA VISTA**  
<1.5 Miles Away • 7 Minute Drivetime  
±\$173,785 Average HHI  
±3,754 Family Households

**WESTCHESTER**  
>1.5 Miles Away • 6 Minute Drivetime  
±\$175,995 Average HHI  
±9,026 Family Households

**INGLEWOOD**  
>3 Miles Away • 13 Minute Drivetime  
±\$90,197 Average HHI  
±24,288 Family Households



# Area Demographics



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	6,150	24,167	104,839
2030 Projected Population	6,300	24,071	100,136
2020 Census Population	5,691	23,466	105,848
2010 Census Population	3,778	20,236	94,010
Projected Annual Growth 2025 to 2030	0.5%	-	-0.9%
Historical Annual Growth 2010 to 2025	4.2%	1.3%	0.8%
2025 Median Age	40.1	41.4	39.4
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,842	11,013	43,517
2030 Projected Households	3,013	11,305	42,744
2020 Census Households	2,469	10,650	44,062
2010 Census Households	1,677	9,094	37,574
Projected Annual Growth 2025 to 2030	1.2%	0.5%	-0.4%
Historical Annual Growth 2010 to 2025	4.6%	1.4%	1.1%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	47.7%	43.8%	39.2%
2025 Estimated Black or African American	14.0%	17.6%	19.8%
2025 Estimated Asian or Pacific Islander	19.8%	18.8%	15.4%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.7%
2025 Estimated Other Races	18.0%	19.3%	24.8%
2025 Estimated Hispanic	21.5%	21.8%	28.0%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$190,200	\$196,622	\$177,846
2025 Estimated Median Household Income	\$145,639	\$136,268	\$125,497
2025 Estimated Per Capita Income	\$87,888	\$89,617	\$74,140
<b>EDUCATION</b>			
2025 Estimated High School Graduate	9.8%	8.6%	10.9%
2025 Estimated Some College	12.9%	13.7%	16.8%
2025 Estimated Associates Degree Only	6.0%	6.2%	6.3%
2025 Estimated Bachelors Degree Only	42.6%	41.0%	34.2%
2025 Estimated Graduate Degree	26.8%	27.5%	24.0%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	813	2,401	6,887
2025 Estimated Total Employees	11,080	30,308	66,350
2025 Estimated Employee Population per Business	13.6	12.6	9.6
2025 Estimated Residential Population per Business	7.6	10.1	15.2

# LA28: Summer Olympics

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The 2028 Summer Olympics, officially known as LA28, will feature several events in Inglewood, California. SoFi Stadium, home to the Los Angeles Rams and Chargers, will be transformed into the largest swimming venue in Olympic history and will also host the Olympic Opening Ceremony alongside the Los Angeles Memorial Coliseum. Additionally, the Intuit Dome, the new home of the Los Angeles Clippers, will host basketball events. The Paralympic Games will also utilize SoFi Stadium for the Opening Ceremony and the LA Memorial Coliseum for the Closing Ceremony.

HHLA is in close proximity to many of the key venues in Inglewood for the 2028 Olympics:

**SoFi Stadium:** Will host swimming events and the dual-venue opening ceremony with the LA Memorial Coliseum.

**Intuit Dome:** Will host basketball events.

**Hollywood Park:** A large mixed-use development including a movie studio that will serve as the International Broadcast Center for the Games.



# Get In Touch



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