

# FREESTANDING BUILDING WITH OUTDOOR SPACE

## Perfect for Pickleball/Fitness/Creative User

**KWP**  
REAL ESTATE

6422 Selma Avenue, Los Angeles, CA 90028



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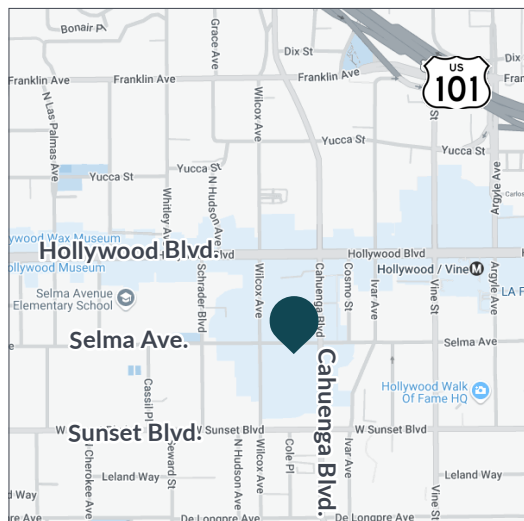
### AVAILABLE

Size:	±6,622 SF
Rent:	\$4.35 PSF/Mo., NNN
NNN:	±\$1.00 PSF/Mo.
Outdoor Area:	±10,000 SF
Zoning:	LAC4
Available:	Immediately

### PROPERTY HIGHLIGHTS

- Freestanding bow truss building in the heart of the Hollywood Vinyl District
- Across from Dream Hotel and Tao
- Secure, campus-like property, with ample opportunity for outdoor space and parking
- Bow truss building construction and open floor plan allows for many uses ranging from creative office and retail to restaurant and fitness
- Surrounded by premium co-tenants including Mother Wolf, Dream Hotel, Grandmaster Records, and Tao to name a few
- Average household income of ±\$128,700 within 2 miles

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



### TRADE AREA



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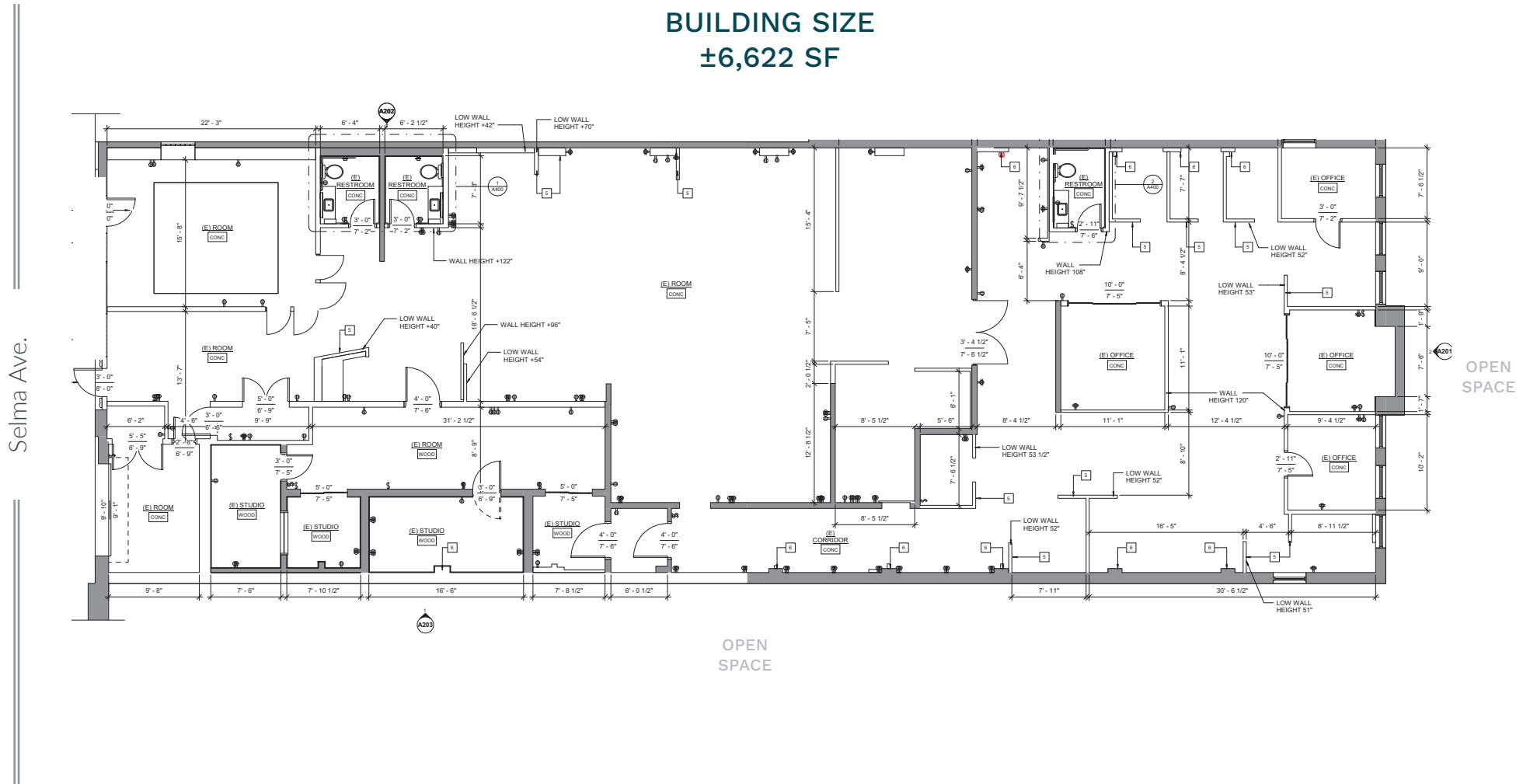
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BUILDING SIZE  
±6,622 SF



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Desert 5 Spot

## THE HOLLYWOOD VINYL DISTRICT

6422 Selma Avenue is in the heart of the **Hollywood Vinyl District**. The District lies just outside of Hollywood's main tourist district, yet feels worlds away. The Hollywood Vinyl District offers a fresh perspective on the cultural and historical heart of the music industry, inspired by music legends, artists and innovators who have long graced its streets.

Hollywood's Vinyl District is at the heart of the revitalization of Holly-

wood where new world-class hotels, restaurants and electrifying nightlife are at home beside favorite local merchants and restaurateurs and celebrated entertainment landmarks. Though it recognizes Hollywood's iconic past, the Hollywood Vinyl District is envisioned as a neighborhood for L.A.'s next generation—the new artists, professionals, entrepreneurs, and creatives seeking an immersive and eclectic environment to live, work and create.



TAO & Dream Hotel

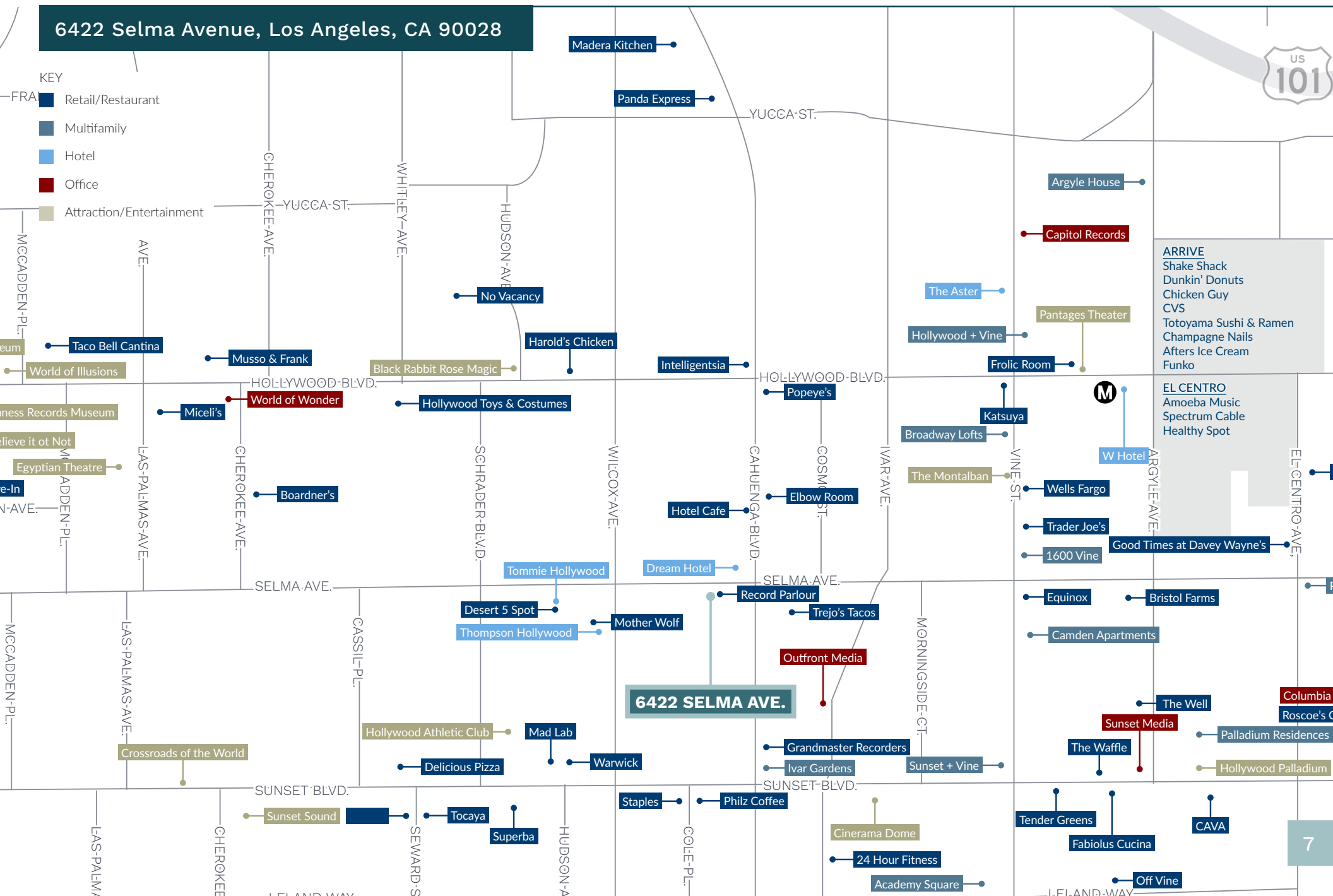
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- KEY
- Retail/Restaurant
  - Multifamily
  - Hotel
  - Office
  - Attraction/Entertainment



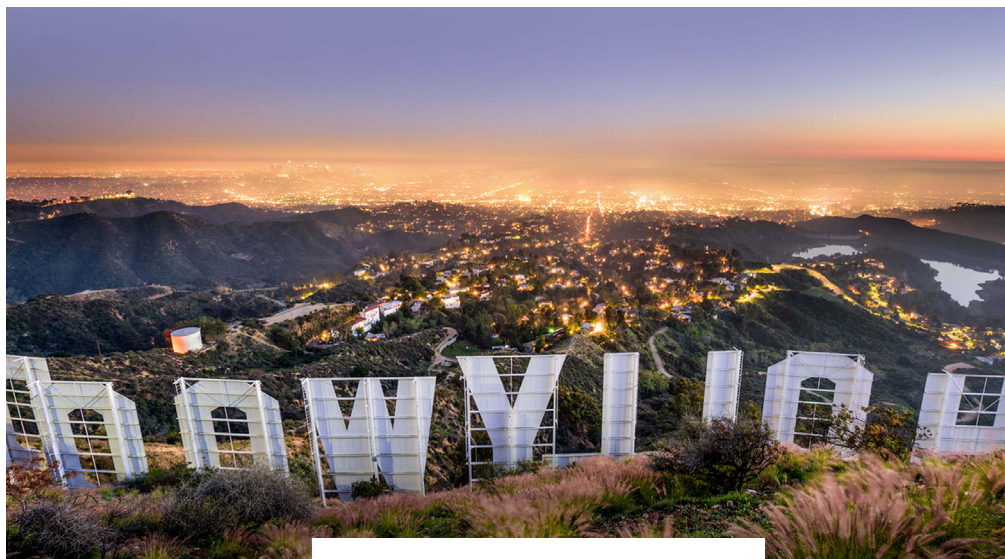
**6422 SELMA AVE.**

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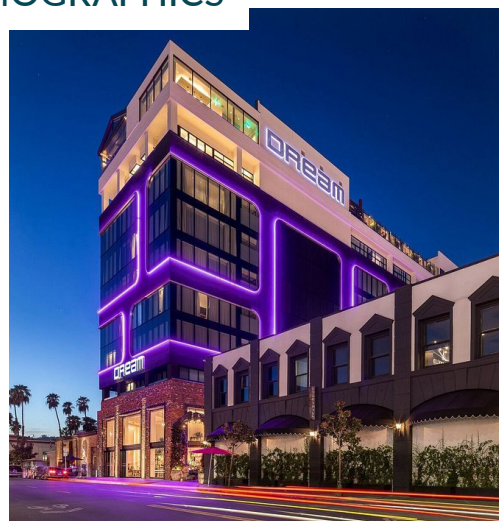
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### AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2025 Estimated Population</b>	<b>20,731</b>	<b>64,138</b>	<b>184,636</b>
2030 Projected Population	21,733	63,918	181,104
2020 Census Population	16,480	58,765	176,656
2010 Census Population	13,977	53,525	169,982
Projected Annual Growth 2025 to 2030	1.0%	-	-0.4%
Historical Annual Growth 2010 to 2025	3.2%	1.3%	0.6%
2025 Median Age	35.2	35.9	37.8
<b>HOUSEHOLDS</b>			
2025 Estimated Households	11,530	34,701	92,384
2030 Projected Households	12,634	35,976	93,819
2020 Census Households	9,061	31,631	88,143
2010 Census Households	7,515	28,116	81,829
Projected Annual Growth 2025 to 2030	1.9%	0.7%	0.3%
Historical Annual Growth 2010 to 2025	3.6%	1.6%	0.9%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	45.5%	49.6%	51.3%
2025 Estimated Black or African American	11.1%	9.1%	6.9%
2025 Estimated Asian or Pacific Islander	12.2%	11.2%	12.8%
2025 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.0%
2025 Estimated Other Races	30.1%	29.0%	28.0%
2025 Estimated Hispanic	34.0%	33.6%	32.9%
<b>INCOME</b>			
<b>2025 Estimated Average Household Income</b>	<b>\$94,904</b>	<b>\$106,501</b>	<b>\$128,700</b>
2025 Estimated Median Household Income	\$72,178	\$76,849	\$84,989
2025 Estimated Per Capita Income	\$53,824	\$58,319	\$64,866
<b>EDUCATION</b>			
2025 Estimated High School Graduate	14.5%	15.0%	14.7%
2025 Estimated Some College	17.0%	16.8%	16.6%
2025 Estimated Associates Degree Only	7.5%	6.4%	5.9%
2025 Estimated Bachelors Degree Only	34.8%	36.8%	34.4%
2025 Estimated Graduate Degree	15.2%	14.7%	16.2%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,743	4,848	11,672
<b>2025 Estimated Total Employees</b>	<b>17,721</b>	<b>42,468</b>	<b>78,570</b>
2025 Estimated Employee Population per Business	10.2	8.8	6.7
2025 Estimated Residential Population per Business	11.9	13.2	15.8



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