

For Lease | ±1,495 - 10,685 SF

Sunset & Western | Target Center

Hollywood, CA



View from Sunset Blvd

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PROJECT HIGHLIGHTS

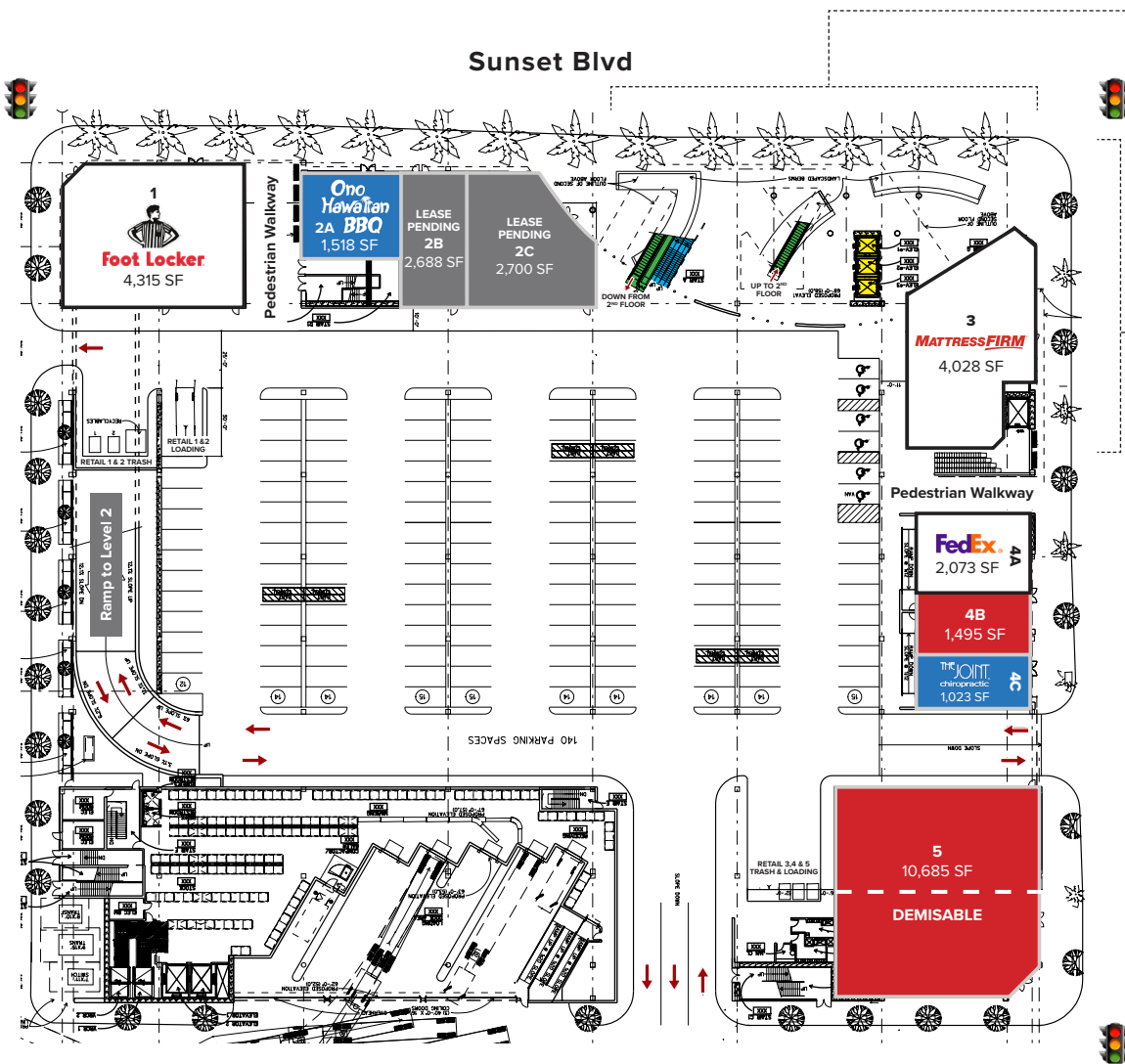


Intersection	SWC Sunset Blvd & Western Ave	<ul style="list-style-type: none"> • Located at the highly trafficked intersection of Sunset and Western • Prominent street visibility • Parking located on the ground floor and span the second floor, ±464 spaces • Target is on the third floor with ±150,000 square feet • The area is growing with numerous new housing developments in addition to the 2 mile population in excess of 220,000 people
Anchor Tenant	Target	
Population (3 mi)	412,597	
Avg. HH Income (3 mi)	\$112,514	
Employees (3 mi)	162,906	
Traffic Counts	Sunset Blvd ±37,874 CPD Western Ave ±34,970 CPD	

GROUND FLOOR / STREET LEVEL

SECOND LEVEL - PARKING

THIRD LEVEL - TARGET (150K SF)



- Available
- Lease Executed (Under construction)
- Lease Pending

146 Total Parking Spaces (6 Handicapped)

- Stairway
- Escalator
- Elevator

TRADE AREA HIGHLIGHTS



**Avg.
Household
Income**

**Median
Housing
Value**

Hollywood Hills

\$204K

\$1.5M

Los Feliz

\$158K

\$1.36M

Silver Lake

\$158K

\$1M

Echo Park

\$128K

\$966K

