

Available For Lease

Retail & Restaurant

5550 Hollywood Blvd, Los Angeles

935 - 3,283 SF Available

THE FIFTY FIVE FIFTY

The Ultimate Hollywood Address

For leasing, please contact:

MITCHELL HERNANDEZ | LIC. 01875229

T 310-430-7790 x102 E MITCHELL.Hernandez@BetaAgency.com

BetaAgency.com

137 Eucalyptus Dr
El Segundo, CA 90245

beta.

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RETAIL 3
 MOVE-IN READY
 935 SF total

THE
 FIFTY FIVE
 FIFTY

Ownership Offering Tenant Rep Broker Bonus

PROJECT HIGHLIGHTS

37 dedicated retail parking spaces

Below 280 new luxury apartment units

Residents within the project have \$174k annual household income

70,110 cars per day at the Hollywood/Western intersection



RETAIL 1
 Unit A - 1,225 SF
 Unit B - 1,074 SF
 Unit C - 984 SF
 3,283 SF total

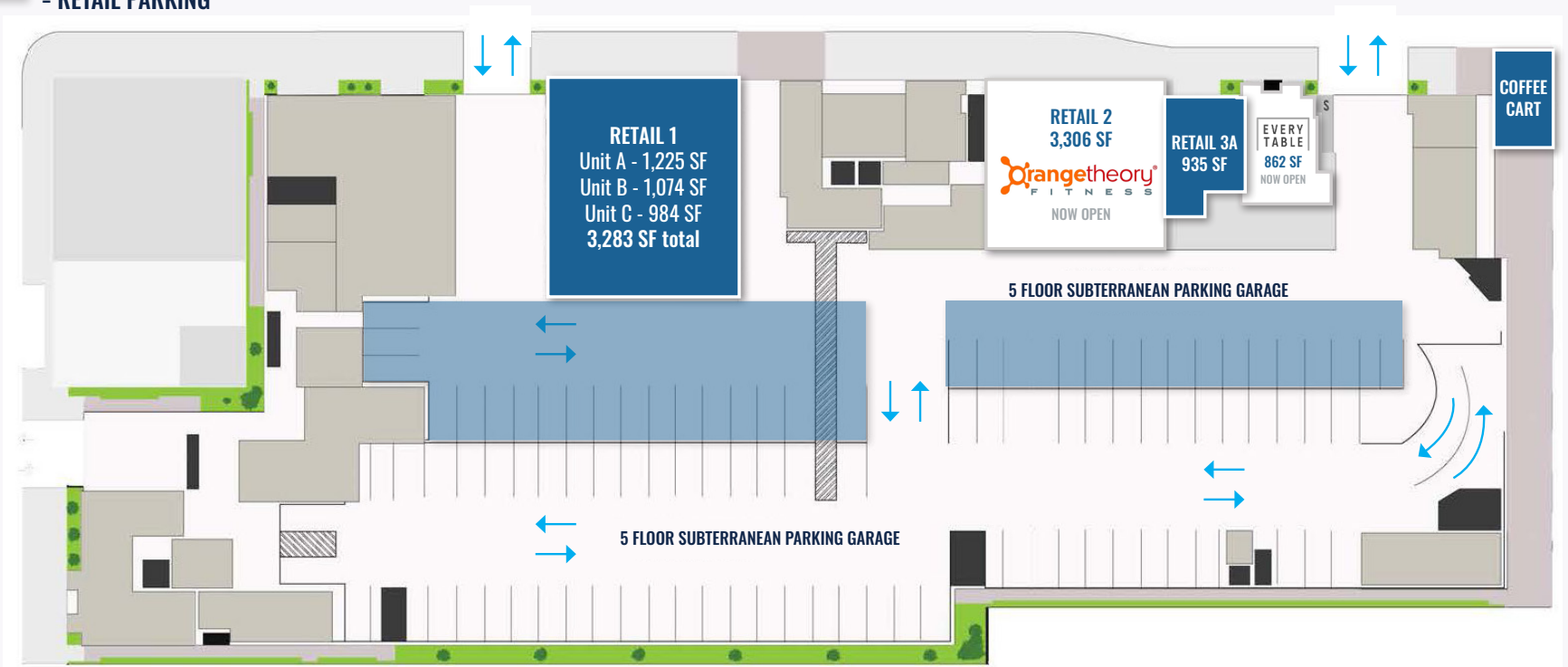
<i>Demographics</i>	<i>1 MILE</i>	<i>2 MILES</i>	<i>3 MILES</i>
Residential Population	74,240	201,203	394,622
Avg. Household Income	\$67,993	\$83,642	\$90,203
Daytime Population	23,017	79,012	158,846

SITE PLAN OVERVIEW

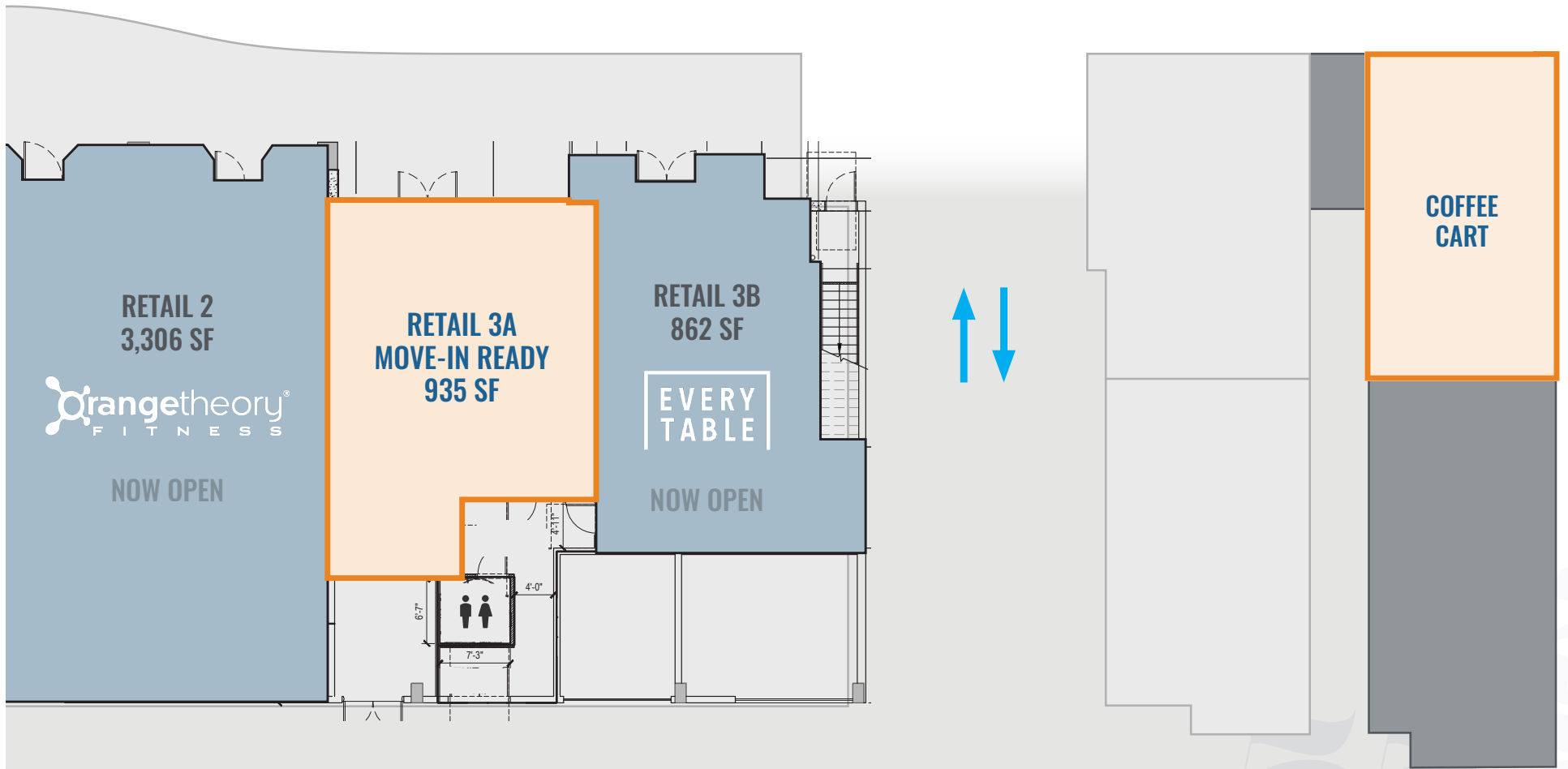
At the intersection of everything.

- = AVAILABLE
- = RETAIL PARKING

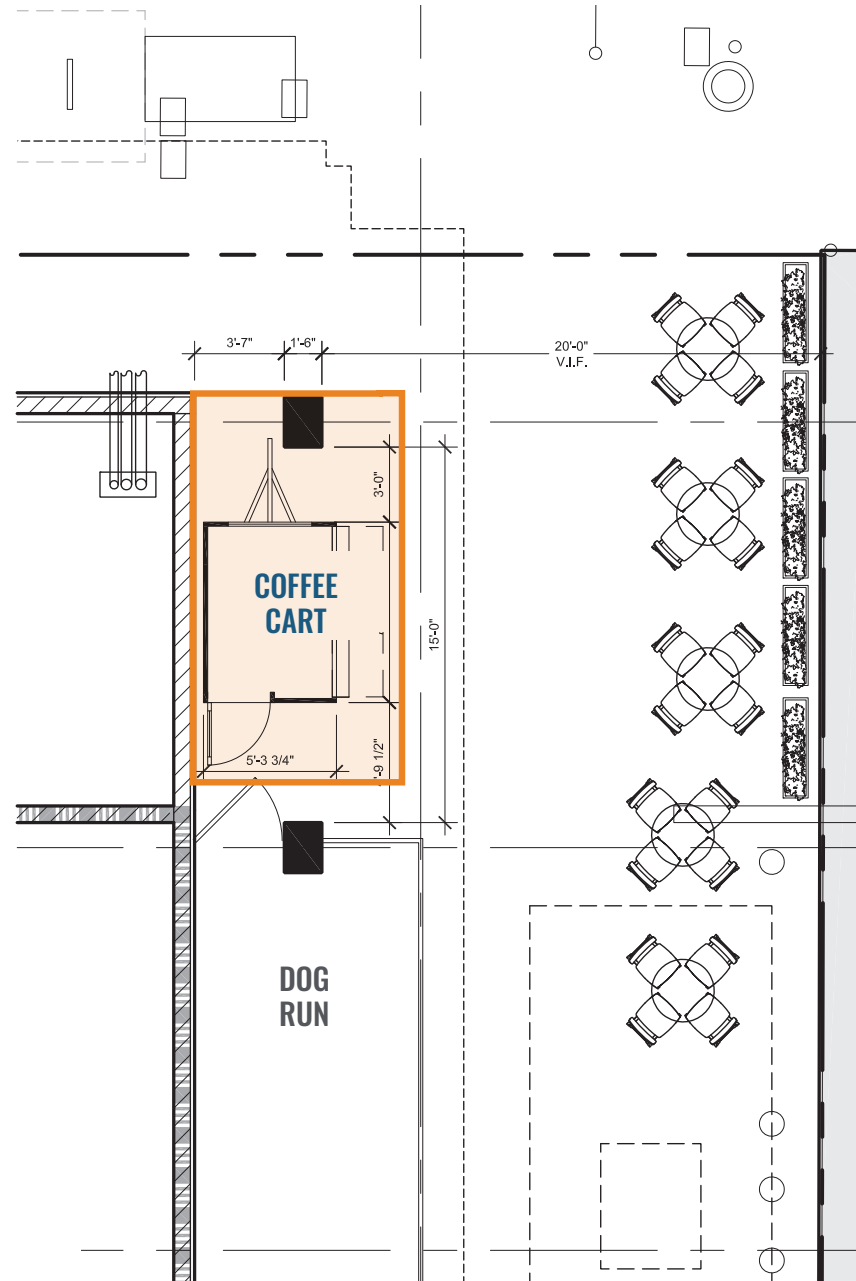
HOLLYWOOD BLVD | 31,486 CPD



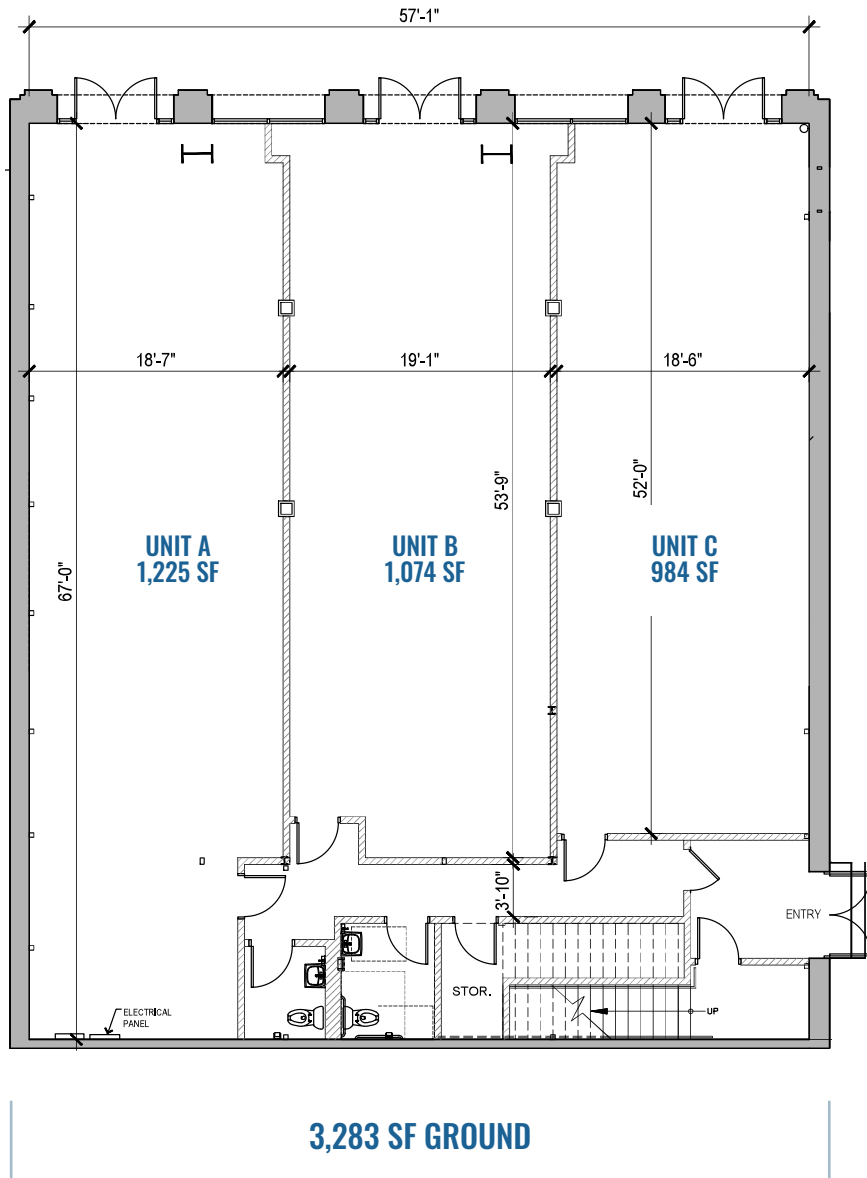
HOLLYWOOD BLVD | 31,486 CPD



HOLLYWOOD BLVD | 31,486 CPD



HOLLYWOOD BLVD | 31,486 CPD



UNIT	TYPE	OCCUPANCY TYPE	AREA
A	Retail/Office	M/B	1,225 SF
B	Retail/Office	M/B	1,074 SF
C	Retail/Office	M/B	984 SF
Total			3,283 SF

RETAIL 1
 Unit A - 1,225 SF
 Unit B - 1,074 SF
 Unit C - 984 SF
3,284 SF total

A Multifamily “Development Boom”!

With over 2,000 units under construction and 40,000 market rate units in stock, Hollywood is now among the busiest in the LA metropolitan area.

HOLLYWOOD FACTS

- Over **\$6 Billion** invested in recent Hollywood developments
- Approximately **200,000 SF** of office space in development (including Clarion’s Vine Studios and CIM’s 953 Sycamore)
- Close to **775,000 SF** of office in development for 2020/2021 timing – Kilroy’s Academy (350k sf), Hudson’s EPIC (325k sf) and the Harlow at Sunset Las Palmas (100k sf)
- **630,000 SF** of office in planning stage for Sunset Gower Campus

TOP HOLLYWOOD TENANTS

- **Media/Entertainment:** Netflix, Trailer Park, Viacom
- **Tech:** BuzzFeed, Operam, OpenTable, StyleHaul
- **Education:** L.A. Film School, SAE, AMDA, Full Sail University
- **Apparel:** Global Brands, Chrome Hearts, Vince, James Perse
- **Healthcare:** Kaiser, CHLA, Hollywood Presbyterian



THE FIFTY FIFTY

HOLLYWOOD BLVD | 29,740 CPD

WESTERN AVE | 40,872 CPD

US 101

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