

FOR LEASE

6726

WEST SUNSET BLVD

LOS ANGELES, CA 90028

16K SF RETAIL / OFFICE AVAILABLE

For leasing, please contact:

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beta.

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137 Eucalyptus Dr, El Segundo, CA 90245

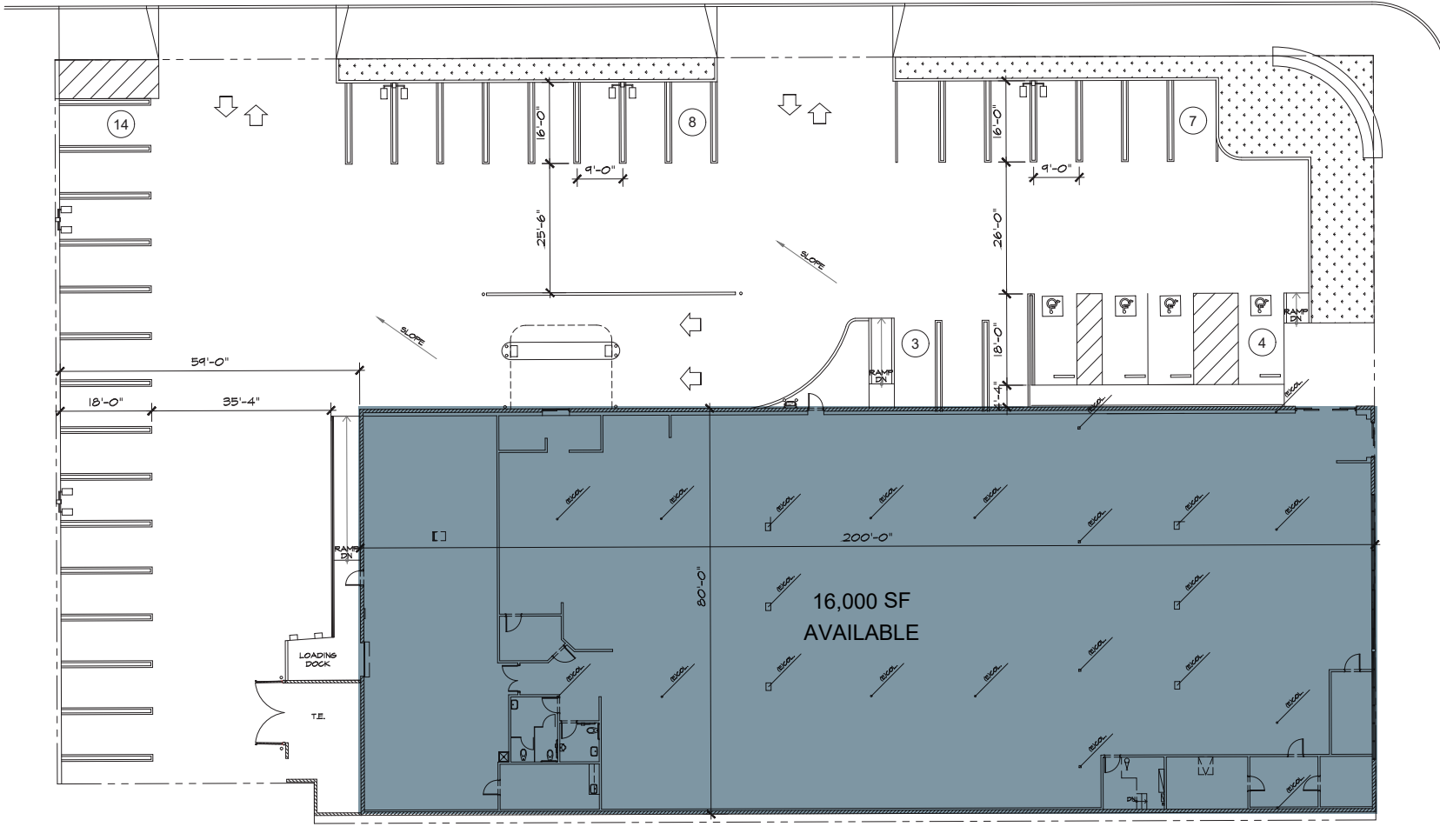
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SITE PLAN

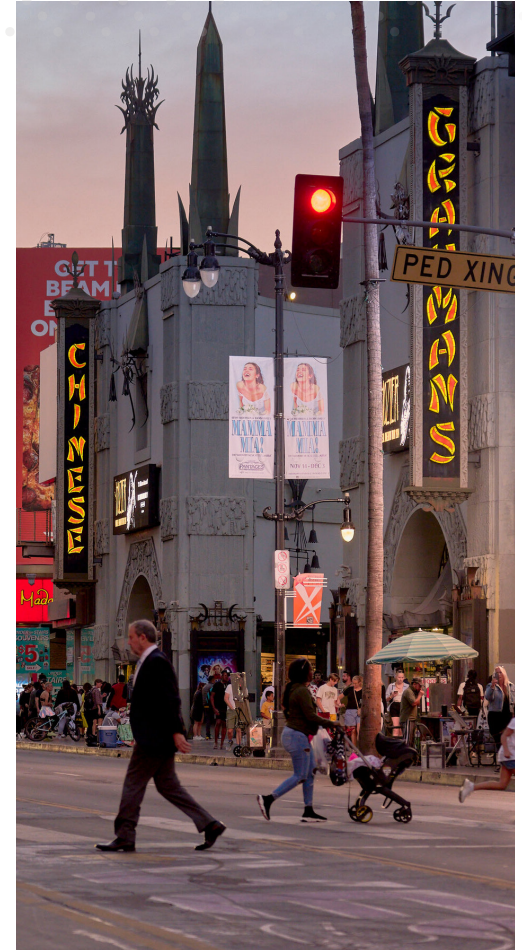
McCADDEN PL.

SUNSET BLVD.



PROJECT HIGHLIGHTS

- **Free-standing anchor opportunity** in the heart of Hollywood for Office or Retail use
- **16,000 SF of building** on 0.47 acres of land
- Ample onsite parking with **existing drive-thru and loading dock**
- **Across from Hollywood High School** with over 1,500 students and steps away from Hollywood & Highland
- Located near the intersection of **Sunset Blvd & Highland Ave** with over **42,000 CPD** combined



DEMOGRAPHICS



POPULATION

1 MILE | 61,708
3 MILE | 340,929
5 MILE | 912,440



DAYTIME POPULATION

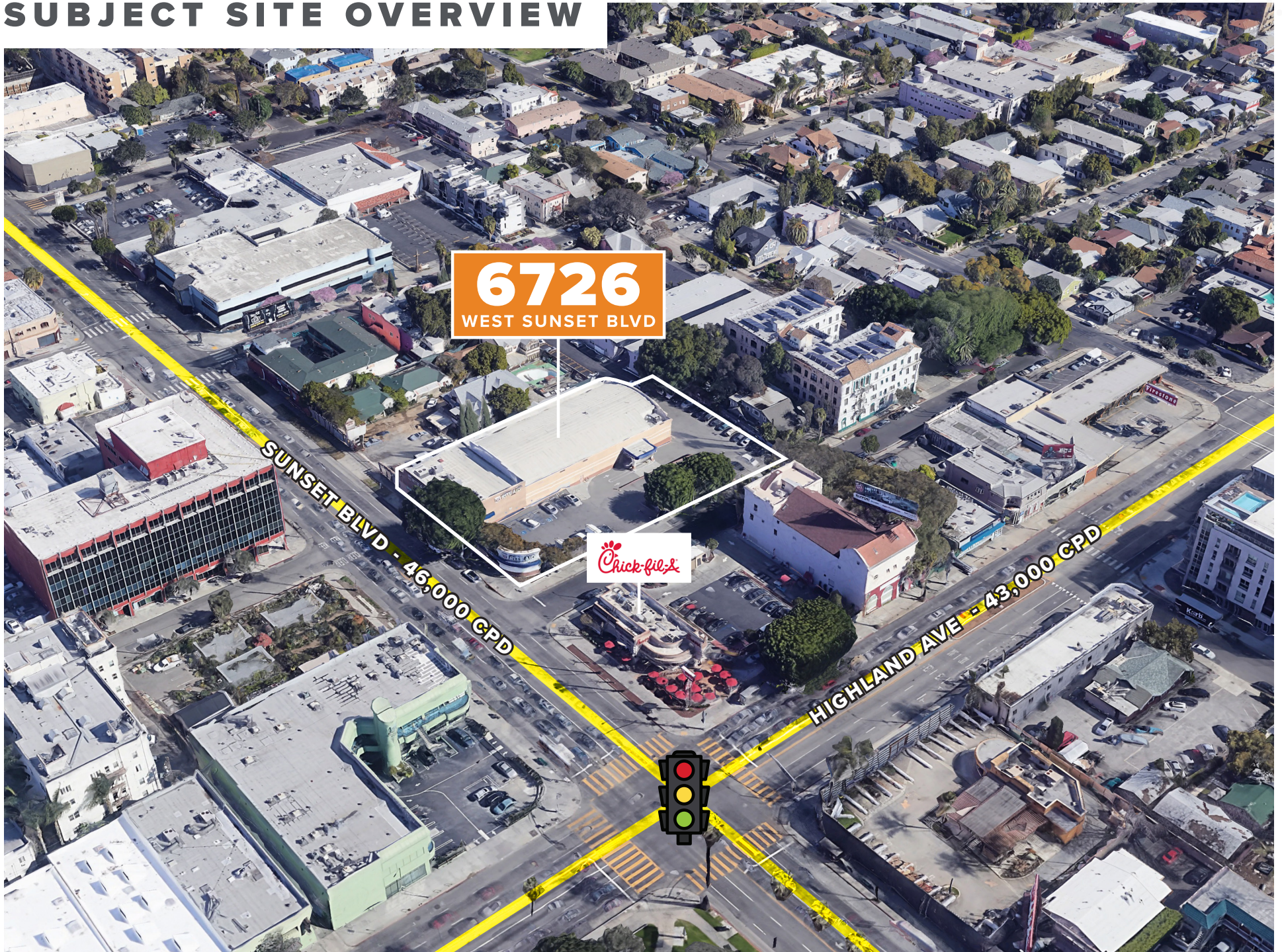
1 MILE | 59,919
3 MILE | 276,720
5 MILE | 713,206



AVG. HOUSEHOLD INCOME

1 MILE | \$111,706
3 MILE | \$136,251
5 MILE | \$135,235

SUBJECT SITE OVERVIEW



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AREA OVERVIEW



TRADE AREA HIGHLIGHTS

Densely populated with **366k** estimated residents with income exceeding **\$101k**, nearly **51%** with a college degree and over **322k** daytime employees

Within 1 mile of the site, there is **8.3M SF** of office space with **666k SF** under construction, **5.4M SF** of existing retail and **31k** existing multi-family units

Hollywood is home to over **25M** annual visitors and entertainment companies like Netflix, Paramount Pictures and CBS, attracting a captive audience of thousands of young professionals and families

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