

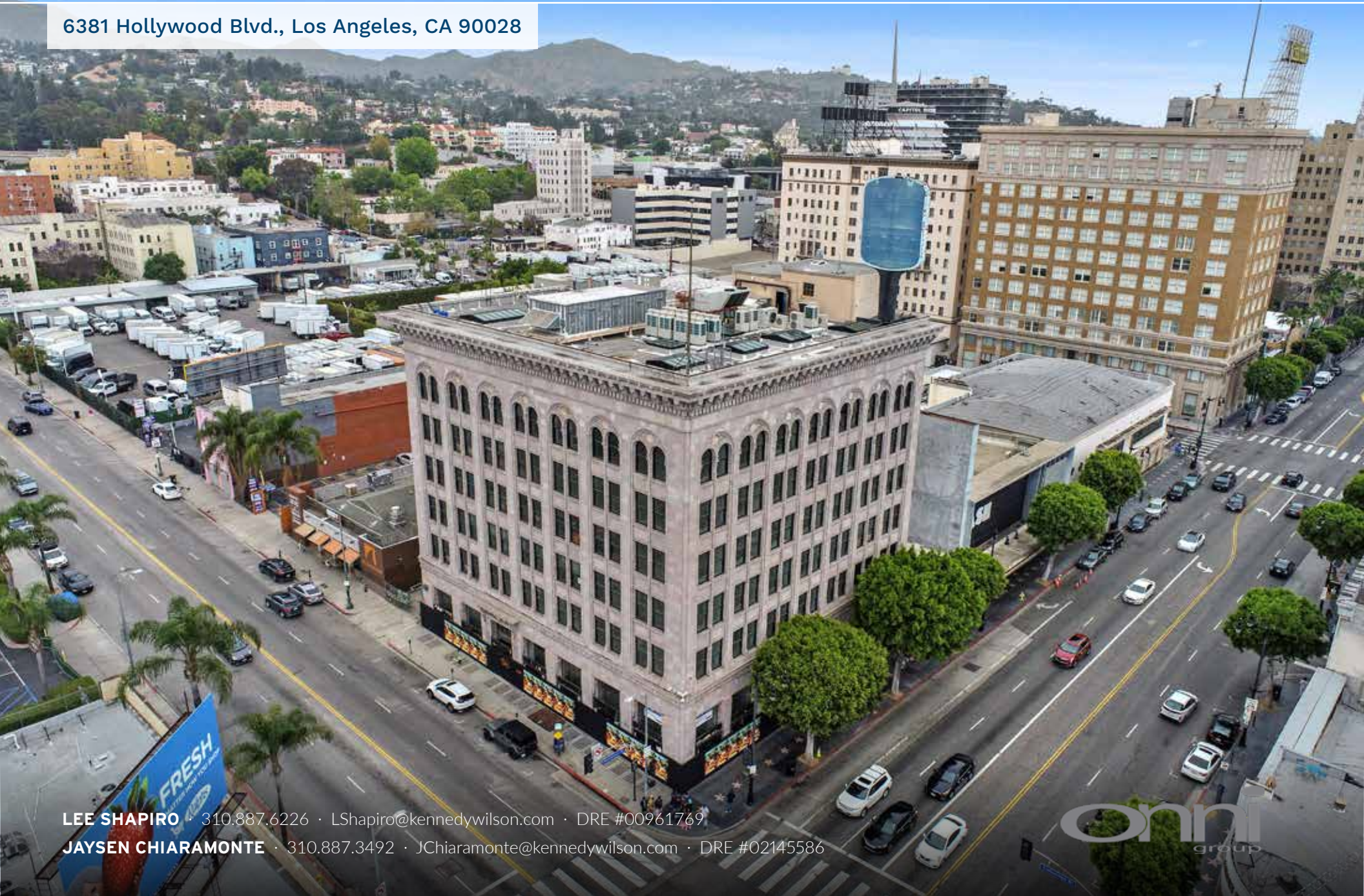
NEC OF HOLLYWOOD BLVD. AND CAHUENGA BLVD.

Hard Corner Retail Space For Lease

KENNEDY WILSON

BROKERAGE

6381 Hollywood Blvd., Los Angeles, CA 90028



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onni
group

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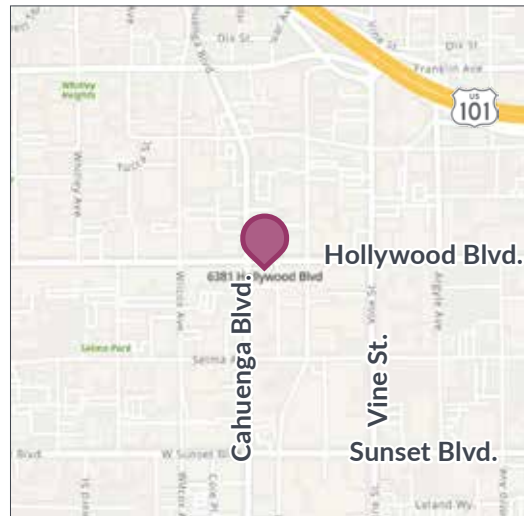
AVAILABLE

First Floor: Up to ±6,500 SF
Basement: Up to ±5,900 SF
Rent: Contact brokers, NNN

PROPERTY HIGHLIGHTS

- Iconic Hollywood retail space on the Hollywood Walk of Fame
- Extremely high foot traffic location
- Historical building with high ceilings, large windows, and exceptional retail presence.
- Over 58 million visitors to Hollywood in 2022
- ±60,403 CPD at Hollywood Blvd. & Cahuenga Blvd
- Over \$123,288 annual household income per 165,659 households within 3-mile radius
- Over 10,000,000 SF of office space in the immediate submarket (including Netflix and Technicolor)

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



TRADE AREA

BEAUTY & Essex

THE HOTEL CAFE

MOTHER WOLF

INTELLECTUALS

stout

Capitol RECORDS

BOURBON the ROOM HOLLYWOOD

GRANDMASTER RECORDERS

St. Felix

KATSUYA

TREJO'S TACOS

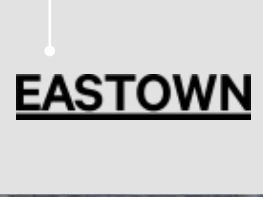
ELBOW ROOM



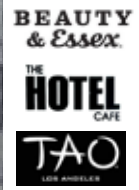
Yucca St.



6381 HOLLYWOOD BLVD.



Hollywood Blvd.



Schrader Blvd.



Wilcox Ave.



Cahuenga Ave.



Vine St.



Argyle Ave.



Gower St.

Sunset Blvd.



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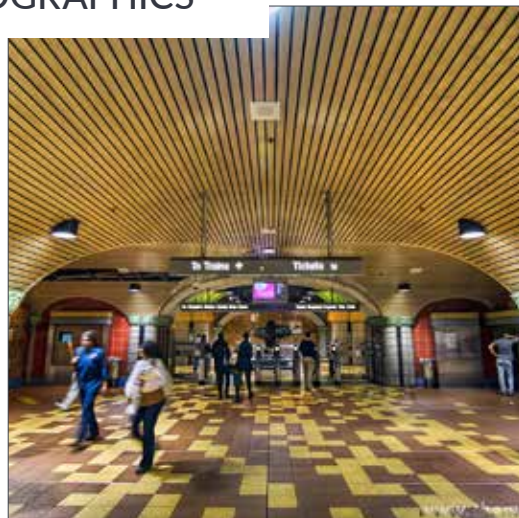
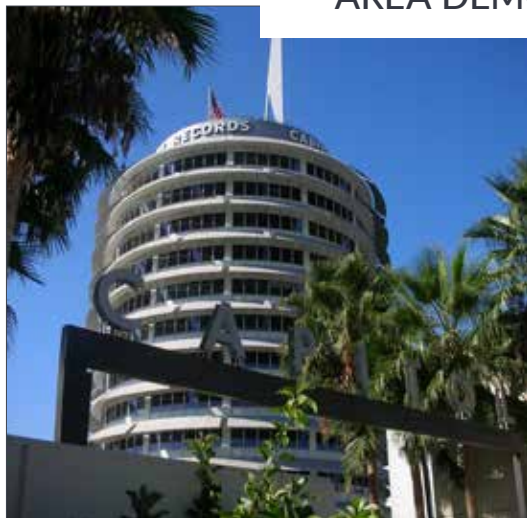
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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

2023 Estimated Population	15,125	52,714	166,147
2028 Projected Population	15,551	52,038	163,199
2020 Census Population	15,427	53,987	169,750
2010 Census Population	13,280	49,548	162,962
Projected Annual Growth 2023 to 2028	0.6%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	1.1%	0.5%	0.2%
2023 Median Age	35.2	35.4	37.2

HOUSEHOLDS

2023 Estimated Households	8,861	28,678	84,135
2028 Projected Households	9,341	28,888	83,961
2020 Census Households	8,865	28,979	85,008
2010 Census Households	7,494	25,973	78,759
Projected Annual Growth 2023 to 2028	1.1%	0.1%	-
Historical Annual Growth 2010 to 2023	1.4%	0.8%	0.5%

RACE & ETHNICITY

2023 Estimated White	48.5%	48.8%	50.3%
2023 Estimated Black or African American	10.4%	8.5%	6.5%
2023 Estimated Asian or Pacific Islander	13.4%	11.7%	12.2%
2023 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.1%
2023 Estimated Other Races	26.7%	29.9%	30.0%
2023 Estimated Hispanic	31.5%	35.2%	34.7%

INCOME

2023 Estimated Average Household Income	\$80,878	\$92,987	\$112,386
2023 Estimated Median Household Income	\$64,401	\$68,740	\$79,080
2023 Estimated Per Capita Income	\$48,665	\$51,346	\$57,374

EDUCATION

2023 Estimated High School Graduate	15.2%	16.1%	15.5%
2023 Estimated Some College	16.4%	16.5%	16.0%
2023 Estimated Associates Degree Only	7.2%	5.9%	5.7%
2023 Estimated Bachelors Degree Only	37.6%	36.8%	34.7%
2023 Estimated Graduate Degree	14.2%	14.0%	15.2%

BUSINESS

2023 Estimated Total Businesses	1,671	4,106	10,458
2023 Estimated Total Employees	16,863	35,329	72,504
2023 Estimated Employee Population per Business	10.1	8.6	6.9
2023 Estimated Residential Population per Business	9.1	12.8	15.9

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