

# RETAIL · RESTAURANT · FITNESS SPACE FOR LEASE



Howard Hughes Headquarters  
7000 Romaine Street · Hollywood, CA 90038

Up to ±45,202 SF Available  
SEC of Romaine & Sycamore



KENNEDY WILSON

BROKERAGE

## STEP INTO MODERN HISTORY



It was from this art deco building located at 7000 Romaine Street that the multi-millionaire playboy, Howard Hughes, ruled his vast empire of businesses. Other than the deco dressing, the building is quite simple, especially when you think of the impressive entrance gates that were built for the Paramount or MGM studio lots. The building, originally a bakery and then the home of Multicolor, an early color film lab, is a few blocks south of the busy Hollywood and Sunset boulevards in the more factory part of town. Nearby are several other studio lots, film labs, and other industrial buildings associated with the film business.

When Hughes purchased the Romaine Street building in 1927 (or 1930 depending on the source) he was already involved with the motion picture business. At that time movies were primarily in black and white, other than a few early experiments in color. Hughes, predicting color films would someday displace black & white films, the same way talking pictures did to silents, purchased Multicolor as a place to experiment with color photography.

Although initially purchased for the color film lab, the Romaine headquarters would become the command center for all things Hughes. He oversaw his tool company, his film projects, and later his airline ventures all from the Romaine offices. Even Hughes's army of personal staff were stationed here. When Hughes needed someone picked up he dispatched a chauffeur from the Romaine building. If anyone needed to contact Hughes they needed to call the Romaine headquarters where a team was in place to transcribe messages and pass them on to Hughes.



**This iconic landmark in the heart of the Sycamore District is ready to be activated by a creative tenant.**





# AVAILABLE SPACE



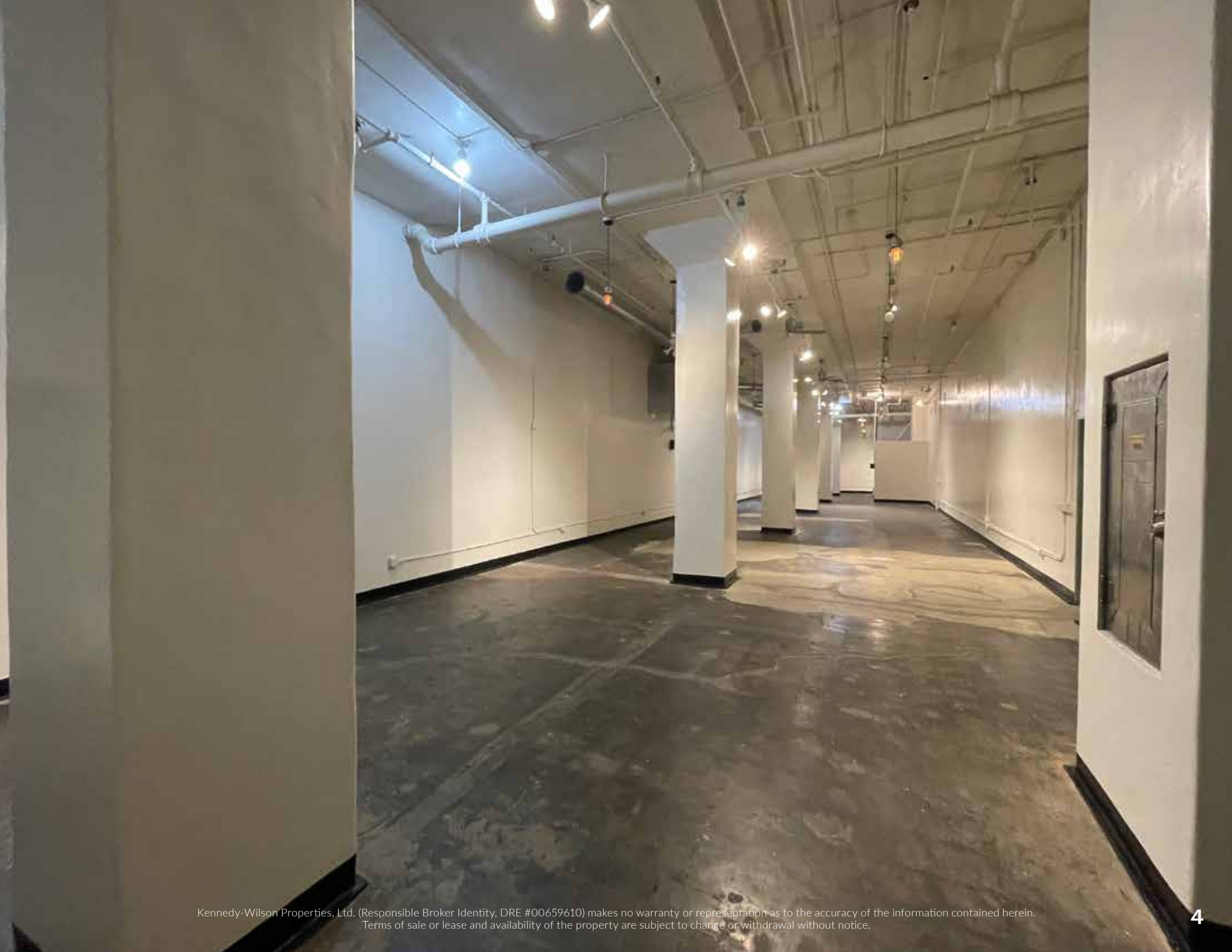
	Size	Rent
Ground Floor:	±36,472 SF	\$5.00 PSF/Mo., NNN
Basement:	±8,730 SF	\$3.00 PSF/Mo., NNN
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Total SF:	±45,202 SF (divisible)	
NNN:	±1.00 PSF/Mo.	

# PROPERTY HIGHLIGHTS



- ◆ Located in the heart of the desirable Sycamore District
- ◆ Excellent creative space with average ceiling heights of 15 feet
- ◆ Surrounded by strong retail tenant mix made up of restaurants, galleries, health and wellness, and retail businesses including Tartine, Sightglass Coffee, Gigi's, Mizlala, Jeffrey Deitch Gallery, etc
- ◆ Dense daytime population of ±111,395 employees within two miles
- ◆ Affluent area; Average HHI of ±\$113,871 within two miles







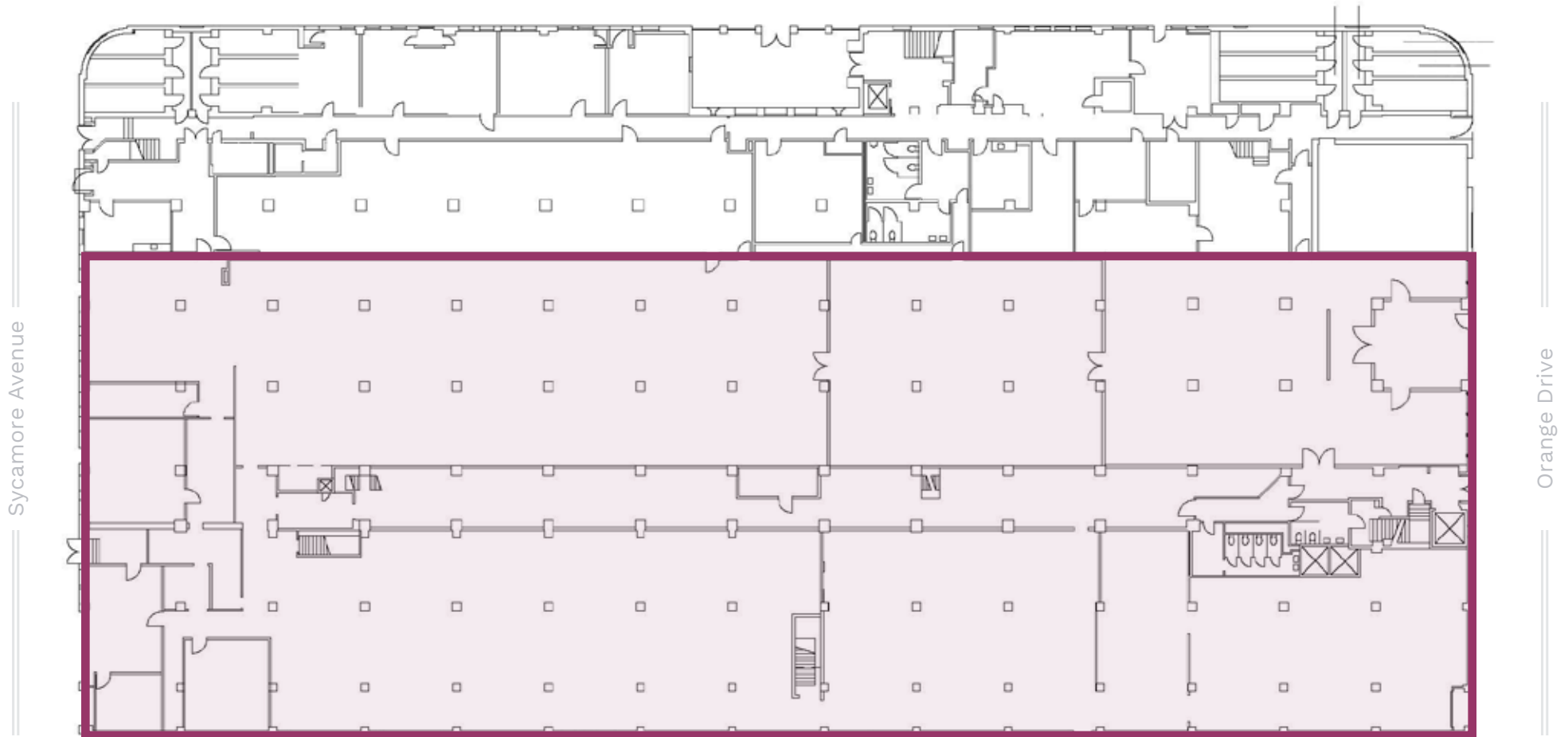


# GROUND FLOOR



±36,472 SF

Romaine Street



Sycamore Avenue

Orange Drive

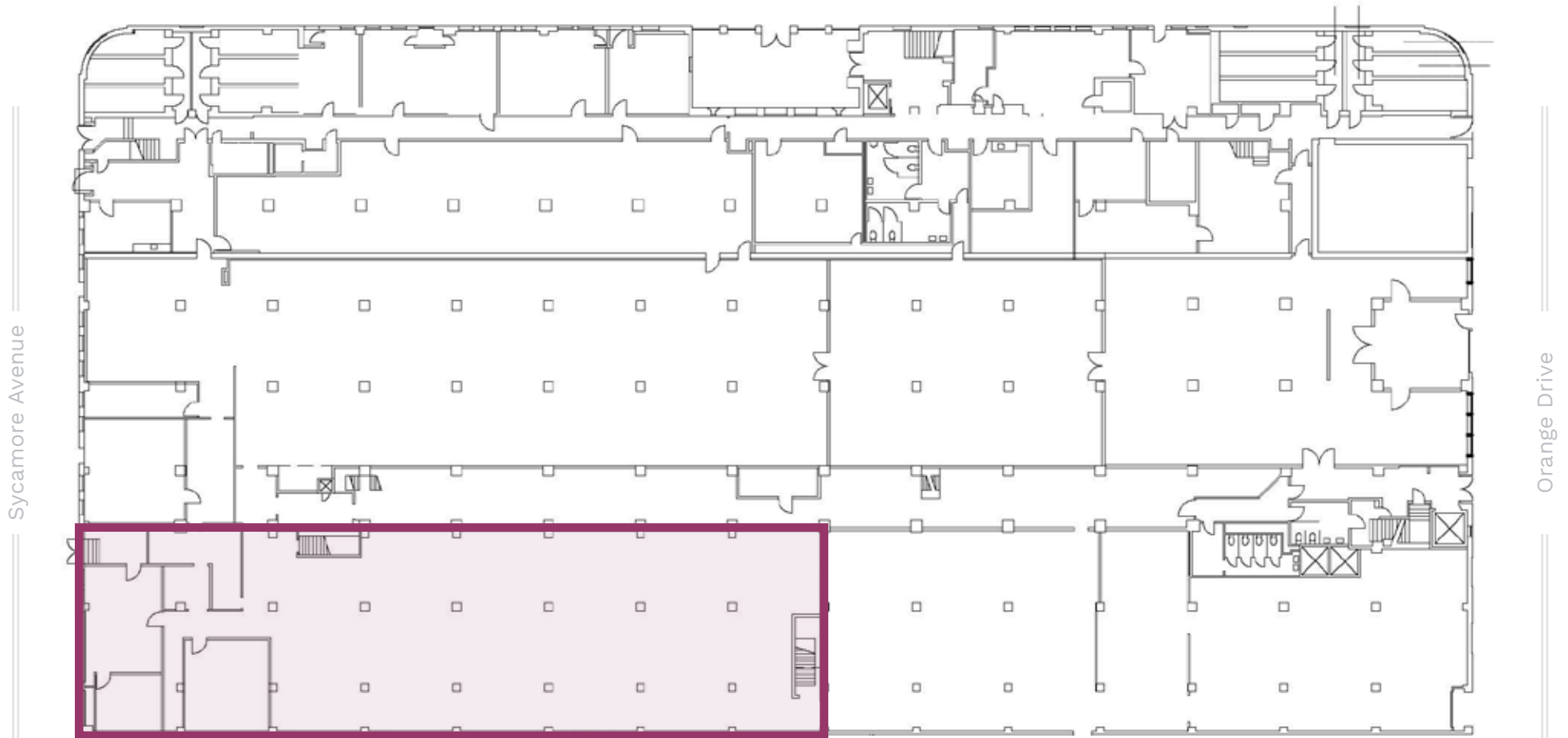


# BASEMENT

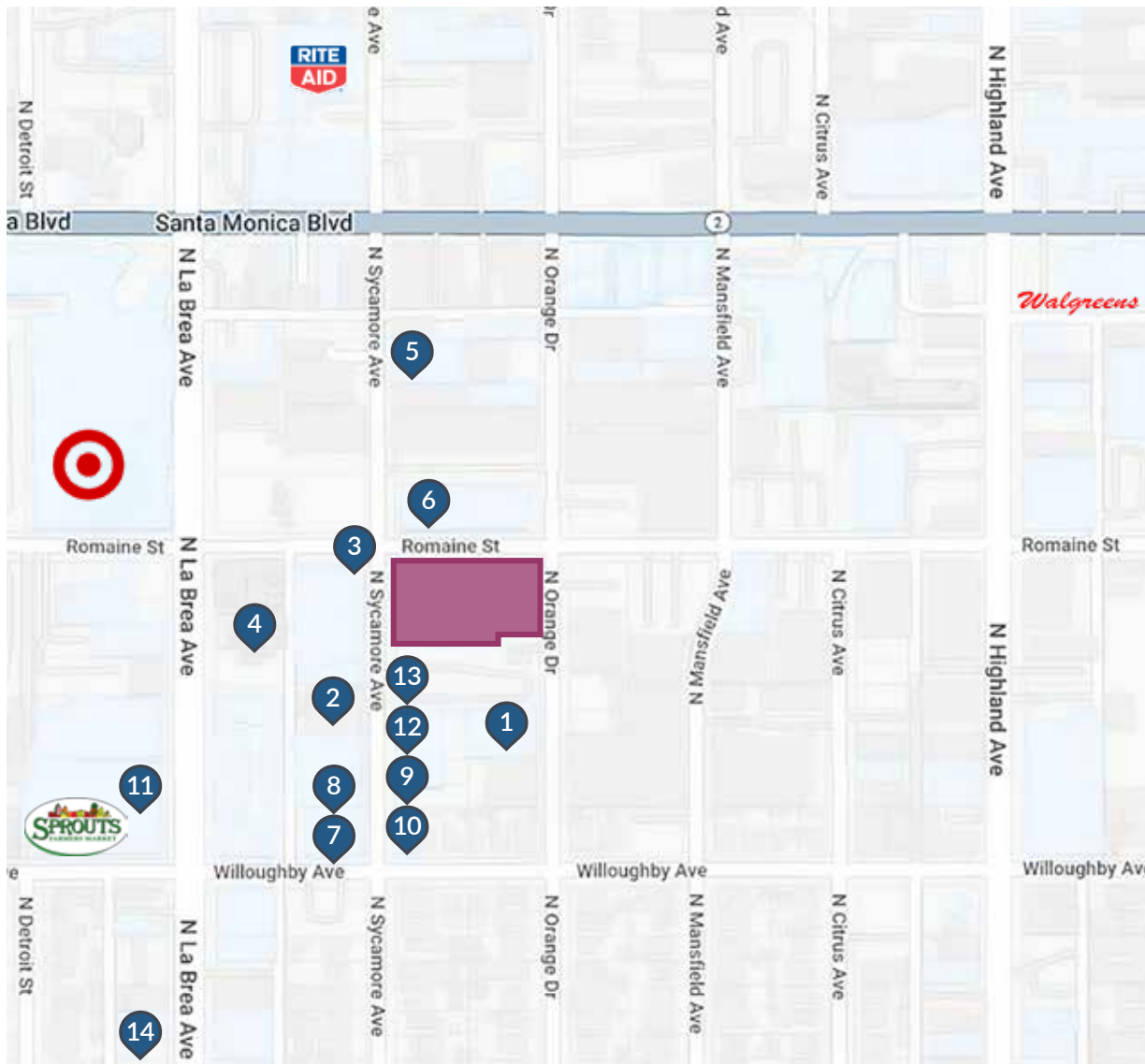


±8,730 SF

Romaine Street



# SURROUNDING HIGHLIGHTS



1. Jeffrey Deitch
2. Just One Eye
3. Mr. T Los Angeles
4. Mother Tongue
5. Record Plant
6. Mizlala
7. Sightglass Coffee
8. Tartine
9. Gigi's
10. Supervinyl
11. Sprouts
12. Clover
13. Ex Nihilo
14. Jet Rag

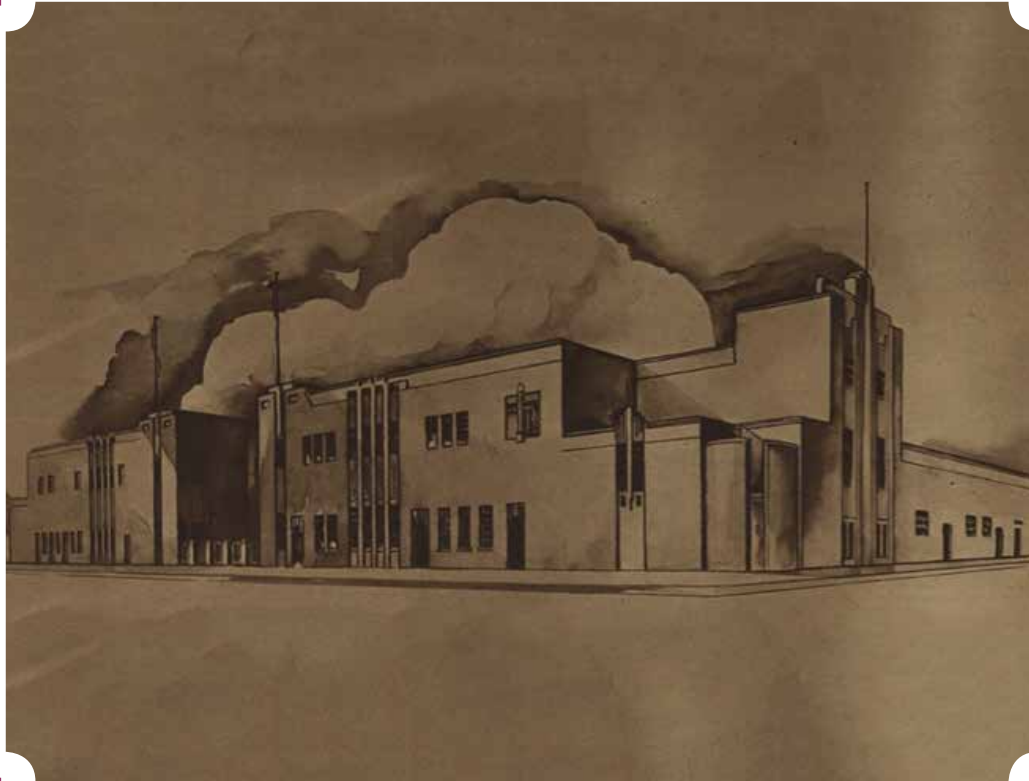




## DEMOGRAPHIC INFO



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2022 Estimated Population</b>	<b>10,886</b>	<b>51,830</b>	<b>177,490</b>
2027 Projected Population	10,573	50,686	173,390
2020 Census Population	11,053	52,971	181,908
2010 Census Population	9,224	48,939	173,185
Projected Annual Growth 2022 to 2027	-0.6%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2022	1.5%	0.5%	0.2%
2022 Median Age	36.3	36.1	36.6
<b>HOUSEHOLDS</b>			
2022 Estimated Households	6,038	28,961	95,953
2027 Projected Households	5,947	28,725	95,069
2020 Census Households	6,099	29,402	97,665
2010 Census Households	4,943	26,449	90,280
Projected Annual Growth 2022 to 2027	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	1.8%	0.8%	0.5%
<b>RACE &amp; ETHNICITY</b>			
2022 Estimated White	59.0%	59.5%	55.1%
2022 Estimated Black or African American	7.7%	6.9%	6.8%
2022 Estimated Asian or Pacific Islander	11.0%	10.3%	12.8%
2022 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
2022 Estimated Other Races	21.7%	22.6%	24.4%
2022 Estimated Hispanic	24.9%	26.2%	28.0%
<b>INCOME</b>			
<b>2022 Estimated Average Household Income</b>	<b>\$99,985</b>	<b>\$99,268</b>	<b>\$113,871</b>
2022 Estimated Median Household Income	\$71,985	\$73,707	\$78,589
2022 Estimated Per Capita Income	\$55,827	\$55,794	\$61,860
<b>EDUCATION</b>			
2022 Estimated High School Graduate	15.1%	14.6%	15.2%
2022 Estimated Some College	8.2%	6.6%	5.6%
2022 Estimated Associates Degree Only	41.6%	42.4%	40.2%
2022 Estimated Bachelors Degree Only	18.3%	16.9%	18.1%
2022 Estimated Graduate Degree	21.7%	26.5%	22.9%
<b>BUSINESS</b>			
2022 Estimated Total Businesses	1,088	4,685	14,979
<b>2022 Estimated Total Employees</b>	<b>9,507</b>	<b>37,719</b>	<b>111,395</b>
2022 Estimated Employee Population per Business	8.7	8.1	7.4
2022 Estimated Residential Population per Business	10.0	11.1	11.8



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