

NEW HOLLYWOOD MIXED-USE DEVELOPMENT

Restaurant/Fitness/Retail Spaces for Lease

KENNEDY WILSON
BROKERAGE

6901-6933 Santa Monica Blvd., Los Angeles, CA 90038

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DRE #00961769

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DRE #02145586



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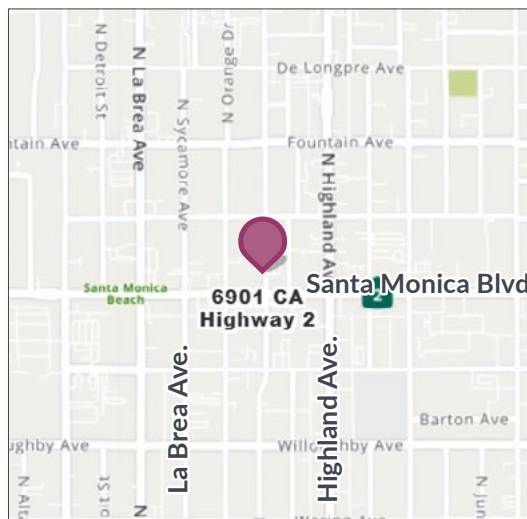
AVAILABLE

- Size:** Spaces ranging from ±1,358 SF - ±9,578 SF
- Rent:** \$4.35 - \$4.95 PSF/Mo., NNN
- NNN:** ±\$1.00 PSF/Month
- Parking:** 55 commercial parking spaces

PROPERTY HIGHLIGHTS

- Below 224 residential units
- Over 20 foot high ceilings
- Retail area designed to allow for multiple demising plans and uses
- Walking distance to restaurants and shops on Sycamore Avenue shopping district
- Tesla to open a [24-hour restaurant and charging station](#) that includes a rooftop seating area plus a pair of drive-in movie screens across the street
- ±38,108 cars per day at Santa Monica Blvd. and Orange Drive
- Population of ±58,049 within 1 mile
- Estimated delivery date of June 2023

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



TRADE AREA



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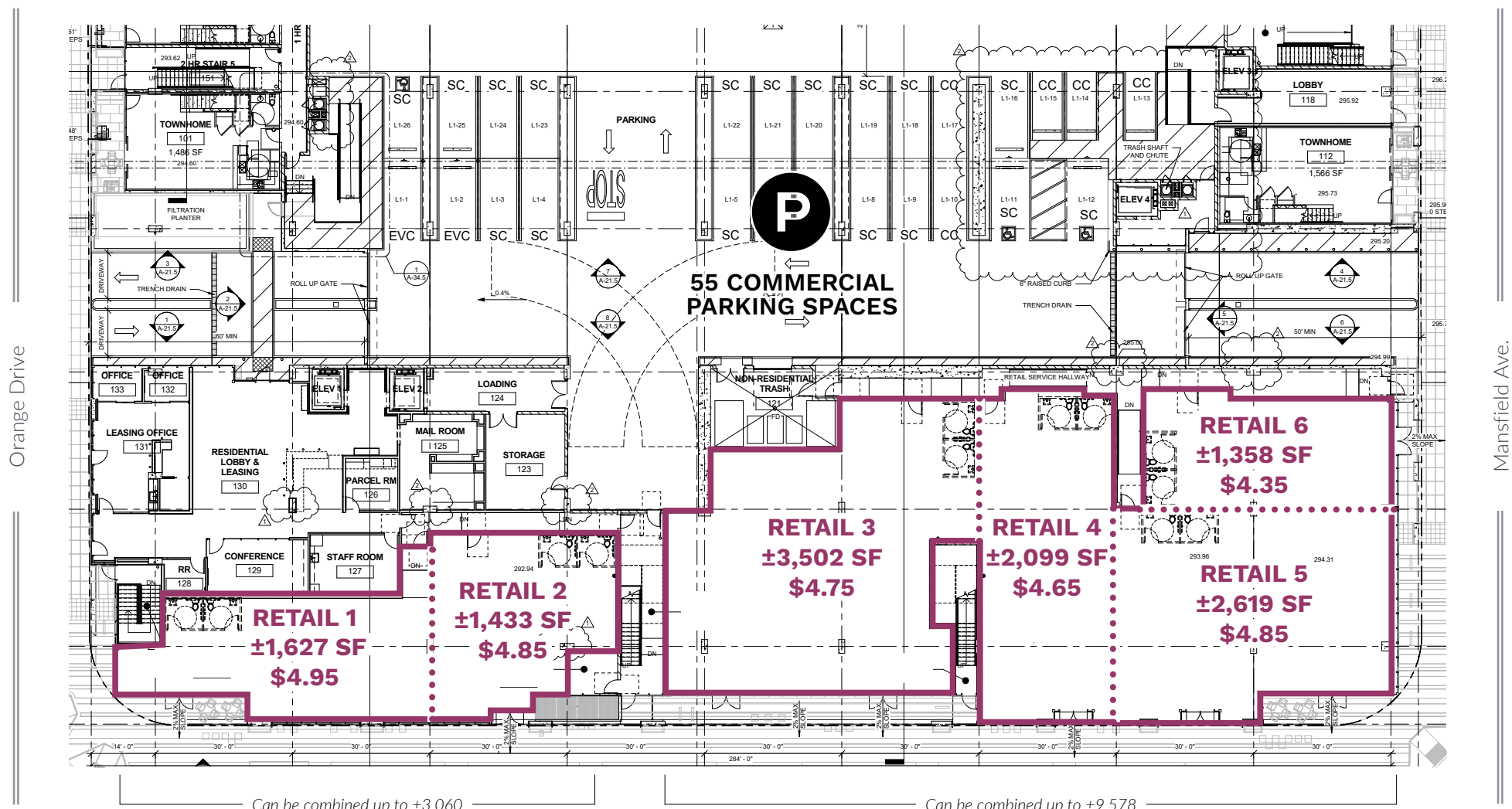
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All rents are PSF/Mo.,NNN



Orange Drive

Mansfield Ave.

Santa Monica Blvd.



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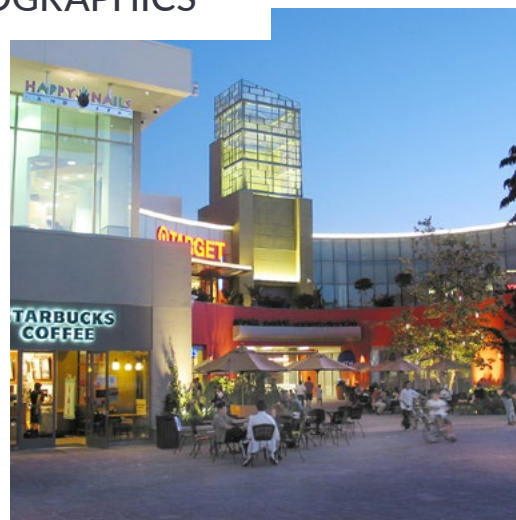
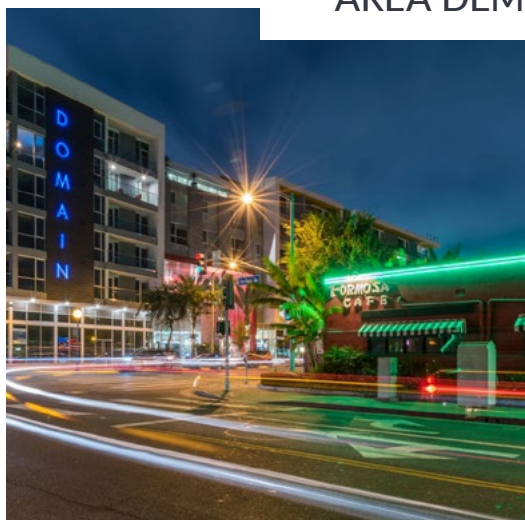
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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

	0.5 Mile	1 Mile	2 Miles
2021 Estimated Population	12,426	58,049	181,586
2025 Projected Population	13,040	58,524	181,655
2010 Census Population	12,072	58,484	184,214
2000 Census Population	10,011	54,107	174,475
Projected Annual Growth 2021 to 2025	1.0%	0.2%	-
Historical Annual Growth 2000 to 2021	2.2%	0.7%	0.4%
2021 Median Age	35.8	36.0	36.4

HOUSEHOLDS

2021 Estimated Households	6,842	33,185	96,629
2025 Projected Households	7,522	34,903	100,575
2010 Census Households	6,608	33,360	97,777
2000 Census Households	5,364	29,969	90,044
Projected Annual Growth 2021 to 2025	2.0%	1.0%	0.8%
Historical Annual Growth 2000 to 2021	2.5%	1.0%	0.7%

RACE & ETHNICITY

2021 Estimated White	59.9%	61.1%	55.6%
2021 Estimated Black or African American	5.2%	4.9%	4.5%
2021 Estimated Asian or Pacific Islander	10.9%	9.4%	12.9%
2021 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.9%
2021 Estimated Other Races	23.2%	23.8%	26.1%
2021 Estimated Hispanic	25.2%	25.8%	28.2%

INCOME

	0.5 Mile	1 Mile	2 Miles
2021 Estimated Average Household Income	\$88,563	\$89,803	\$107,227
2021 Estimated Median Household Income	\$69,173	\$68,007	\$76,733
2021 Estimated Per Capita Income	\$49,150	\$51,629	\$57,343

EDUCATION

2021 Estimated High School Graduate	11.1%	12.5%	13.3%
2021 Estimated Some College	16.9%	16.9%	15.9%
2021 Estimated Associates Degree Only	7.5%	6.7%	5.8%
2021 Estimated Bachelors Degree Only	42.1%	41.0%	39.3%
2021 Estimated Graduate Degree	16.1%	15.4%	16.8%

BUSINESS

2021 Estimated Total Businesses	1,063	4,652	12,581
2021 Estimated Total Employees	7,720	36,134	94,833
2021 Estimated Employee Population per Business	7.3	7.8	7.5
2021 Estimated Residential Population per Business	11.7	12.5	14.4

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