

5529 HOLLYWOOD BLVD

EAST HOLLYWOOD, CA 90028

RETAIL FOR LEASE





WELCOME TO HOLLYWOOD

At the heart of Hollywood's emerging Thai Town, this East Hollywood location is adjacent to Los Feliz, Griffith Park and gorgeous residential neighborhoods and features direct proximity to the Hollywood/Western Metro stop.

1 MILE — 3 MILES — 5 MILES —

2024 POPULATION

63,254 **351,862** **990,726**

2024 AVG HOUSEHOLD INCOME

\$100,288 **\$119,614** **\$121,299**

2024 AVG HOUSEHOLD NET WORTH

\$293,818 **\$529,280** **\$572,228**

2024 BUSINESSES

2,642 **20,539** **66,003**

PROPERTY HIGHLIGHTS



The Gershwin residential complex is iconic and thriving with ground floor retail spaces that offer large glass windows, an abundance of natural light and steady foot traffic. The available retail space is currently built out as a 2nd generation fast casual sandwich shop and available now.



±1,315 SF
AVAILABLE



STREET
PARKING &
NEARBY LOTS



PRIME
LOCATION



EYEBROW
SIGNAGE



HIGH
WALKABILITY



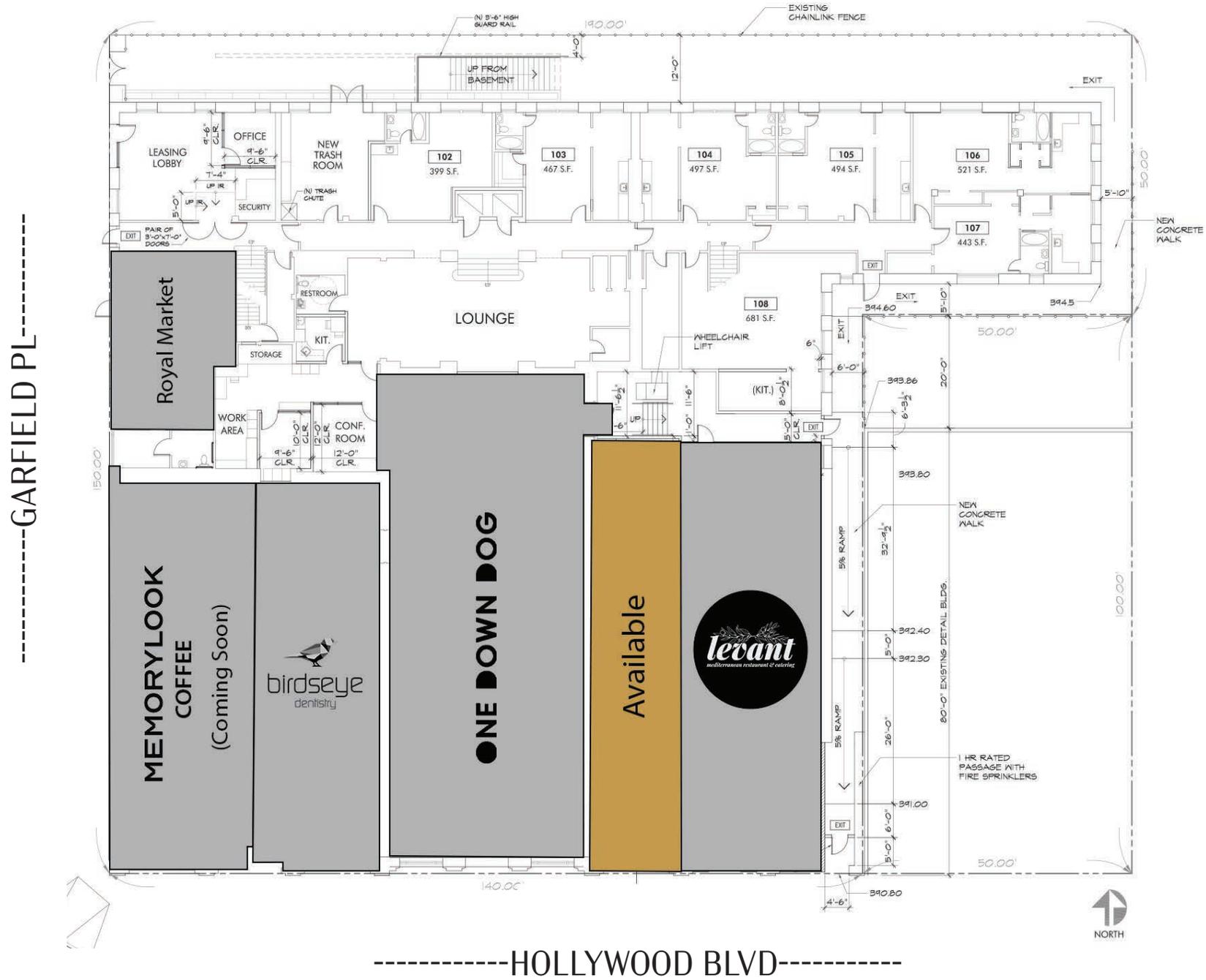
STRONG
COTENANCY



33,000
VEHICLES
PER DAY

SITE PLAN

Unit #5529- ±1,315 SF AVAILABLE



-----GARFIELD PL-----

-----HOLLYWOOD BLVD-----

Royal Market

MEMORYLOOK
COFFEE
(Coming Soon)

birdseye
dentistry

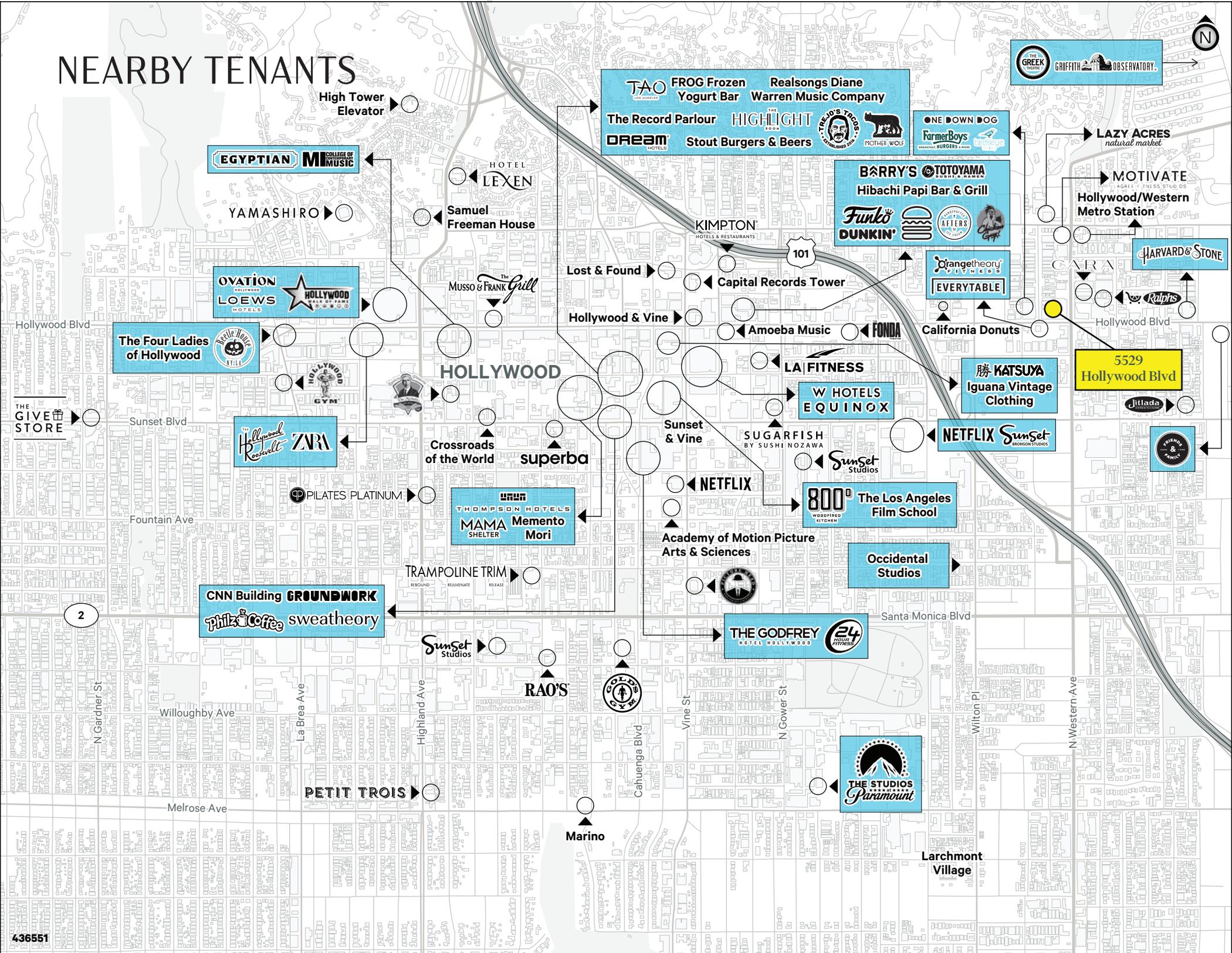
ONE DOWN DOG

Available

levant
mediterranean restaurant & catering



NEARBY TENANTS



THE GREEK THEATRE | GRIFFITH OBSERVATORY

TAO FROG Frozen Yogurt Bar Realsongs Diane Warren Music Company
 The Record Parlour HIGHLIGHT
 DREAM Stout Burgers & Beers

ONE DOWN DOG
 FarmerBoys

EGYPTIAN MI COLLEGE OF MUSIC

HOTEL LEXEN

BARRY'S TOTOYAMA Hibachi Papi Bar & Grill
 Funko DUNKIN'

LAZY ACRES natural market

YAMASHIRO

Samuel Freeman House

KIMPTON HOTELS & RESTAURANTS

MOTIVATE
 Hollywood/Western Metro Station

OVATION LOEWS HOLLYWOOD

MUSSO & FRANK Grill

Lost & Found

Capital Records Tower

Orangetheory FITNESS
 EVERYTABLE

CARA

HARVARD & STONE

Hollywood Blvd

The Four Ladies of Hollywood

HOLLYWOOD

Hollywood & Vine

Amoeba Music

FONDA

California Donuts

5529 Hollywood Blvd

THE GIVE STORE

Sunset Blvd

Hollywood Roosevelt ZARA

Crossroads of the World
 superba

Sunset & Vine

SUGARFISH BY SUSHI NOZAWA

LA FITNESS
 W HOTELS EQUINOX

勝 KATSUYA Iguana Vintage Clothing

NETFLIX

Fountain Ave

PILATES PLATINUM

THOMPSON HOTELS
 MAMA Memento Mori

NETFLIX

800 The Los Angeles Film School

NETFLIX

Academy of Motion Picture Arts & Sciences

Occidental Studios

2

CNN Building GROUNDWORK
 Pika's Coffe sweattheory

TRAMPOLINE TRIM

THE GODFREY HOTEL HOLLYWOOD

Santa Monica Blvd

Willoughby Ave

Sunset Studios

RAO'S

GOLD GYM

THE STUDIOS
 Paramount

Melrose Ave

PETIT TROIS

Marino

Larchmont Village



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