

# 5553 HOLLYWOOD BLVD

Retail/Office Space for Lease



EAST HOLLYWOOD, CA 90028



# WELCOME TO EAST 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. Its prime location places it with high walkability, numerous neighboring shopping and dining locales and features direct proximity to the Hollywood/Western Metro stop.

1 MILE — 3 MILES — 5 MILES —

2025 POPULATION

63,254      351,862      990,726

2025 AVG HOUSEHOLD INCOME

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

2025 AVG HOUSEHOLD NET WORTH

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

2025 BUSINESSES

2,642      20,539      66,003



This highly visible unit is located directly on Hollywood Blvd on the ground floor of a newly constructed, five-story, mixed-use development, the Metro at Hollywood. The retail/office space offers floor-to-ceiling windows, abundant natural light, onsite management, covered, commercial parking in rear and signage potential. It opens out to a wide landscaped sidewalk, creating a strong visual connection to pedestrian activity and enhancing overall curb appeal.



± 1,134 SF



GROUND FLOOR  
RETAIL/OFFICE SPACE



NATURAL LIGHT



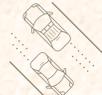
URBAN CORRIDOR



VISIBILITY



SIGNAGE



33,000  
VEHICLES PER DAY  
(Hollywood Blvd)



AVAILABLE NOW

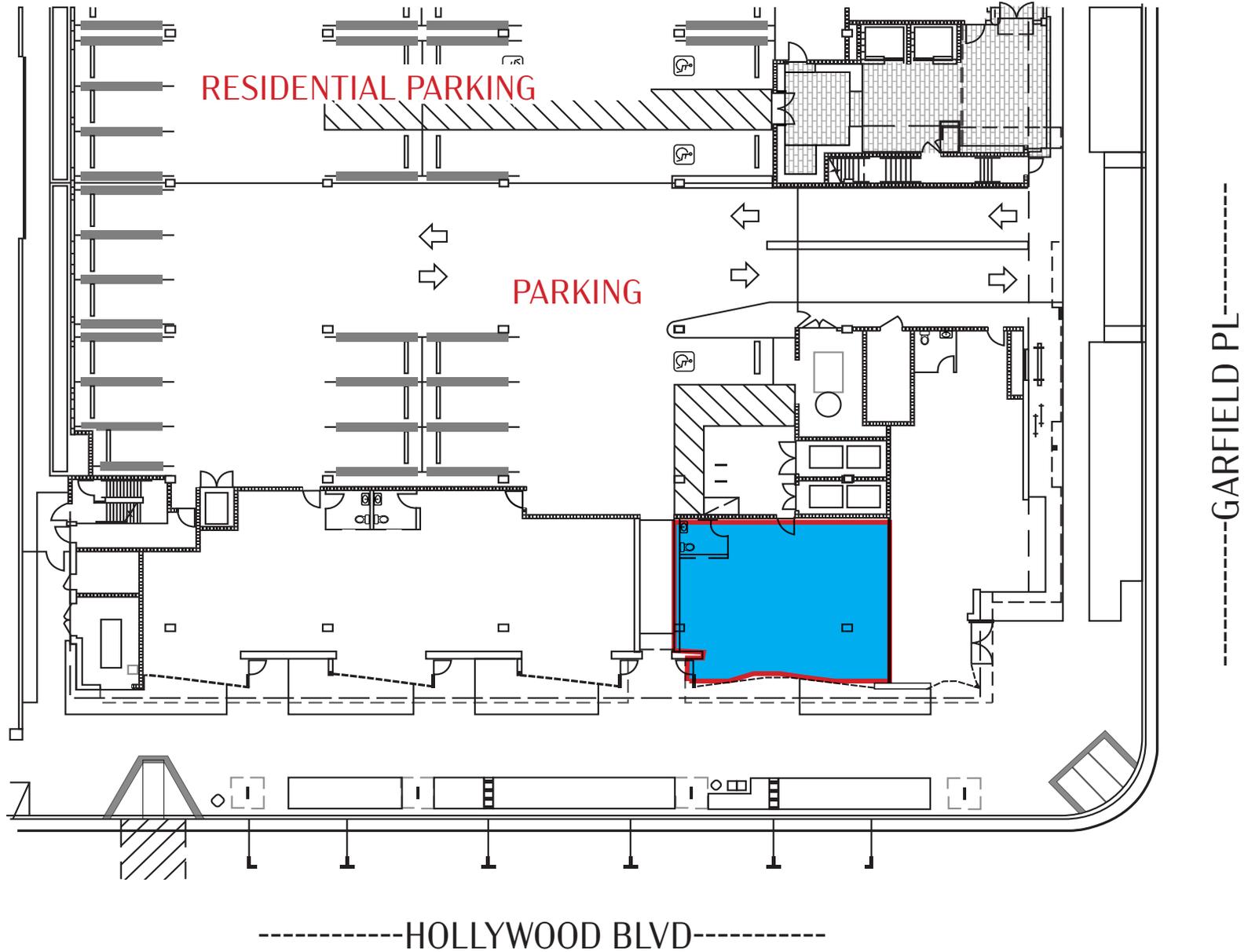


NEWLY  
CONSTRUCTED  
MIXED USE PROJECT



RENT UPON  
REQUEST

# SITE PLAN





INTERIOR

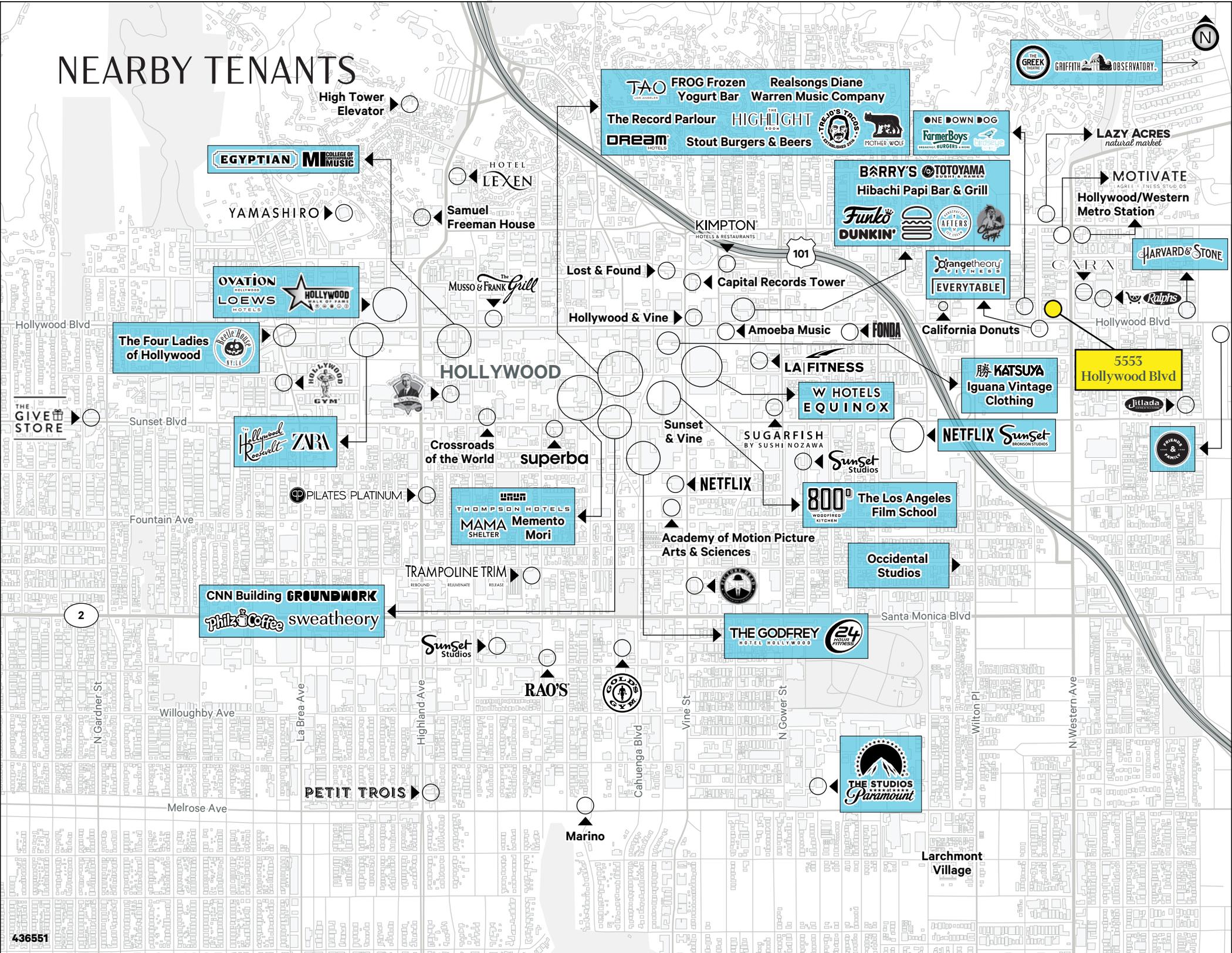




# NEARBY TENANTS



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THE GREEK THEATRE | GRIFFITH OBSERVATORY

TAO FROG Frozen Yogurt Bar Realsongs Diane Warren Music Company  
 The Record Parlour HIGHLIGHT THE TIGERS MOTHER WOLF  
 DREAM HOTELS Stout Burgers & Beers

ONE DOWN DOG FarmerBoys

EGYPTIAN MI COLLEGE OF MUSIC

HOTEL LEXEN Samuel Freeman House

BARRY'S TOTOYAMA Hibachi Papi Bar & Grill  
 Funko DUNKIN' CATERERS OF ICE Cream

LAZY ACRES natural market  
 MOTIVATE AGRICULTURE STUDIOS  
 Hollywood/Western Metro Station

OVATION LOEWS HOLLYWOOD

MUSSO & FRANK Grill

Lost & Found Capital Records Tower

Orangetheory FITNESS EVERYTABLE

HARVARD & STONE

The Four Ladies of Hollywood

Hollywood & Vine Amoeba Music FONDA

California Donuts

5553 Hollywood Blvd

THE GIVE STORE

Hollywood Roosevelt ZARA

Crossroads of the World superba  
 THOMPSON HOTELS MAMA Memento Mori

Sunset & Vine LA FITNESS W HOTELS EQUINOX

勝 KATSUYA Iguana Vintage Clothing

NETFLIX SUNSET BRONSON STUDIOS

PILATES PLATINUM

NETFLIX

800° The Los Angeles Film School

Academy of Motion Picture Arts & Sciences

Occidental Studios

CNN Building GROUNDWORK  
 PINK COFFEE sweattheory

THE GODFREY HOTEL HOLLYWOOD 24 HOUR FITNESS

Santa Monica Blvd

Sunset Studios

RAO'S

GOLD'S GYM

THE STUDIOS Paramount

Willoughby Ave

PETIT TROIS

Marino

Larchmont Village

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**CBRE**

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