

On World Famous Hollywood Walk of Fame 2nd Gen Restaurant Spaces For Lease

KWP
REAL ESTATE

6922 Hollywood Blvd., Los Angeles, CA 90028



Available

Suite 106: ±3,185 SF

(±2,173 SF Ground; ±1,012 SF 2nd Floor)

Suite 109: ±7,719 SF

(±4,269 SF Ground; ±3,450 SF 2nd Floor)

Rent: \$4.25 PSF/Mo., NNN

NNN: ±\$1.00 PSF/Mo.

Parking: Over 100 visitor spaces

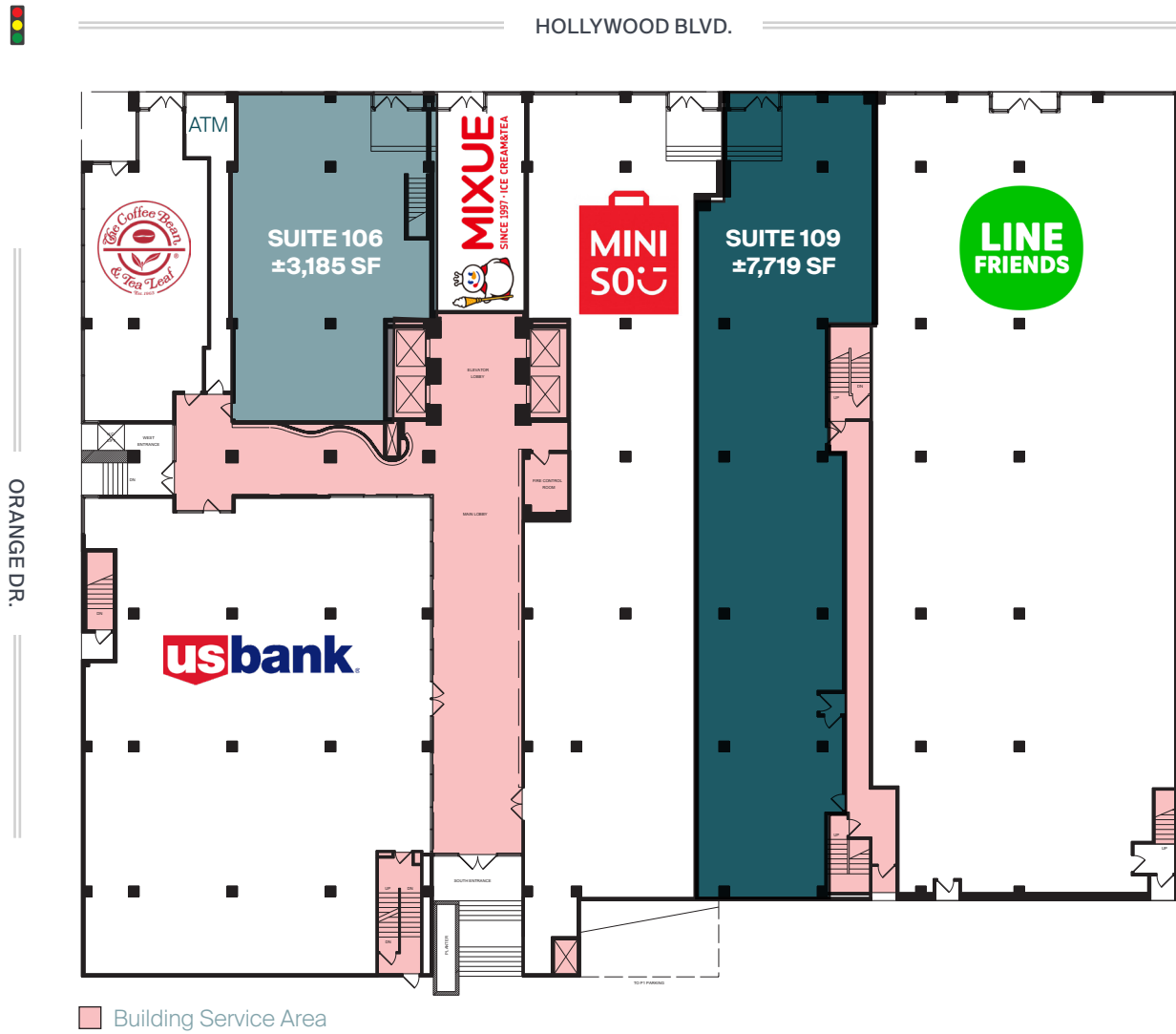
Features

- ▶ Fully built-out 2nd gen. restaurant spaces
- ▶ Excellent co-tenancy with Line Friends, Miniso, Coffee Bean & Tea Leaf, Mixue, and US Bank
- ▶ Located in the heart of the Hollywood Entertainment District on the Hollywood Walk of Fame
- ▶ The Hollywood Entertainment District boasted ±38 million visitors in 2023 (according to the Hollywood Partnership)
- ▶ Across the street from TCL Chinese Theatre, Dolby Theatre, Dave & Buster's, Loews Hollywood and more
- ▶ Across the street from the Metro B Line's Hollywood/Highland station and two blocks from Hollywood High School (±1,500 students and faculty)
- ▶ ±71,815 CPD at Hollywood Blvd. & Highland Ave.
- ▶ Population of ±162,708 with average HHI of ±\$140,538 within two miles



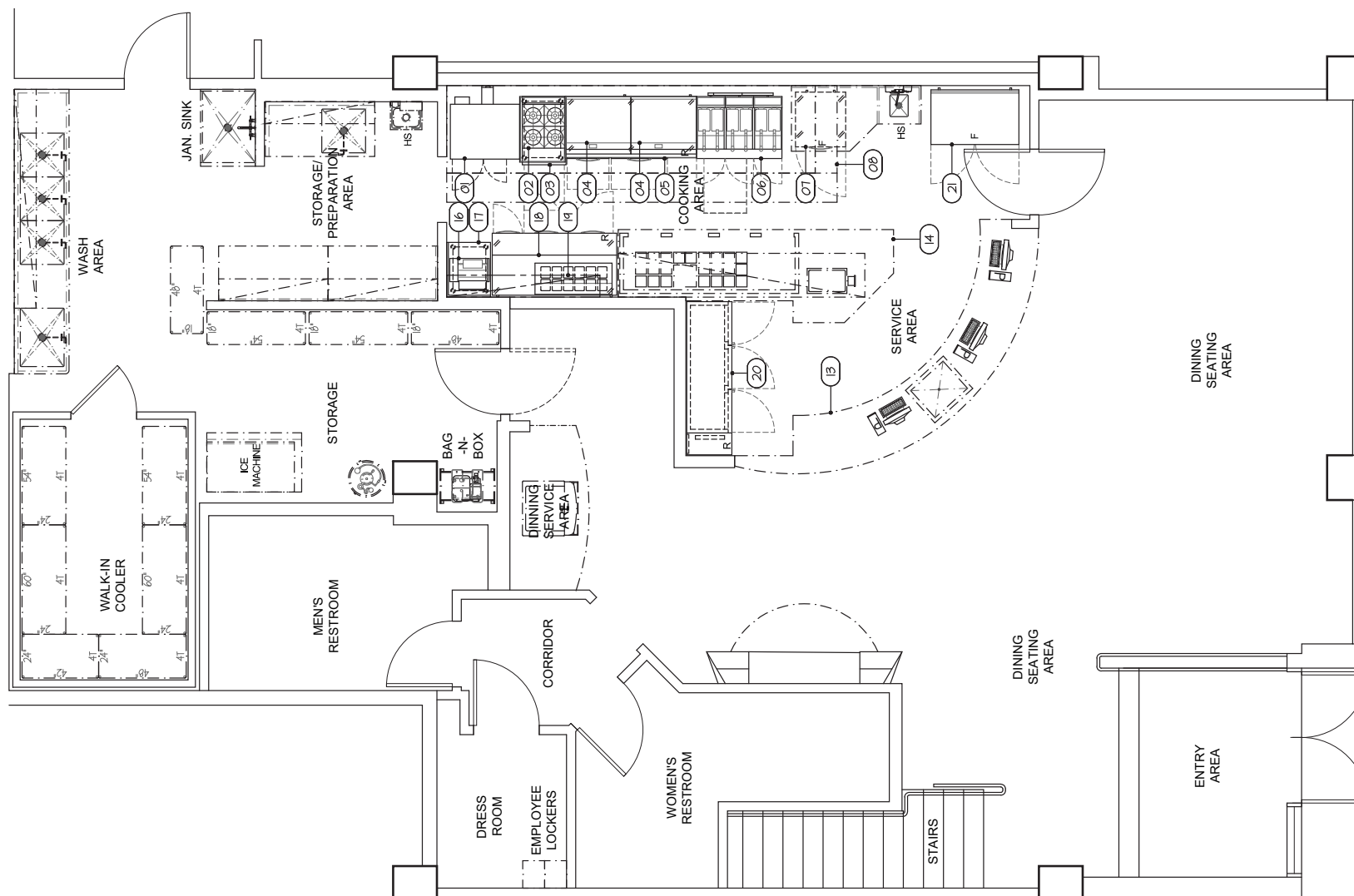
Ground Floor

Restaurant spaces from $\pm 3,185$ SF to $\pm 7,719$ SF available



Suite 106 - Ground Floor

±2,173 SF

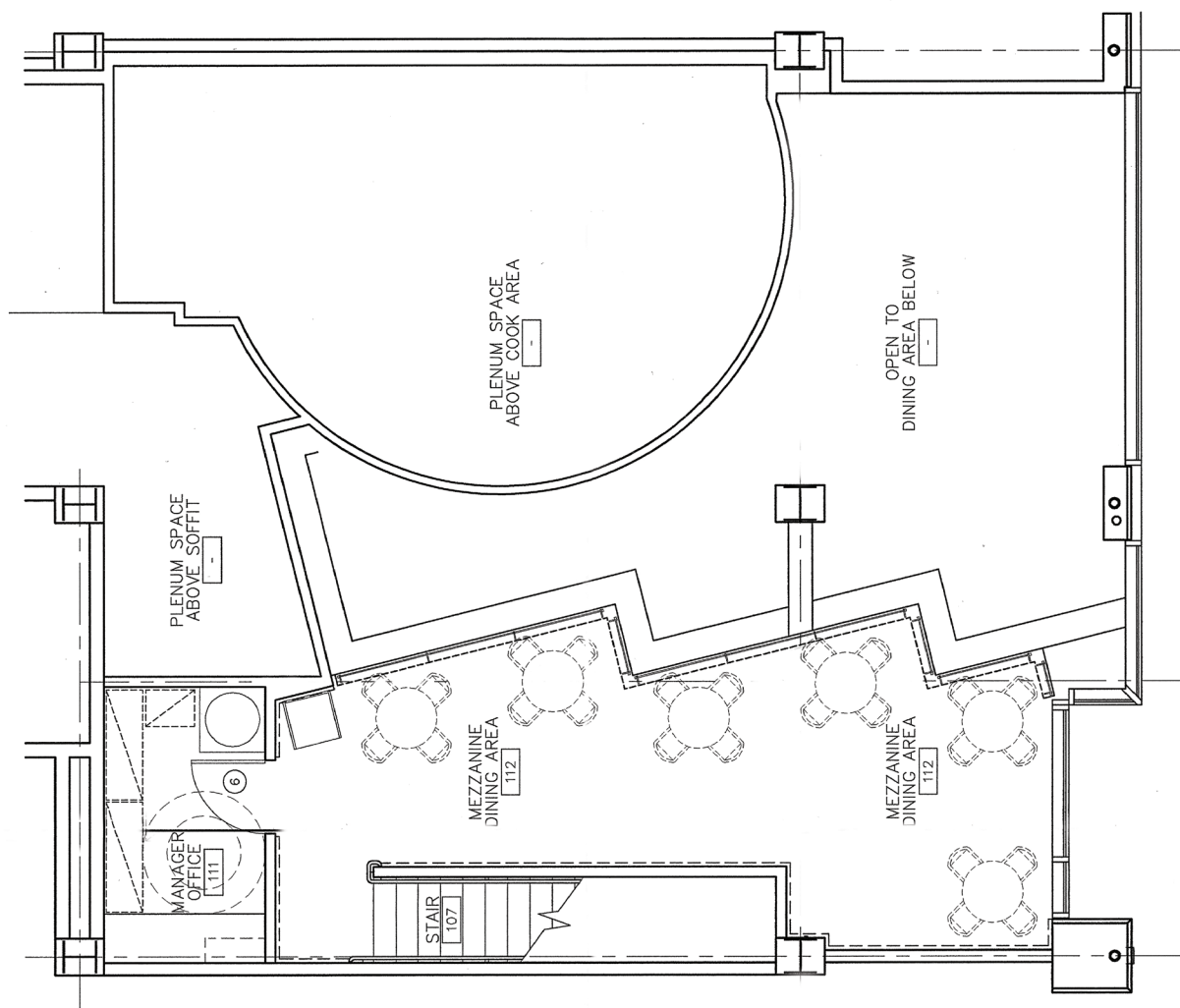


NORTH

HOLLYWOOD BLVD.

Suite 106 - Mezzanine

±1,012 SF

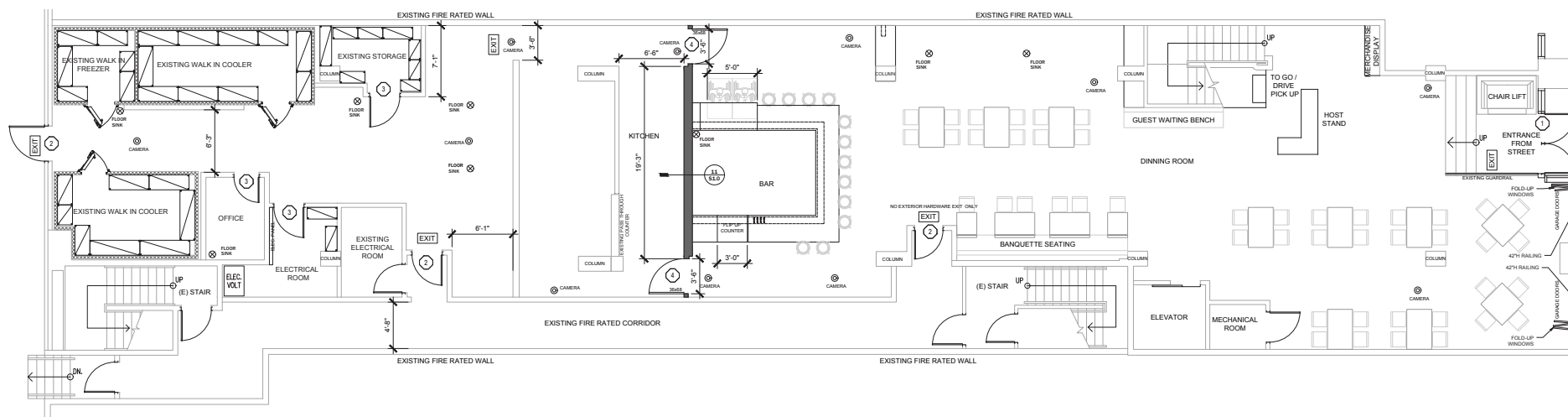


NORTH

HOLLYWOOD BLVD.

Suite 109 - Ground Floor

±4,269 SF

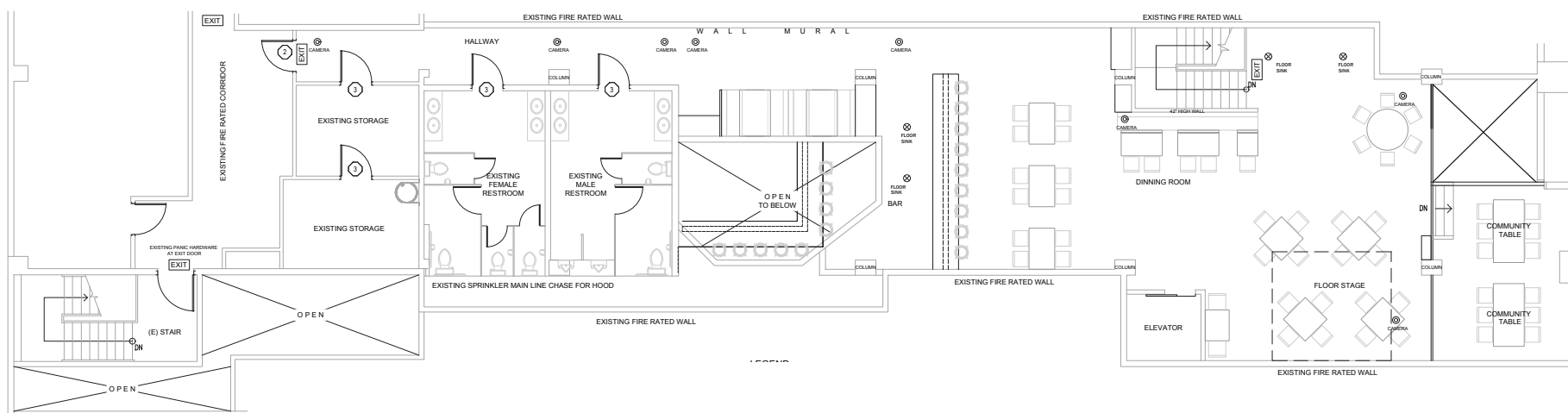


HOLLYWOOD BLVD.



Suite 109 - Mezzanine

±3,450 SF



HOLLYWOOD BLVD.

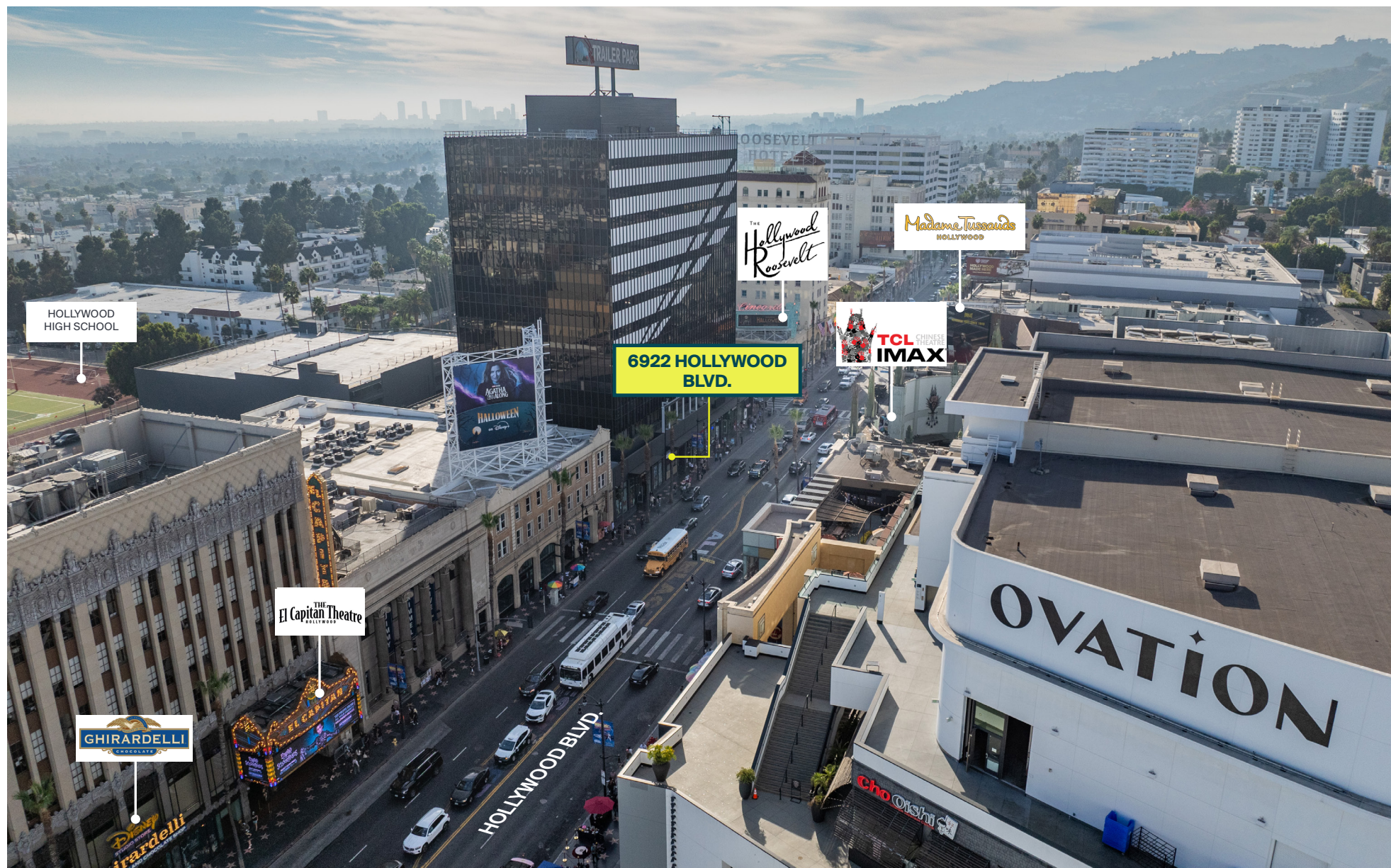


NORTH

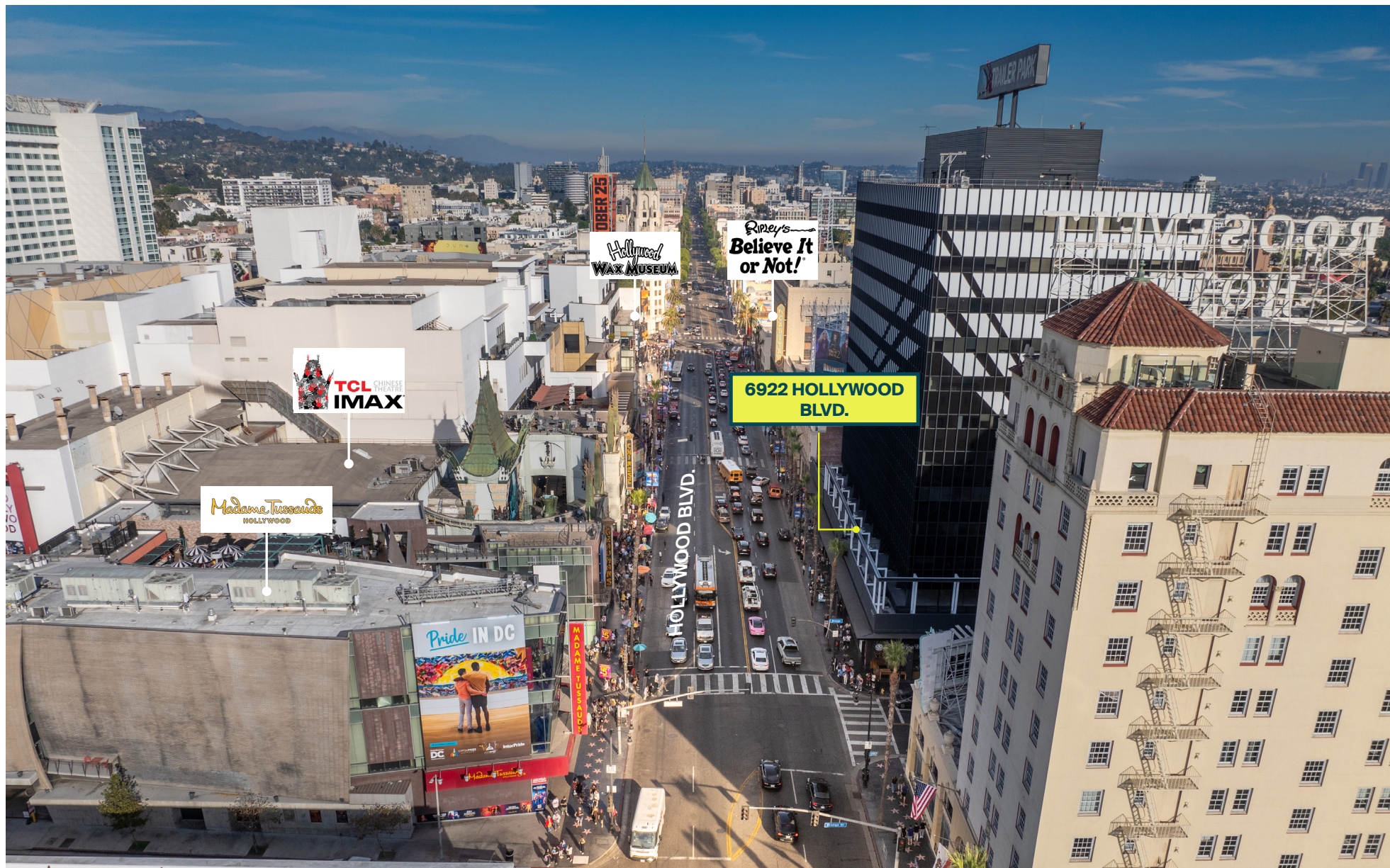
View Across Hollywood Blvd.



Looking West



Looking East

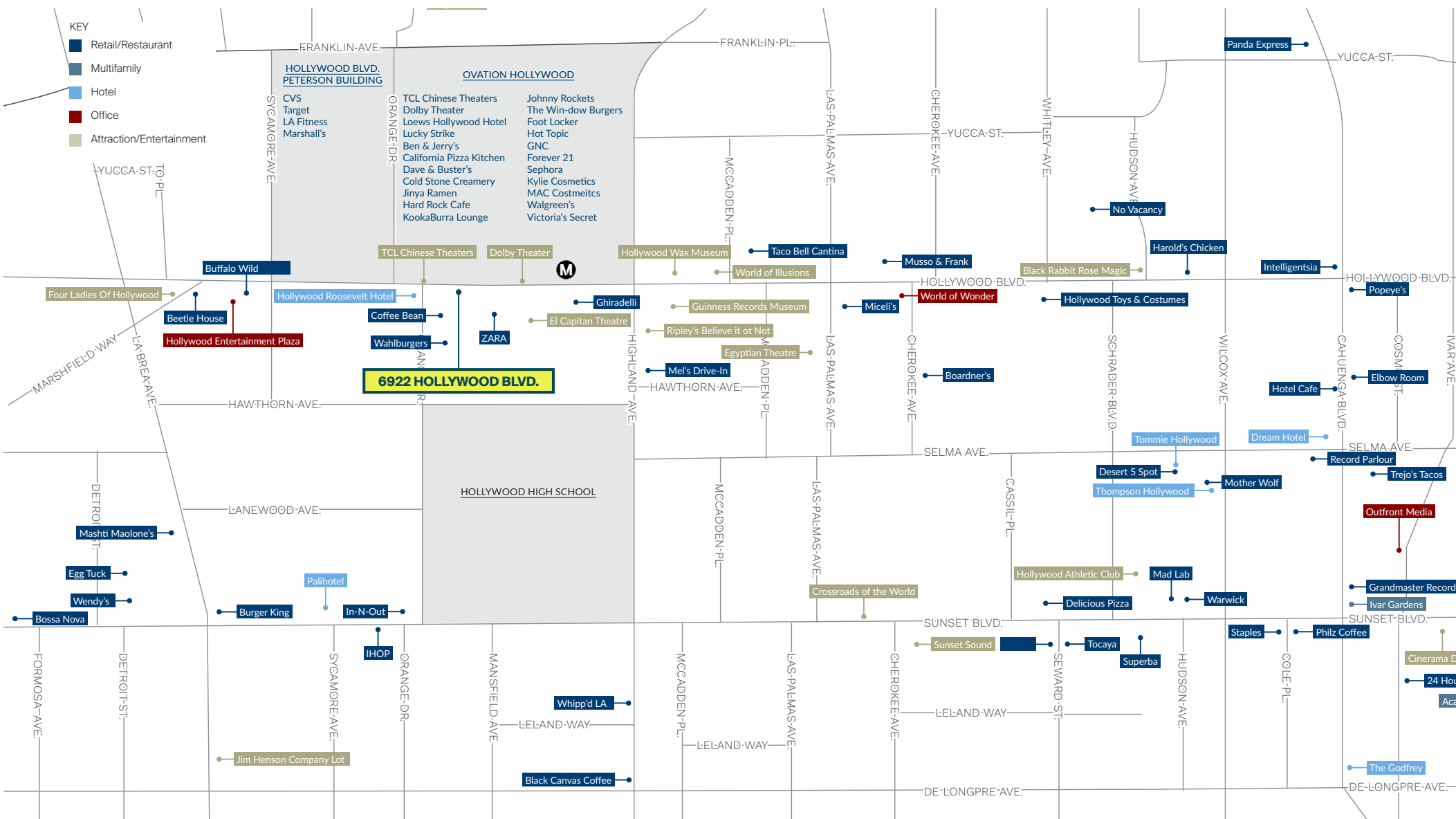


Looking Northwest



Premier Hollywood Location

Close proximity to major credit tenants and local favorites



Hollywood Profile



POPULATION

	0.5 Mile	1 Mile	2 Mile
2025 Estimated Population	21,227	58,395	162,708
2030 Projected Population	20,094	57,482	157,839
2020 Census Population	18,736	51,838	152,425
2010 Census Population	17,675	47,232	145,113
Projected Annual Growth 2025 to 2030	-1.1%	-0.3%	-0.6%
Historical Annual Growth 2010 to 2025	1.3%	1.6%	0.8%
2025 Median Age	36.2	36.4	38.0

HOUSEHOLDS

2025 Estimated Households	12,159	33,266	86,164
2030 Projected Households	11,926	34,080	86,786
2020 Census Households	11,718	30,676	82,298
2010 Census Households	10,856	27,296	76,040
Projected Annual Growth 2025 to 2030	-0.4%	0.5%	0.1%
Historical Annual Growth 2010 to 2025	0.8%	1.5%	0.9%

RACE & ETHNICITY

2025 Estimated White	56.8%	55.6%	56.7%
2025 Estimated Black or African American	9.0%	8.9%	7.1%
2025 Estimated Asian or Pacific Islander	11.4%	10.7%	10.9%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2025 Estimated Other Races	22.0%	24.0%	24.5%
2025 Estimated Hispanic	26.2%	28.1%	29.0%

INCOME

2025 Estimated Average Household Income	\$103,869	\$117,295	\$140,538
2025 Estimated Median Household Income	\$75,426	\$80,320	\$90,860
2025 Estimated Per Capita Income	\$59,987	\$67,350	\$74,813

EDUCATION

2025 Estimated High School Graduate	11.9%	11.8%	13.1%
2025 Estimated Some College	18.0%	17.2%	16.3%
2025 Estimated Associates Degree Only	7.5%	6.8%	6.0%
2025 Estimated Bachelors Degree Only	41.3%	39.7%	37.1%
2025 Estimated Graduate Degree	15.5%	16.9%	18.1%

BUSINESS

2025 Estimated Total Businesses	1,978	4,612	11,822
2025 Estimated Total Employees	15,884	39,467	80,373
2025 Estimated Employee Population per Business	8.0	8.6	6.8
2025 Estimated Residential Population per Business	10.7	12.7	13.8

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