

1167
N. WESTERN AVE.
LOS ANGELES



CAMACHO
COMMERCIAL
REAL ESTATE SERVICES

RETAIL SPACE AVAILABLE

PROPERTY SUMMARY — HOLLYWOOD

1167 N WESTERN AVE

A prime retail opportunity in the heart of East Hollywood, bordered by Hollywood, Los Feliz, Silver Lake, and Koreatown. The property benefits from a dense trade area with ~85,000 residents within one mile and a Walk Score® of 93 (“Walker’s Paradise”), surrounded by national retailers. 1167 N. Western has been delivered in turnkey vanilla shell condition, featuring soaring 14-foot ceilings, an exposed creative brick wall interior, a brand-new mini-split HVAC system, and striking new glass frontage with glass doors, ideal for a wide range of creative, boutique, or service retail concepts. The submarket continues to densify with ~2,323 new residential units underway within a 2-mile radius, and is poised for additional demand with the nearby ECHELON Studios Hollywood, a 600,000 SF next-generation production campus at 5601 Santa Monica Blvd, slated to begin delivering in Fall 2026.



PROPERTY HIGHLIGHTS

ASKING RATE:
\$3.05/SF Modified Gross (“MG”)

TERM:
Flexible

SIZES:
Retail: 1,200 SF

AVAILABILITY:
Immediately

PARKING:
Dedicated Parking

ADDITIONAL HIGHLIGHTS:

- Newly renovated suite!
- Delivered in vanilla shell condition — ready for tenant build-out.
- Soaring ~14-foot ceilings creating an open, airy retail environment.
- Creative exposed brick interior — ideal for boutique, gallery, or lifestyle concepts.
- Brand-new mini-split HVAC system for efficient, independent climate control.
- New glass storefront and glass doors maximizing natural light and street visibility
- Easy access to 101 FWY.
- Avg. HH Income (3 mi): \$85,776.
- Employees (3 mi): 212,127.
- HIGH IMAGE street visibility for retail spaces.
- Nearby National Retailers: Chick-Fil-A, Target, Home Depot, Wingstop, Starbucks and many more!
- Onsite parking available.

93
WALKSCORE

NEWLY
RENOVATED
RETAIL SPACE

CONVENIENT ACCESS TO
101
FREEWAY



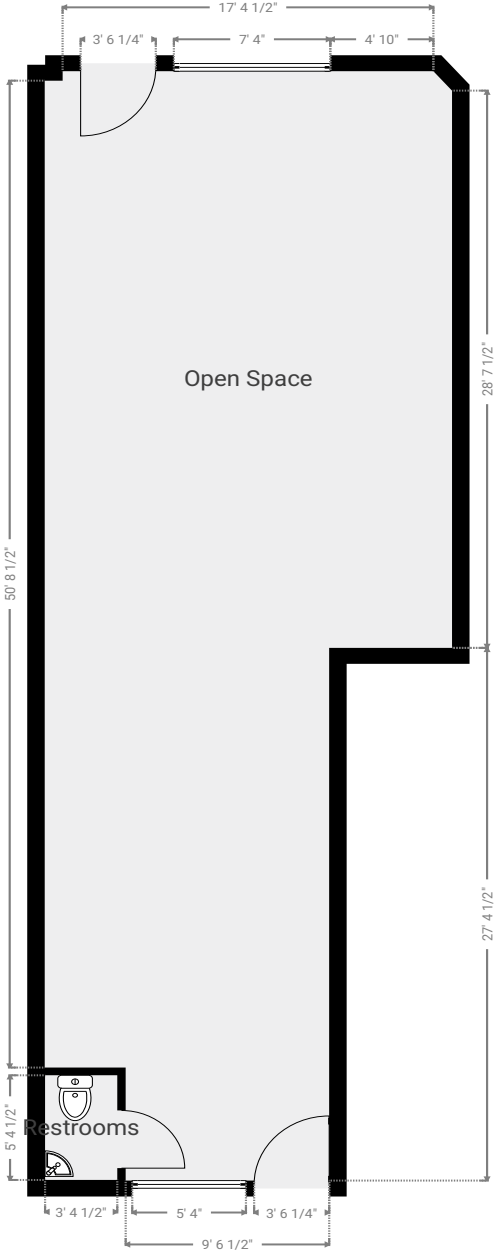
CURRENT AVAILABILITES ———

Floor	Suite #	Sq. Ft.	Use	Contig. space	Available
1st	1167	1,200	Retail	Yes	Immediately



SUITE 1167

Newly-Renovated Retail Suite





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