

New Mixed-Use Development in Hollywood **Restaurant/Retail For Lease**

KWP
REAL ESTATE

1410 N. Highland Ave., Hollywood, CA 90028



Available

Size: ±780 SF

Rent: \$5,250.00/Mo.

Tenant pays personal utilities/janitorial/etc.

Parking: 3 designated parking spaces

Available: Immediately

Features

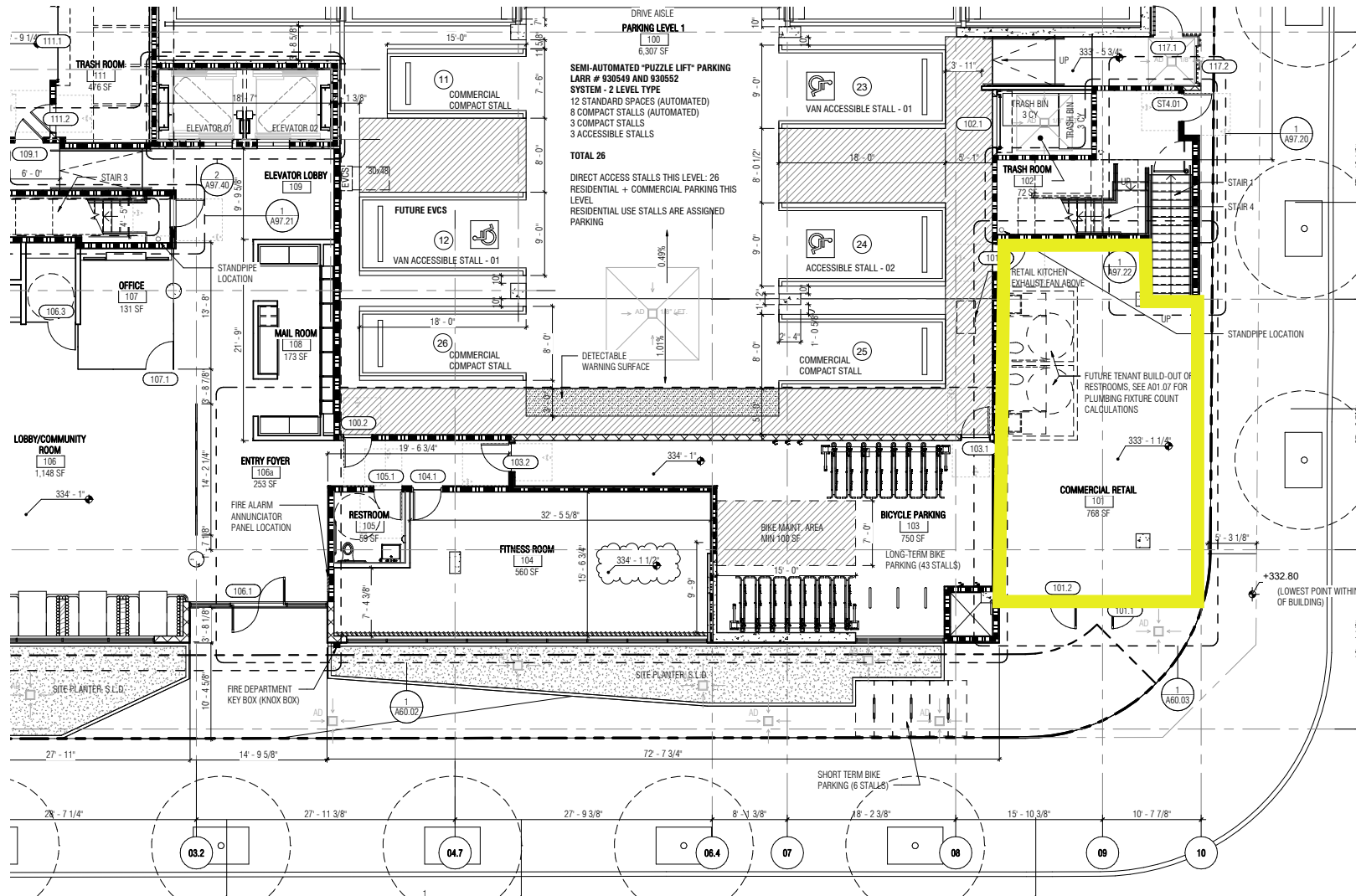
- ▶ Commercial space below 180 co-living units
- ▶ Highly visible corner space with floor-to-ceiling glass windows and ±17 foot ceilings
- ▶ Ample outdoor seating with two points of ingress / egress to retail space
- ▶ Grease interceptor in place
- ▶ Located on the main thoroughfare to the 101 Freeway
- ▶ ±75,589 cars per day at Sunset Blvd. and Highland Ave.
- ▶ Population of ±178,734 with average HHI of ±\$137,824 within two miles

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



Available

±780 SF of retail space



In the heart of Hollywood



Hollywood Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2026 Estimated Population	18,226	64,155	171,811
2031 Projected Population	19,573	65,948	172,123
2020 Census Population	16,666	58,838	166,728
2010 Census Population	13,989	53,424	159,227
Projected Annual Growth 2026 to 2031	1.5%	0.6%	-
Historical Annual Growth 2010 to 2026	1.9%	1.3%	0.5%
2026 Median Age	34.8	36.4	38.0
HOUSEHOLDS			
2026 Estimated Households	10,537	38,093	93,681
2031 Projected Households	11,352	39,299	94,133
2020 Census Households	9,308	33,791	87,383
2010 Census Households	7,799	29,891	80,875
Projected Annual Growth 2026 to 2031	1.5%	0.6%	-
Historical Annual Growth 2010 to 2026	2.2%	1.7%	1.0%
RACE & ETHNICITY			
2026 Estimated White	48.8%	53.7%	54.5%
2026 Estimated Black or African American	9.5%	8.8%	6.9%
2026 Estimated Asian or Pacific Islander	12.3%	11.1%	11.9%
2026 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
2026 Estimated Other Races	28.3%	25.5%	25.8%
2026 Estimated Hispanic	32.3%	29.7%	30.4%
INCOME			
2026 Estimated Average Household Income	\$100,043	\$119,091	\$137,468
2026 Estimated Median Household Income	\$82,680	\$85,099	\$92,199
2026 Estimated Per Capita Income	\$58,431	\$71,290	\$75,392
EDUCATION			
2026 Estimated High School Graduate	12.1%	12.2%	13.1%
2026 Estimated Some College	14.2%	15.4%	15.7%
2026 Estimated Associates Degree Only	8.0%	7.0%	6.3%
2026 Estimated Bachelors Degree Only	45.1%	40.9%	37.6%
2026 Estimated Graduate Degree	13.1%	17.1%	17.8%
BUSINESS			
2026 Estimated Total Businesses	2,068	5,408	12,545
2026 Estimated Total Employees	20,375	46,265	88,457
2026 Estimated Employee Population per Business	9.9	8.6	7.1
2026 Estimated Residential Population per Business	8.8	11.9	13.7

Your trusted *partners*

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