

Arrive. HOLLYWOOD

2ND GEN FITNESS & SALON
SPACES FOR LEASE

6201 Hollywood Blvd., Los Angeles, CA 90028

LEE SHAPIRO

310-887-6226

Lee.Shapiro@kennedywilson.com

DRE #00961769

JAYSEN CHIARAMONTE

310-887-3492

Jaysen.Chiaramonte@kwprealestate.com

DRE #02145586

MONICA SU

310-887-3570

Monica.Su@kwprealestate.com

DRE #02238341

KWP BROKERAGE

KWP
REAL ESTATE

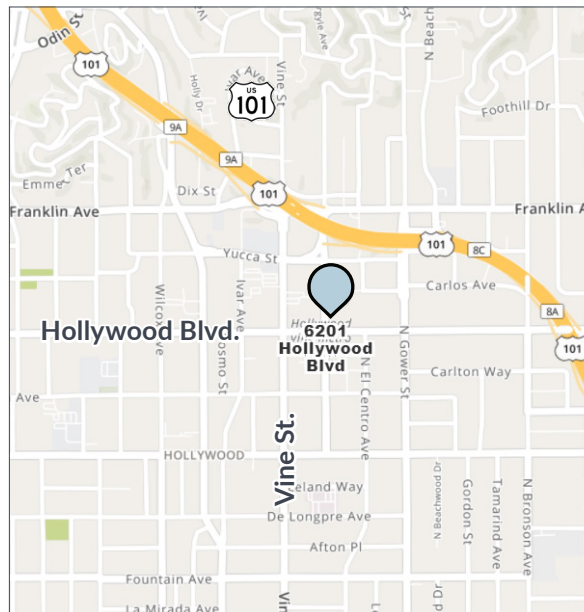
AVAILABLE

- Size:** Spaces ranging from ±1,618 Rentable SF up to ±3,678 Rentable SF
- Rent:** Contact broker
- NNN:** ±\$1.98 Per RSF/Mo.
- Parking:** Ample onsite parking

PROPERTY HIGHLIGHTS

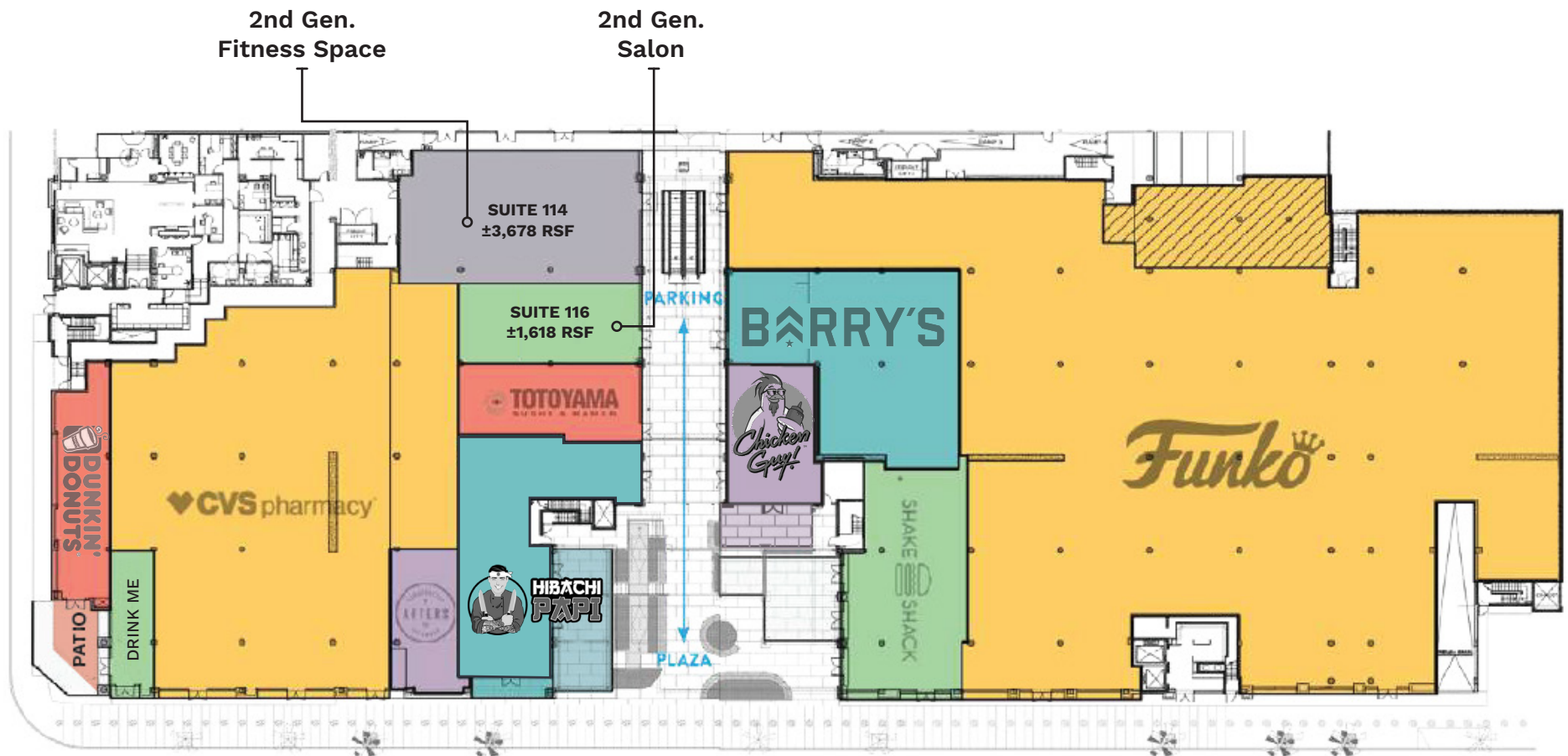
- 2nd generation fitness and salon spaces available
- Carefully curated environment, including a fusion of local retailers and global brands
- Has an immediate audience with 535 residential units above retail and 507 additional residential units across the street at EL CENTRO featuring Amoeba records
- Co-tenants at property include: CVS, Dunkin', Shake Shack, Funko, Afters Ice Cream, and Totoyama
- Adjacent to the 2,700 seat Pantages Theatre with 1 million annual visitors
- Over 10,000,000 SF of office space in immediate submarket (Netflix and Technicolor)
- Minutes away from the 101 Freeway connecting you to the Greater Los Angeles Area
- Next door to the Hollywood & Vine Metro station, with 12,000 daily riders
- On the Hollywood Walk of Fame, which is visited by over 10 million people annually
- Over 550 commercial/visitor parking spaces

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

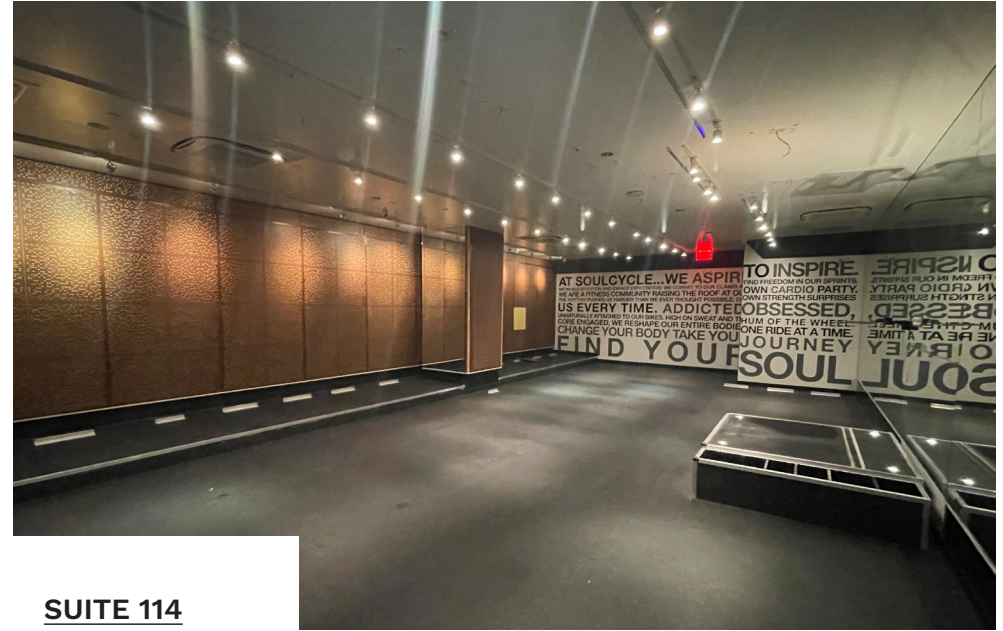


NEIGHBORING TENANTS



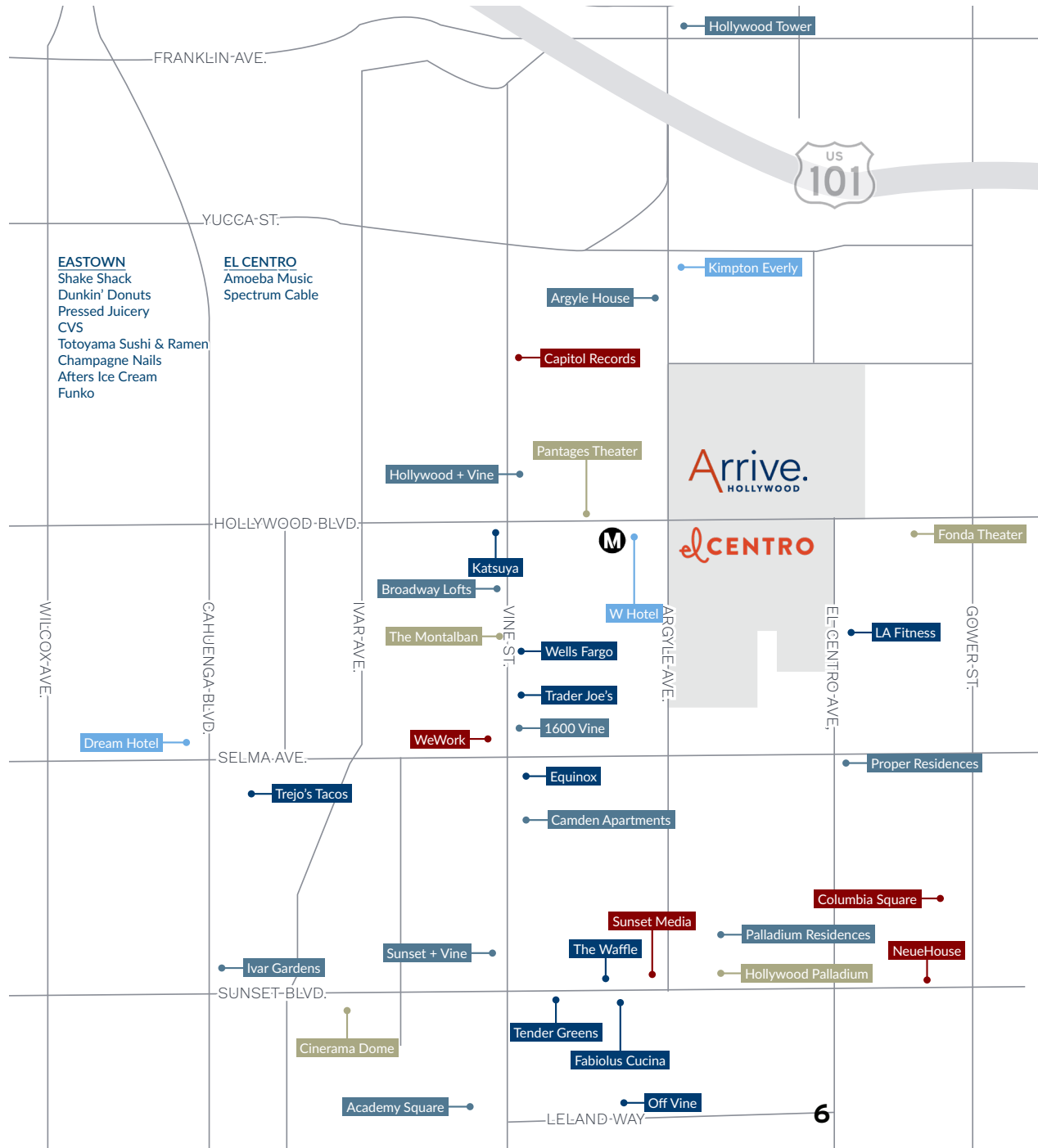




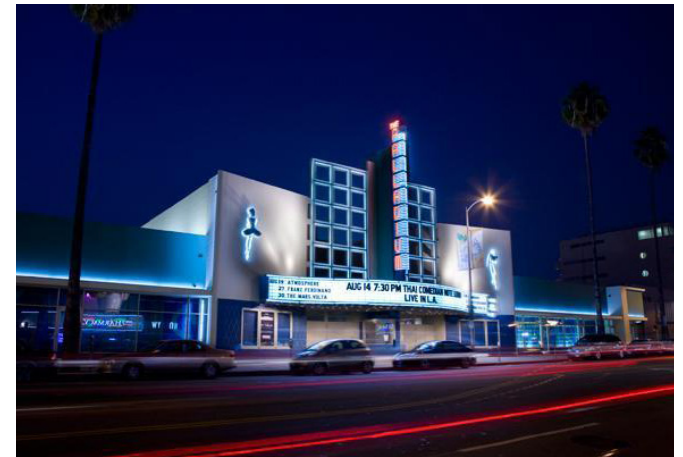


SUITE 114
2ND GEN. FITNESS
±3,678 RSF





THE NEIGHBORHOOD



KEY

- Retail/Restaurant
- Multifamily
- Hotel
- Office/Business
- Attraction/Entertainment



AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2025 Estimated Population	18,381	64,014	183,058
2030 Projected Population	18,226	64,620	180,042
2020 Census Population	16,035	58,455	175,749
2010 Census Population	13,291	53,767	169,415
Projected Annual Growth 2025 to 2030	-0.2%	0.2%	-0.3%
Historical Annual Growth 2010 to 2025	2.6%	1.3%	0.5%
2025 Median Age	36.1	36.5	37.6
HOUSEHOLDS			
2025 Estimated Households	10,146	33,204	90,119
2030 Projected Households	10,503	34,786	91,644
2020 Census Households	8,519	29,455	85,625
2010 Census Households	6,929	26,234	79,446
Projected Annual Growth 2025 to 2030	0.7%	1.0%	0.3%
Historical Annual Growth 2010 to 2025	3.1%	1.8%	0.9%
RACE & ETHNICITY			
2025 Estimated White	49.8%	47.3%	48.8%
2025 Estimated Black or African American	10.5%	8.8%	6.9%
2025 Estimated Asian or Pacific Islander	11.1%	11.7%	13.4%
2025 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.2%
2025 Estimated Other Races	27.6%	31.1%	29.7%
2025 Estimated Hispanic	31.7%	35.9%	34.9%
INCOME			
2025 Estimated Average Household Income	\$96,887	\$103,716	\$123,454
2025 Estimated Median Household Income	\$70,655	\$74,605	\$82,674
2025 Estimated Per Capita Income	\$54,795	\$54,514	\$61,288
EDUCATION			
2025 Estimated High School Graduate	16.3%	17.0%	15.2%
2025 Estimated Some College	18.0%	17.0%	16.3%
2025 Estimated Associates Degree Only	6.1%	6.3%	5.8%
2025 Estimated Bachelors Degree Only	32.7%	33.1%	33.7%
2025 Estimated Graduate Degree	15.5%	14.3%	15.6%
BUSINESS			
2025 Estimated Total Businesses	1,502	3,894	10,997
2025 Estimated Total Employees	13,972	35,708	78,015
2025 Estimated Employee Population per Business	9.3	9.2	7.1
2025 Estimated Residential Population per Business	12.2	16.4	16.6



R E A L E S T A T E

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KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

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