

In the Heart of Hollywood

2nd Gen. Restaurant Space For Lease



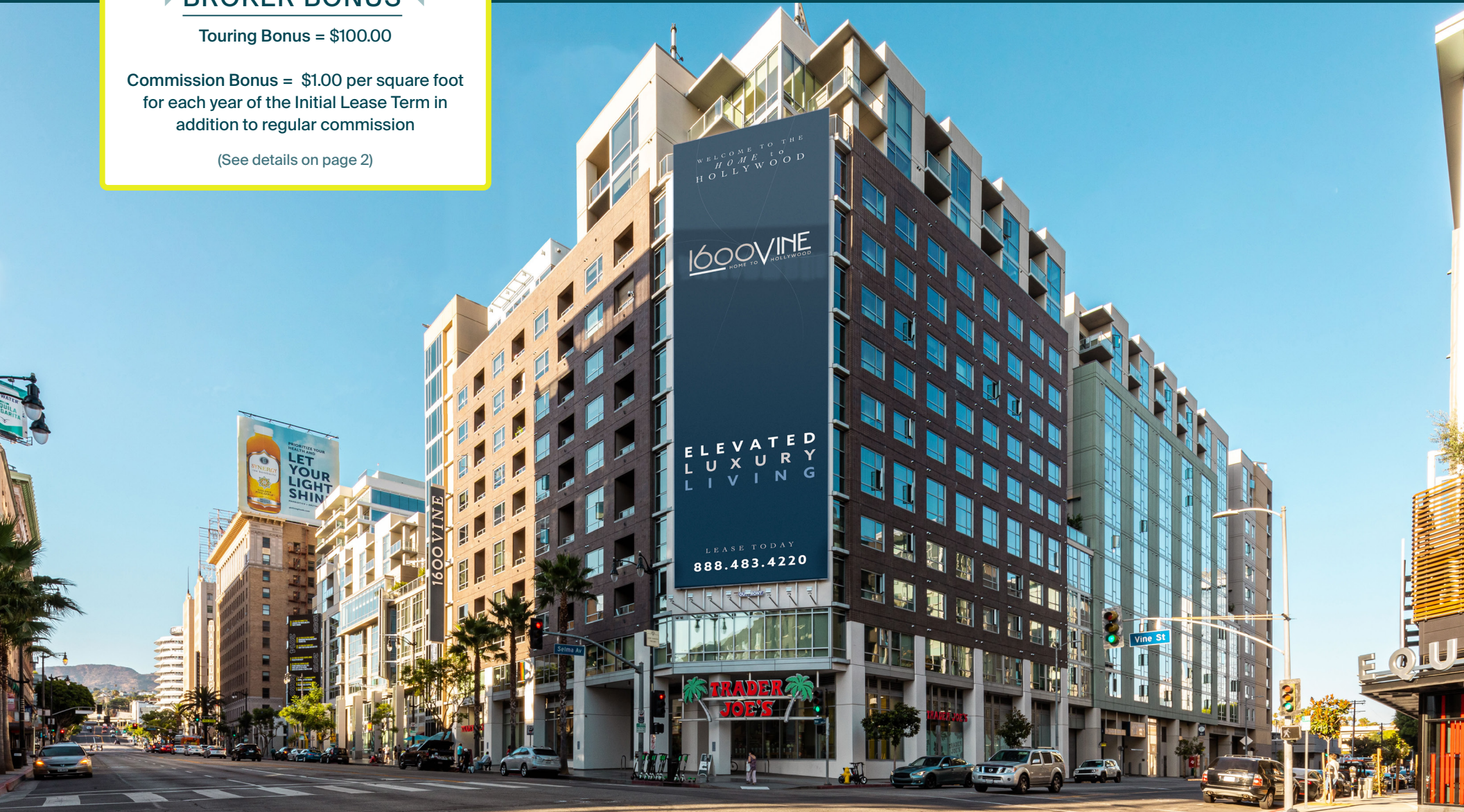
1600 N. Vine Street, Los Angeles, CA 90028

► BROKER BONUS ◀

Touring Bonus = \$100.00

Commission Bonus = \$1.00 per square foot
for each year of the Initial Lease Term in
addition to regular commission

(See details on page 2)



Available

Size: ±5,219 SF
±4,251 SF Ground Floor & ±968 SF Mezzanine

Rent: \$3.95 PSF/Mo., Modified Gross

Condition: Move-in Ready with Equipment

► BROKER BONUS ◀

Touring Bonus = \$100.00 for initial tour

Commission Bonus = \$1.00 per square foot for each year of the Initial Lease Term in addition to regular commission

For tours and offers received by October 15, 2026

Features

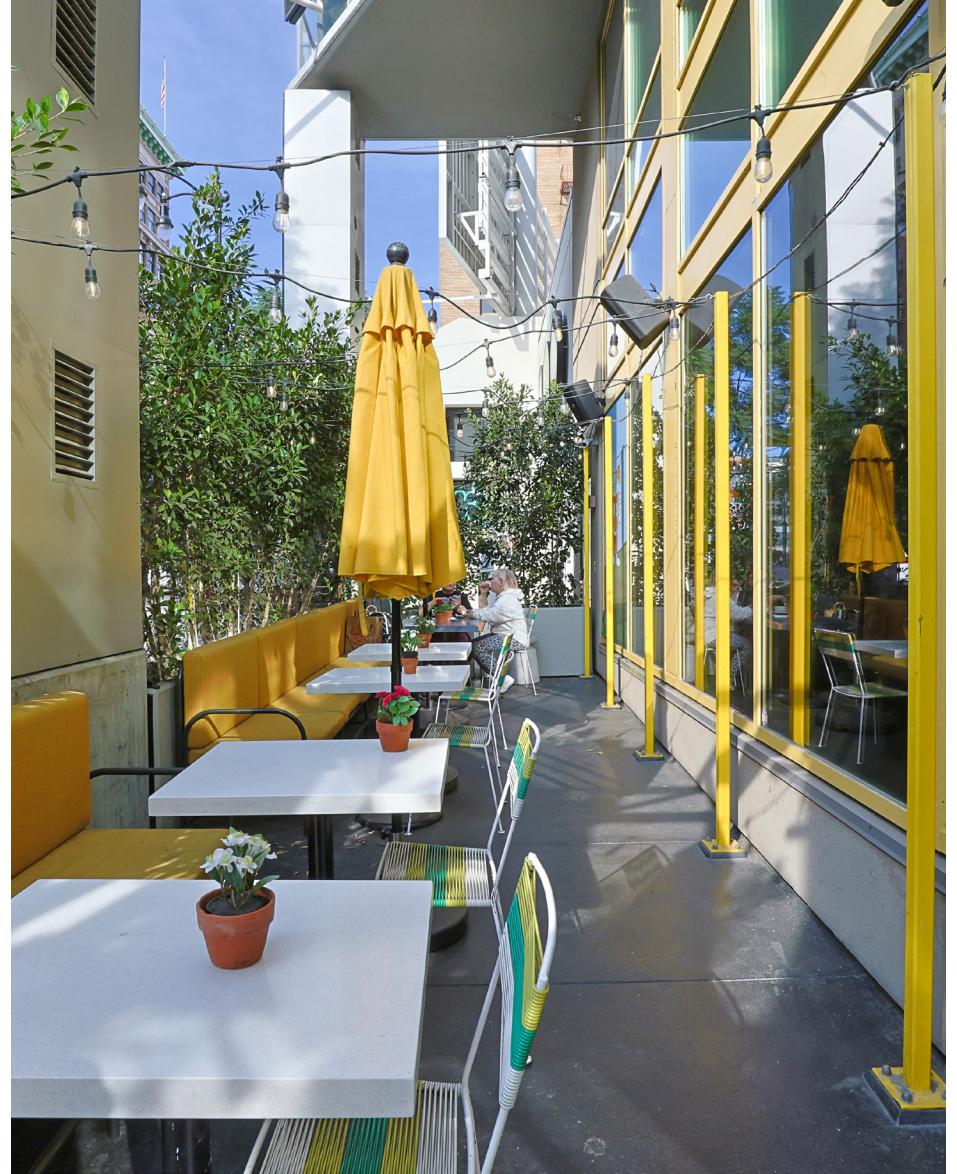
- ▶ Fixtured second generation restaurant space
- ▶ In place CUB allows for alcohol service until 2am
- ▶ Type 47 liquor license available
- ▶ Exclusive front entry patio and 2nd floor rear patio for dining (±1,983 SF - not included in rent charge)
- ▶ Co-tenants include Trader Joe's and Wells Fargo
- ▶ Prime mixed-use development with ±28,000 SF of commercial space beneath 319 hotel rooms and 143 luxury condominiums
- ▶ Located on the Hollywood Walk of Fame with 10 million annual visitors
- ▶ Excellent location next to the W Hotel at the epicenter of Hollywood
- ▶ Adjacent to the Metro B Line Hollywood/Vine station

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





First Floor



Kitchen

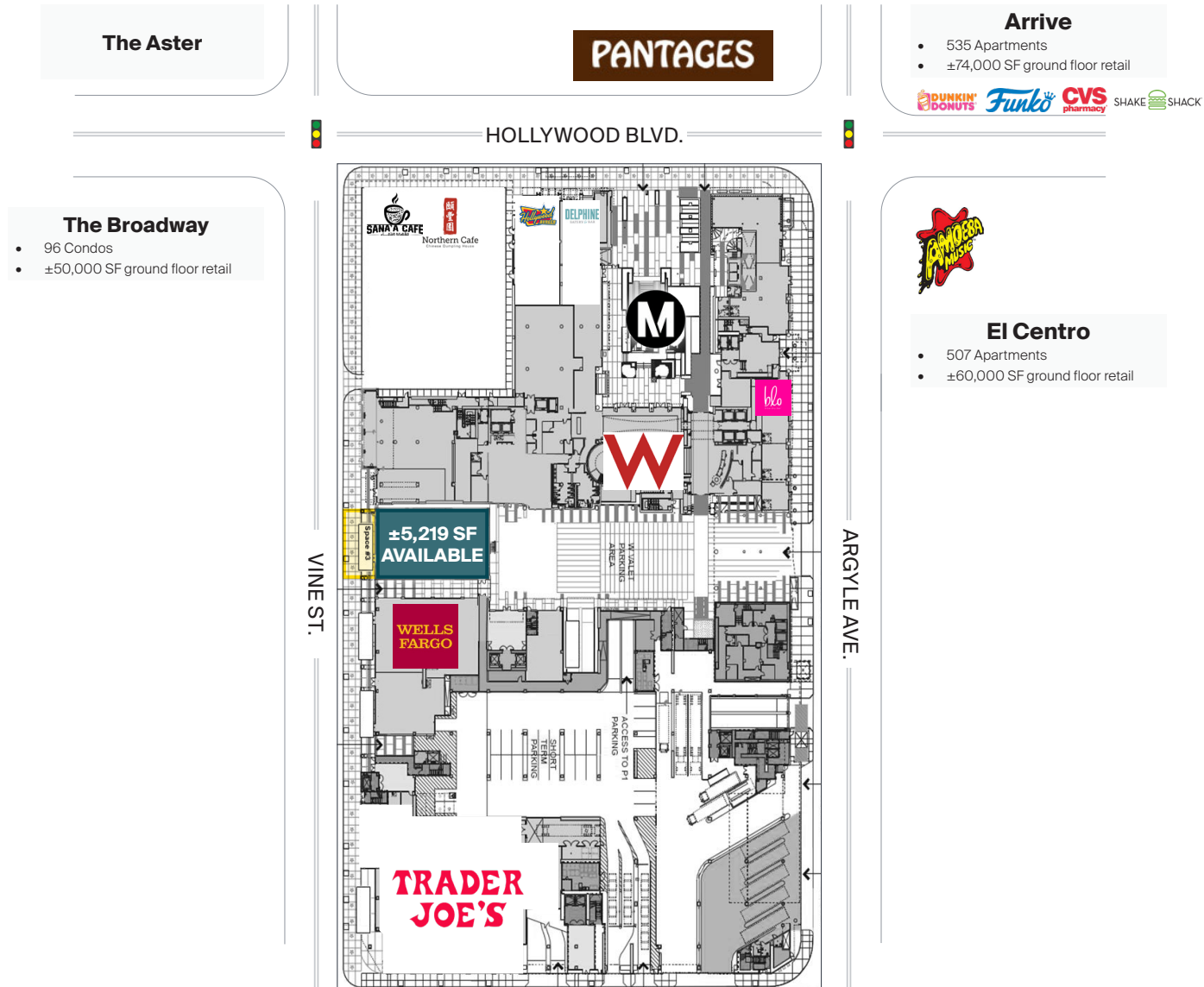


Second Floor



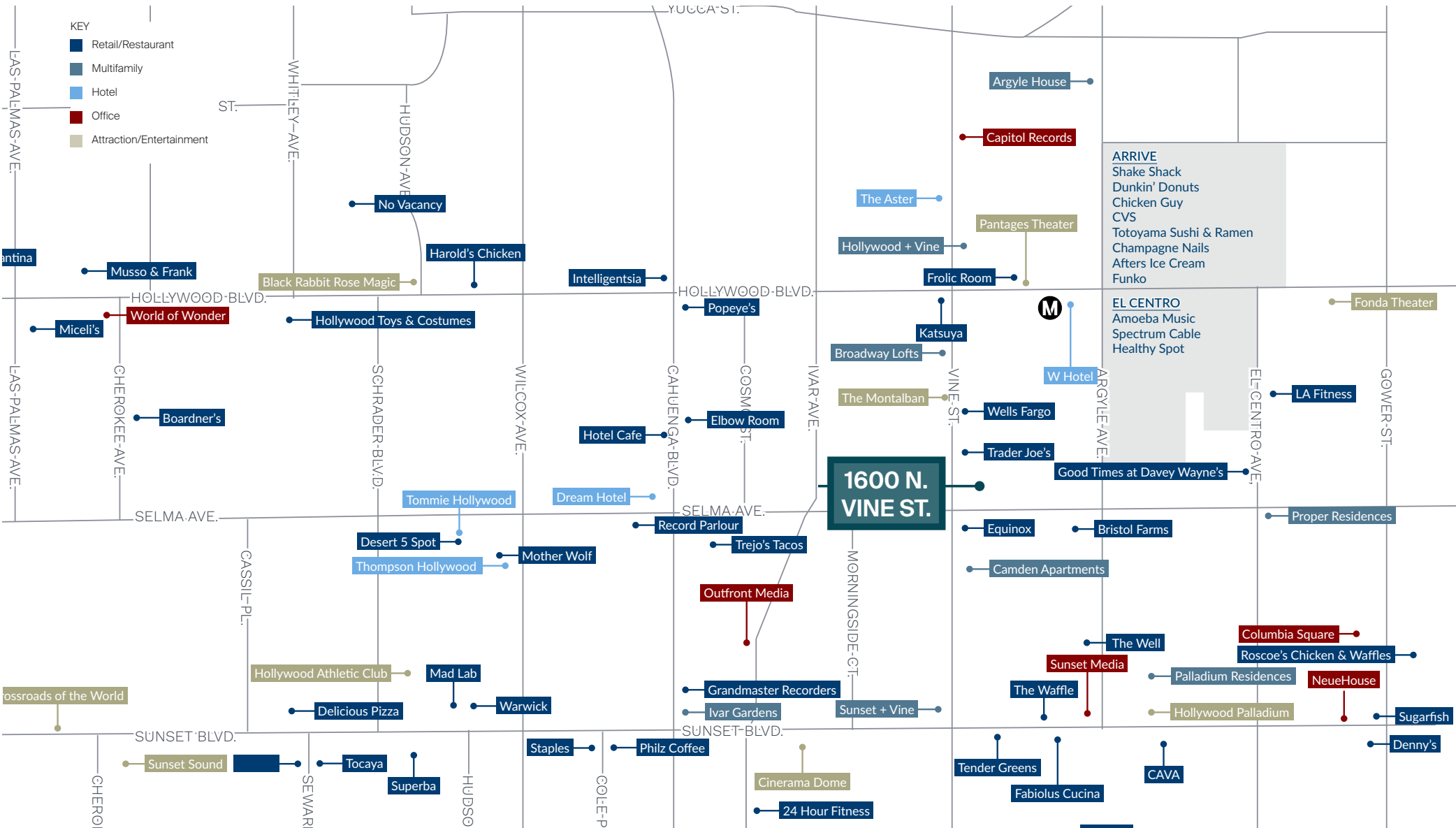
Immediate Vicinity

One of the most active blocks in Hollywood



Premier Hollywood Location

Close proximity to major credit tenants and local favorites



Hollywood Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2026 Estimated Population	18,241	63,314	181,760
2031 Projected Population	19,425	65,695	184,061
2020 Census Population	14,932	59,046	177,836
2010 Census Population	12,013	54,442	171,607
Projected Annual Growth 2026 to 2031	1.3%	0.8%	0.3%
Historical Annual Growth 2010 to 2026	3.2%	1.0%	0.4%
2026 Median Age	35.7	36.2	37.8
HOUSEHOLDS			
2026 Estimated Households	10,796	35,198	93,617
2031 Projected Households	11,615	36,770	95,062
2020 Census Households	7,880	30,239	86,639
2010 Census Households	6,203	27,015	80,488
Projected Annual Growth 2026 to 2031	1.5%	0.9%	0.3%
Historical Annual Growth 2010 to 2026	4.6%	1.9%	1.0%
RACE & ETHNICITY			
2026 Estimated White	45.9%	46.9%	48.7%
2026 Estimated Black or African American	11.0%	9.0%	6.8%
2026 Estimated Asian or Pacific Islander	11.9%	11.4%	13.6%
2026 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.2%
2026 Estimated Other Races	30.2%	31.4%	29.7%
2026 Estimated Hispanic	34.2%	36.3%	34.8%
INCOME			
2026 Estimated Average Household Income	\$94,653	\$102,982	\$124,663
2026 Estimated Median Household Income	\$79,414	\$79,596	\$87,156
2026 Estimated Per Capita Income	\$57,477	\$58,018	\$64,748
EDUCATION			
2026 Estimated High School Graduate	15.0%	15.4%	15.0%
2026 Estimated Some College	15.5%	15.9%	15.7%
2026 Estimated Associates Degree Only	8.2%	7.0%	6.3%
2026 Estimated Bachelors Degree Only	34.6%	35.9%	34.5%
2026 Estimated Graduate Degree	15.8%	15.4%	15.8%
BUSINESS			
2026 Estimated Total Businesses	1,695	3,899	10,905
2026 Estimated Total Employees	17,252	36,443	77,145
2026 Estimated Employee Population per Business	10.2	9.3	7.1
2026 Estimated Residential Population per Business	10.8	16.2	16.7

Your trusted *partners*

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