

Modera Hollywood



Ground Floor Retail Spaces For Lease

1600 N. Highland Ave., Los Angeles, CA 90028

► INCENTIVES ◀

Touring Bonus = \$100.00

Broker Bonus = \$10,000 - \$20,000

(See details on page 2)



Available

Size: Spaces ranging from $\pm 1,354$ SF - $\pm 4,427$ SF
Rent: \$4.35 PSF/Mo., NNN
NNN: $\pm \$1.25$ PSF/Mo.
Parking: Subterranean parking for retail customers

INCENTIVES

Touring Bonus = \$100.00 for initial tour

Broker Bonus = \$10,000 for signed leases up to 1,750 SF
& \$20,000 for signed leases larger than 1,751 SF

For tours and offers received by October 15, 2026

Features

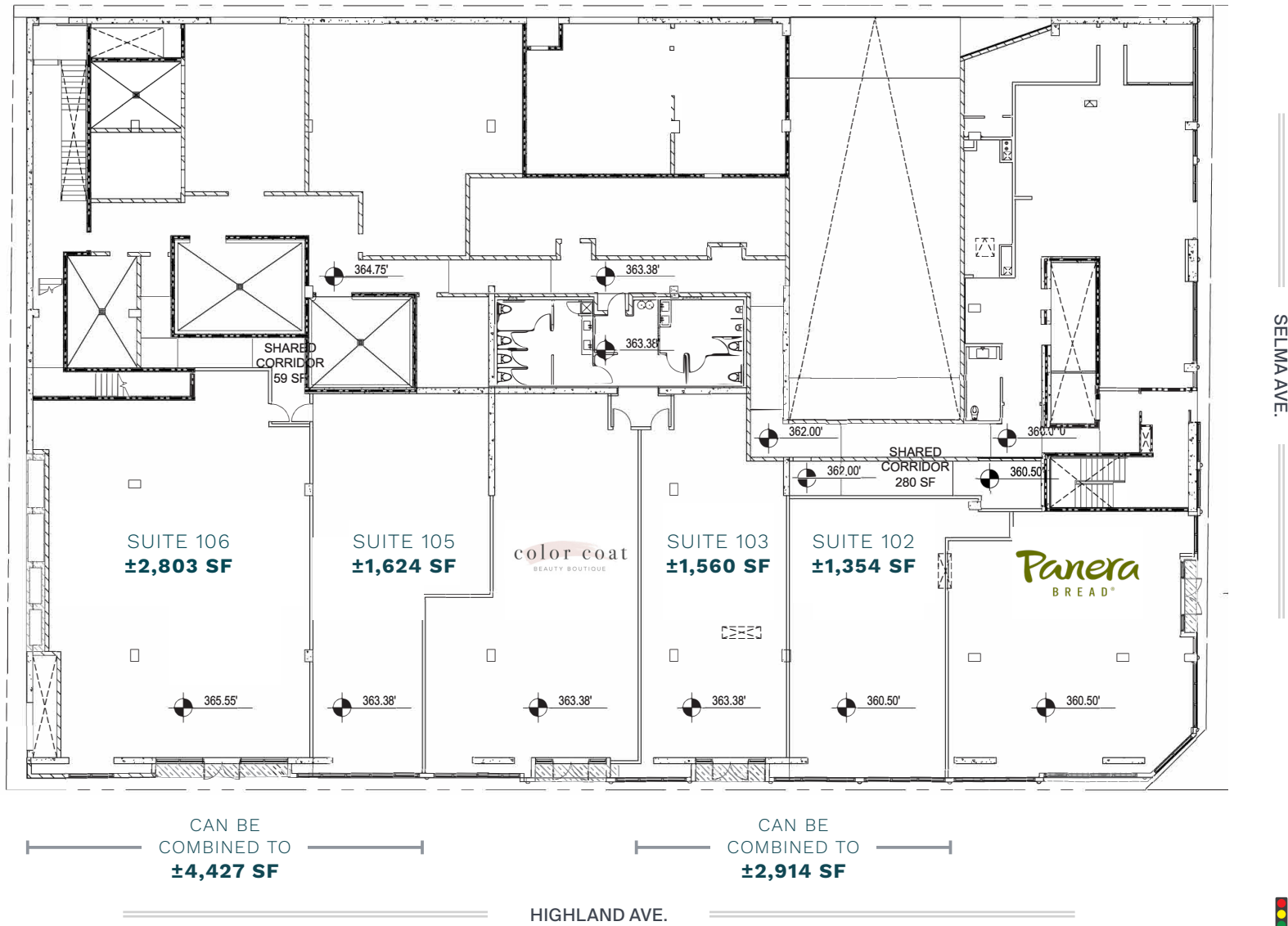
- ▶ Below Modera; a luxury mixed-use development with 248 residential units across two buildings
- ▶ Excellent co-tenancy with Panera anchoring the corner space, Color Coat, and Angie's Pooch Pawlor
- ▶ 16+ foot high ceilings
- ▶ One block from the Metro B Line's Hollywood/Highland station
- ▶ One block from the Ovation Hollywood featuring TCL Chinese Theatre, Dolby Theatre, Dave & Buster's, Loews Hollywood and more
- ▶ Across the street from Hollywood High School ($\pm 1,500$ students and faculty)
- ▶ $\pm 88,662$ CPD at Hollywood Blvd. & Highland Ave.
- ▶ Population of $\pm 166,810$ with average HHI of \$137,420 within two miles

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



Ground Floor

Spaces ranging from $\pm 1,354$ SF - $\pm 4,427$ SF



Looking Northwest



Close proximity to major credit tenants and local favorites



Ovation Hollywood

Modera Hollywood at 1600 N. Highland Avenue is located less than two blocks from **Ovation Hollywood**. It is a shopping center and entertainment complex at the intersection of Hollywood Boulevard and Highland Avenue.

The 387,000 SF shopping center also includes the **TCL Chinese Theatre**, a historic movie palace, and the **Dolby Theatre**, an auditorium that has been home to the Academy Awards since 2002. Located in the heart of Hollywood, along the Hollywood Walk of Fame, it is among the most visited tourist destinations and shopping complexes in Los Angeles.

The center has more than 70 shops and 25 restaurants. Major retail tenants that face Hollywood Boulevard include **Forever 21**, and **Sephora**. The complex also houses a **Lucky Strike Lanes** bowling alley.

The 637-room **Loews Hollywood Hotel** is also part of the site. The Metro B Line's Hollywood/Highland station is beneath the structure.



Hollywood Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	20,333	60,322	166,810
2030 Projected Population	21,184	62,039	167,137
2020 Census Population	18,578	54,897	161,443
2010 Census Population	16,812	50,053	154,228
Projected Annual Growth 2025 to 2030	0.8%	0.6%	-
Historical Annual Growth 2010 to 2025	1.3%	1.3%	0.5%
2025 Median Age	35.3	36.5	38.0
HOUSEHOLDS			
2025 Estimated Households	12,207	36,264	91,498
2030 Projected Households	12,734	37,427	91,933
2020 Census Households	11,043	32,078	85,238
2010 Census Households	9,914	28,533	78,854
Projected Annual Growth 2025 to 2030	0.9%	0.6%	-
Historical Annual Growth 2010 to 2025	1.4%	1.7%	1.0%
RACE & ETHNICITY			
2025 Estimated White	51.2%	53.9%	54.8%
2025 Estimated Black or African American	9.9%	9.0%	7.0%
2025 Estimated Asian or Pacific Islander	11.7%	11.1%	11.5%
2025 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
2025 Estimated Other Races	26.1%	25.1%	25.7%
2025 Estimated Hispanic	30.2%	29.3%	30.4%
INCOME			
2025 Estimated Average Household Income	\$88,591	\$114,838	\$137,420
2025 Estimated Median Household Income	\$73,957	\$84,302	\$92,478
2025 Estimated Per Capita Income	\$53,855	\$69,656	\$75,821
EDUCATION			
2025 Estimated High School Graduate	12.6%	11.8%	13.3%
2025 Estimated Some College	15.6%	15.7%	15.6%
2025 Estimated Associates Degree Only	7.5%	7.1%	6.4%
2025 Estimated Bachelors Degree Only	43.0%	41.1%	37.6%
2025 Estimated Graduate Degree	14.7%	17.3%	17.7%
BUSINESS			
2025 Estimated Total Businesses	1,959	4,957	12,058
2025 Estimated Total Employees	17,977	43,345	84,341
2025 Estimated Employee Population per Business	9.2	8.7	7.0
2025 Estimated Residential Population per Business	10.4	12.2	13.8

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