

Below 280 Luxury Apartment Units

Retail Spaces For Lease

5550 Hollywood Blvd., Los Angeles, CA 90028



Available

	Size (RSF)	Rent (PSF/Mo., NNN)
Space 1:	±924*	\$4.75
Space 2:	±935*	\$4.75
* Can be combined to ±1,859 RSF		
NNN:	±\$1.00 PSF/mo.	
Parking:	37 dedicated retail spaces	
Available:	Immediately	

Features

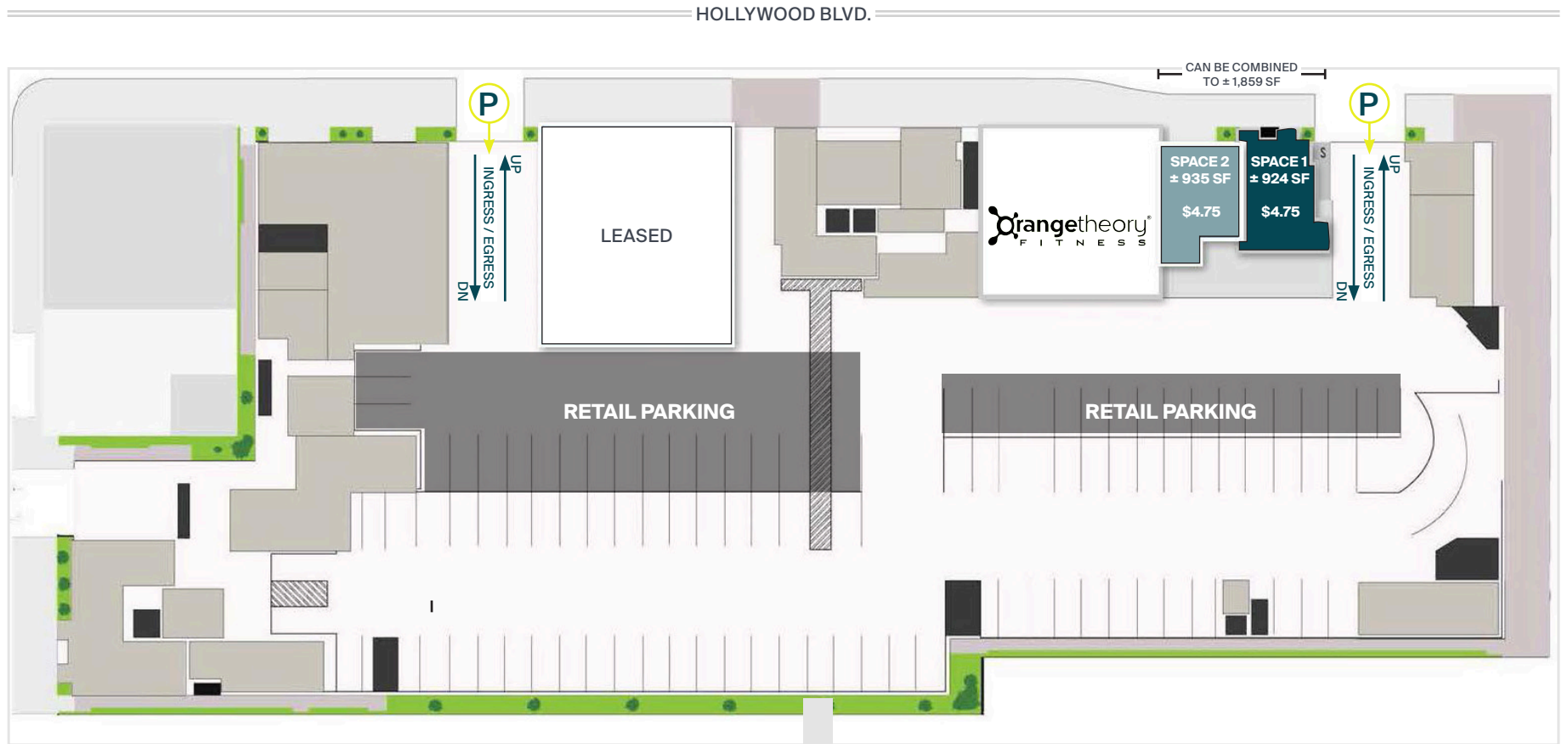
- ▶ Highly visible ground floor retail spaces at the base of the The Fifty Five Fifty Apartments, a 280-unit apartment luxury apartment building
- ▶ Co-tenants include Orangetheory Fitness
- ▶ Located at prime signalized intersection on Hollywood Blvd. and Western Ave. which has ±63,547 CPD
- ▶ Adjacent to Metro B Line station
- ▶ Residents within the project have an HHI of ±\$174,000
- ▶ Surrounded by national credit tenants such as Ralphs, Lazy Acres, Marshalls, Petco, Chase Bank, Target, Ross, Foot Locker, The Home Depot, WSS, and Walgreens as well as local favorites like Norm's and Mae Malai Thai House of Noodles (2024 Michelin Guide Bib Gourmand Award Winner)

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



Ground Floor

Excellent Co-tenancy with Orangetheory



All Rents are PSF/Mo., NNN



Vacancies

Three Retail spaces on busy Hollywood Blvd.



Looking Northeast

Surrounded by major credit tenants such as Lazy Acres, Ross, Ralphs, and more



Looking South

Surrounded by major credit tenants such as Target, Whole Foods (Coming Soon), The Home Depot, and more



Hollywood Frontage

Easy ingress/egress to parking on Hollywood Blvd.



Space 1 & 2

±925 SF retail space & ±935 SF retail space can be combined to ±1,859 SF



Next to Orangetheory fitness

Hollywood Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	22,398	69,966	193,455
2030 Projected Population	22,415	69,758	190,620
2020 Census Population	21,597	68,507	190,224
2010 Census Population	19,933	65,767	186,405
Projected Annual Growth 2025 to 2030	-	-	-0.3%
Historical Annual Growth 2010 to 2025	0.8%	0.4%	0.3%
2025 Median Age	37.9	37.9	37.4
HOUSEHOLDS			
2025 Estimated Households	11,007	33,323	90,916
2030 Projected Households	11,285	34,247	92,612
2020 Census Households	10,139	31,048	86,604
2010 Census Households	9,137	28,535	81,558
Projected Annual Growth 2025 to 2030	0.5%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	1.4%	1.1%	0.8%
RACE & ETHNICITY			
2025 Estimated White	48.0%	46.4%	44.0%
2025 Estimated Black or African American	7.5%	6.8%	6.5%
2025 Estimated Asian or Pacific Islander	14.6%	12.8%	15.1%
2025 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.3%
2025 Estimated Other Races	28.9%	32.7%	33.1%
2025 Estimated Hispanic	33.5%	38.2%	38.8%
INCOME			
2025 Estimated Average Household Income	\$92,429	\$99,355	\$117,076
2025 Estimated Median Household Income	\$68,205	\$70,719	\$82,466
2025 Estimated Per Capita Income	\$45,978	\$48,131	\$55,519
EDUCATION			
2025 Estimated High School Graduate	19.4%	18.8%	16.0%
2025 Estimated Some College	17.1%	16.9%	15.7%
2025 Estimated Associates Degree Only	7.3%	6.0%	5.8%
2025 Estimated Bachelors Degree Only	31.3%	29.1%	32.2%
2025 Estimated Graduate Degree	11.6%	13.0%	14.7%
BUSINESS			
2025 Estimated Total Businesses	833	2,967	10,915
2025 Estimated Total Employees	5,462	18,719	78,989
2025 Estimated Employee Population per Business	6.6	6.3	7.2
2025 Estimated Residential Population per Business	26.9	23.6	17.7

Your trusted *partners*

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