

FOR LEASE

7101 - 7135 Sunset Blvd.

# SUNSET GALLERIA

Hollywood | CA

SHOPPING CENTER  
LOCATED IN  
THE HEART  
OF HOLLYWOOD



CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

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CLOSE PROXIMITY TO HOLLYWOOD AND HIGHLAND, HOLLYWOOD HIGH SCHOOL, STUDIOS AND PRODUCTION FACILITIES

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# SUNSET GALLERIA

Hollywood | CA



7101 B 1,100 SF PAD RETAIL OR FOOD SPACE



STREET LEVEL: 7129 1,325 SF RETAIL | UPPER LEVEL: 7129-1/2 1,133 SF

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STREET LEVEL: 7125 1,060 SF RETAIL | UPPER LEVEL: 7123-1/2 1,000 SF, 7121-1/2 1,284 SF



STREET LEVEL: 7117 1,274 SF, 7115 1,498 SF RETAIL (Can be combined 2,772 SF)  
 UPPER LEVEL: 7117-1/2 1,400 SF, 7115-1/2 1,300 SF (Can be combined 2,700 SF)

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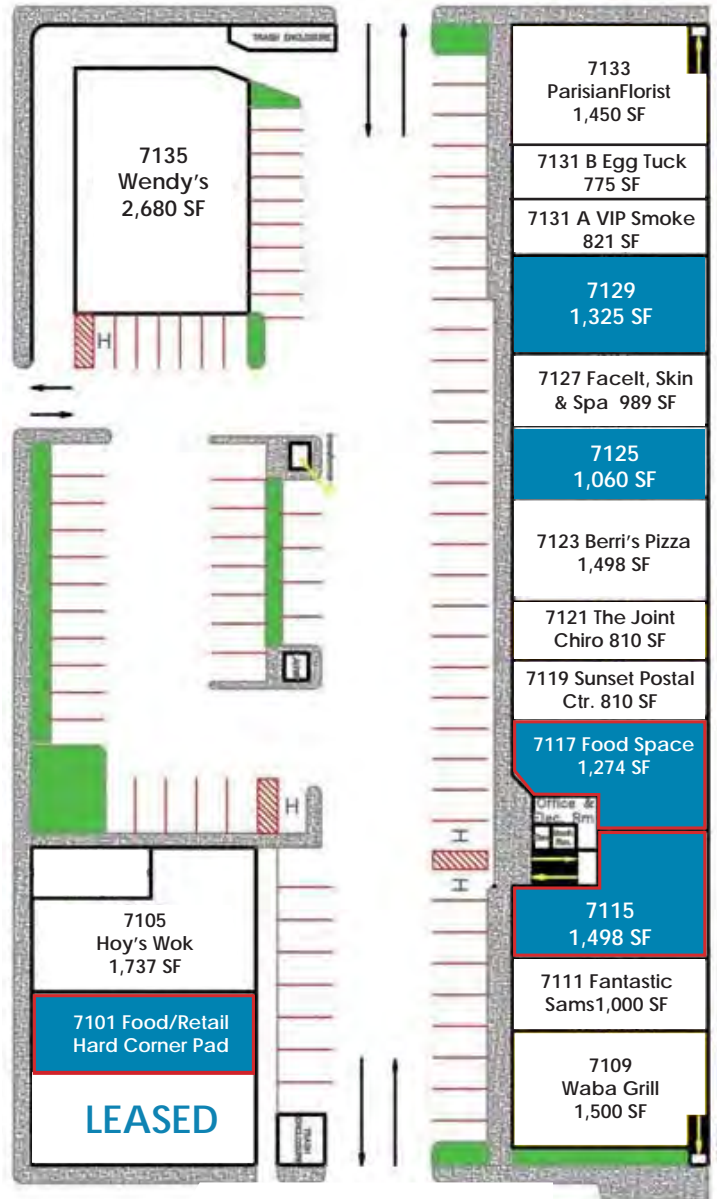
7101 - 7135 Sunset Blvd.

# SUNSET GALLERIA

Hollywood | CA

SUNSET BLVD.

DETROIT STREET



LA BREA AVE.

## FOR LEASE FOOD & RETAIL SPACES

Site Plan - Street Level

### STREET LEVEL RETAIL

| UNIT | SQ FT                        | IDEAL CONCEPTS  |
|------|------------------------------|---|
| 7101 | 1,100<br>Pad, Food or Retail | <ul style="list-style-type: none"> <li>Mexican</li> <li>Coffee / Donuts</li> <li>Salads / Wraps</li> <li>BBQ, Bagels</li> <li>Mediterranean</li> <li>Gastro Pub</li> <li>Optometry</li> <li>Pet Supply</li> <li>Taxes</li> <li>Cleaners</li> <li>Shoes/ Apparel</li> <li>Flooring</li> <li>Real Estate</li> <li>Cell Phone</li> </ul> |
| 7115 | 1,498<br>In-Line Retail      |   |
| 7117 | 1,274<br>In-Line Retail      |   |
| 7125 | 1,060<br>In-Line Retail      |   |
| 7129 | 1,325<br>In-Line Retail      |   |

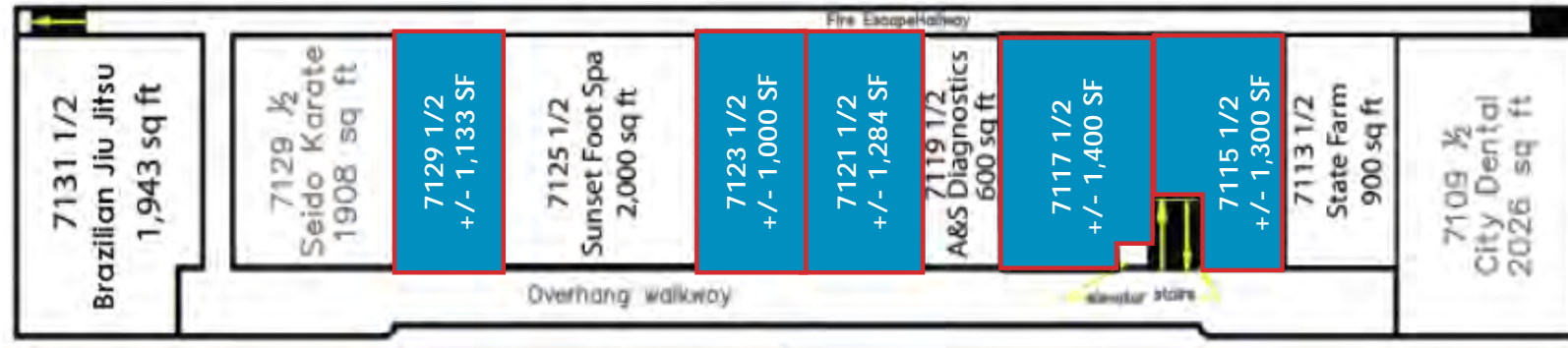
### CURRENT TENANTS:

- WENDY'S
- Berri's Kitchen
- Waba Grill
- Open Source Organics
- Egg Tuck
- Hoy's Wok
- Parisian Florist
- Fantastic Sam's
- Hollywood Brazilian Jiu Jitsu
- State Farm Insurance
- Nail Spa
- The Joint Chiropractic

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# FOR LEASE OFFICE & RETAIL SPACES

Upper Level Spaces Available

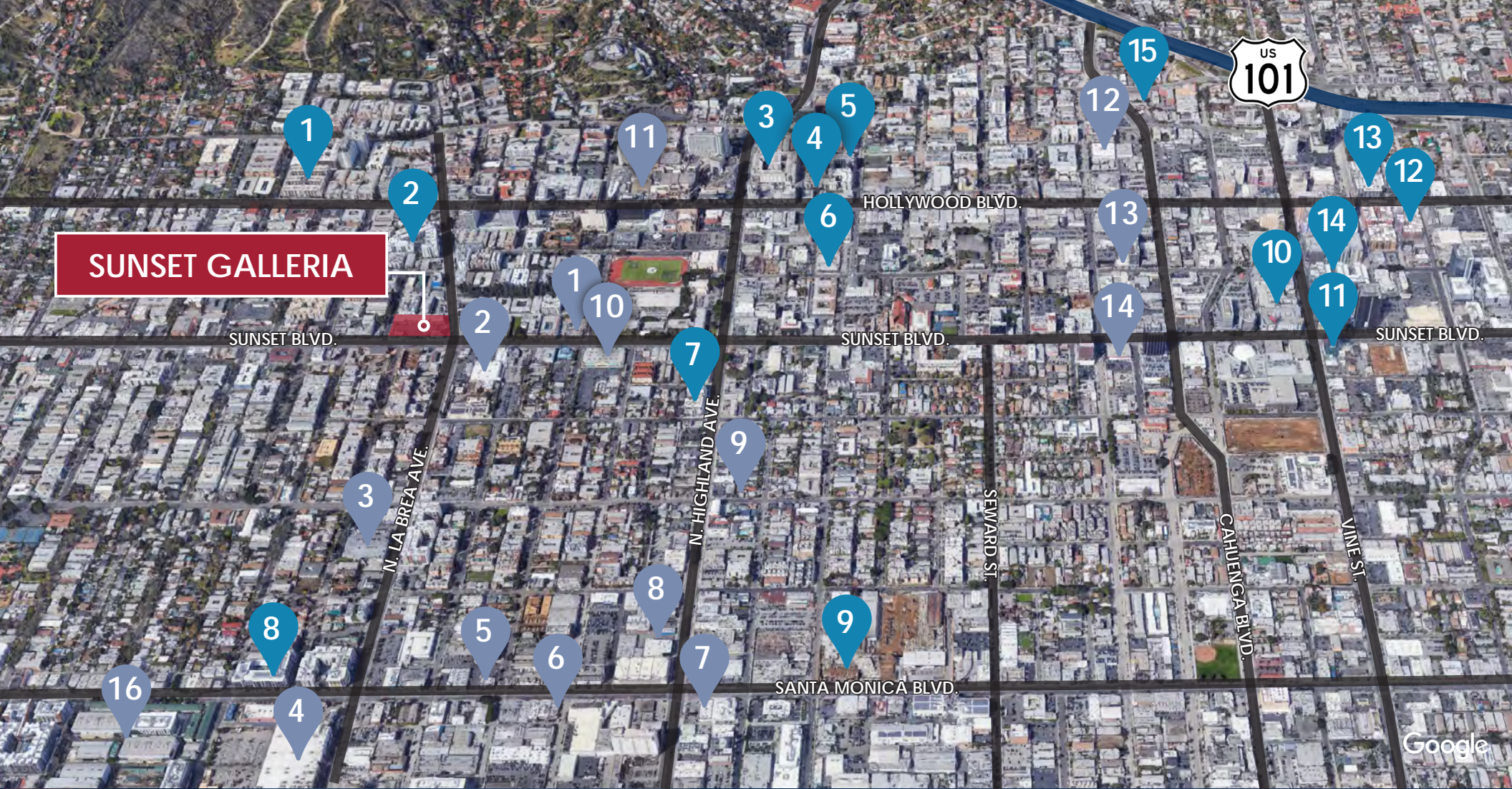


## UPPER LEVEL OFFICE

| UNIT     | SQ FT | IDEAL CONCEPTS  |
|----------|-------|---|
| 7115 1/2 | 1,300 | <ul style="list-style-type: none"> <li>• Doctor</li> <li>• Taxes</li> <li>• Real Estate</li> <li>• Cell Phone</li> <li>• Formal Wear</li> <li>• Attorney</li> </ul> |
| 7117 1/2 | 1,400 |   |
| 7121-1/2 | 1,284 |   |
| 7123-1/2 | 1,000 |   |
| 7129-1/2 | 1,133 |   |

**SUNSET GALLERIA**  
 7101 - 7135 Sunset Blvd.  
 Hollywood | CA

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**SUNSET GALLERIA**

**MULTI-FAMILY DEVELOPMENTS**

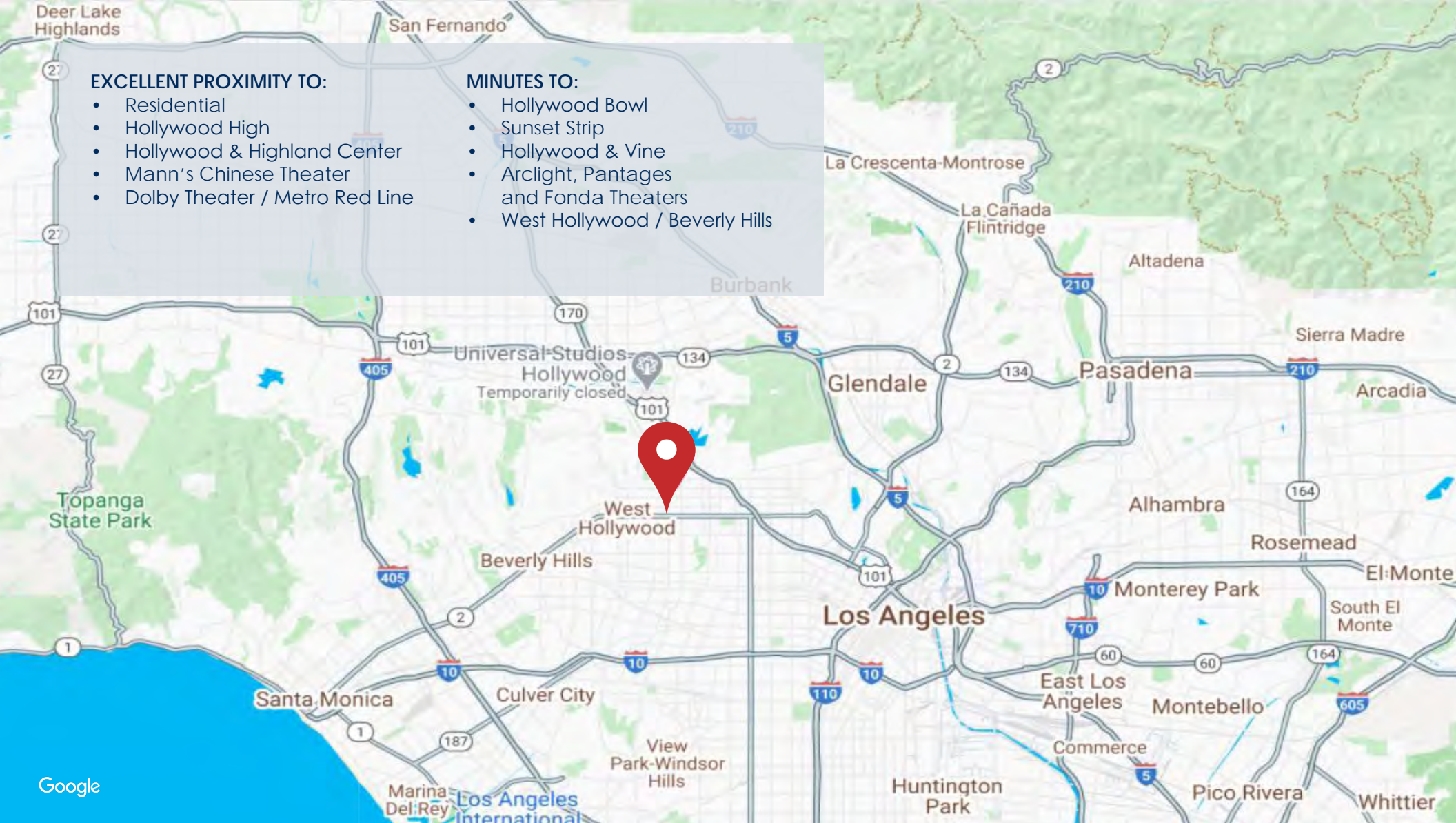
- |                                    |                                      |
|------------------------------------|--------------------------------------|
| 1. Vantage Hollywood Apartments    | 9. AVA Hollywood at La Pietra Place  |
| 2. The Avenue Hollywood Apartments | 10. sunset + vine                    |
| 3. 1724 Highland                   | 11. Sunset Vine Tower Apartments     |
| 4. Alaya Hollywood                 | 12. El Centro Apartments & Bungalows |
| 5. The Line Lofts                  | 13. Eastown Apartments               |
| 6. Modera Hollywood                | 14. The Camden Apartments            |
| 7. The Highland                    | 15. Franklin Apartments              |
| 8. Domain WeHo                     |                                      |

**RETAIL/RESTAURANT**

- |                           |                                 |
|---------------------------|---------------------------------|
| 1. In-N-Out Burger        | 9. Fat Sal's Deli               |
| 2. Ross Dress for Less    | 10. Off Broadway Shoe Warehouse |
| 3. Ralphs                 | 11. TCL Chinese Theatre         |
| 4. West Hollywood Gateway | 12. Eastown Apartments          |
| 5. Shakey's Pizza Parlor  | 13. The Highlight Roomtments    |
| 6. Tacos el Chido         | 14. Staples                     |
| 7. Walgreens              | 15. Doomie's Home Cookin'       |
| 8. Salt's Cure            | 16. Lot Studios                 |

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**EXCELLENT PROXIMITY TO:**

- Residential
- Hollywood High
- Hollywood & Highland Center
- Mann’s Chinese Theater
- Dolby Theater / Metro Red Line

**MINUTES TO:**

- Hollywood Bowl
- Sunset Strip
- Hollywood & Vine
- Arclight, Pantages and Fonda Theaters
- West Hollywood / Beverly Hills

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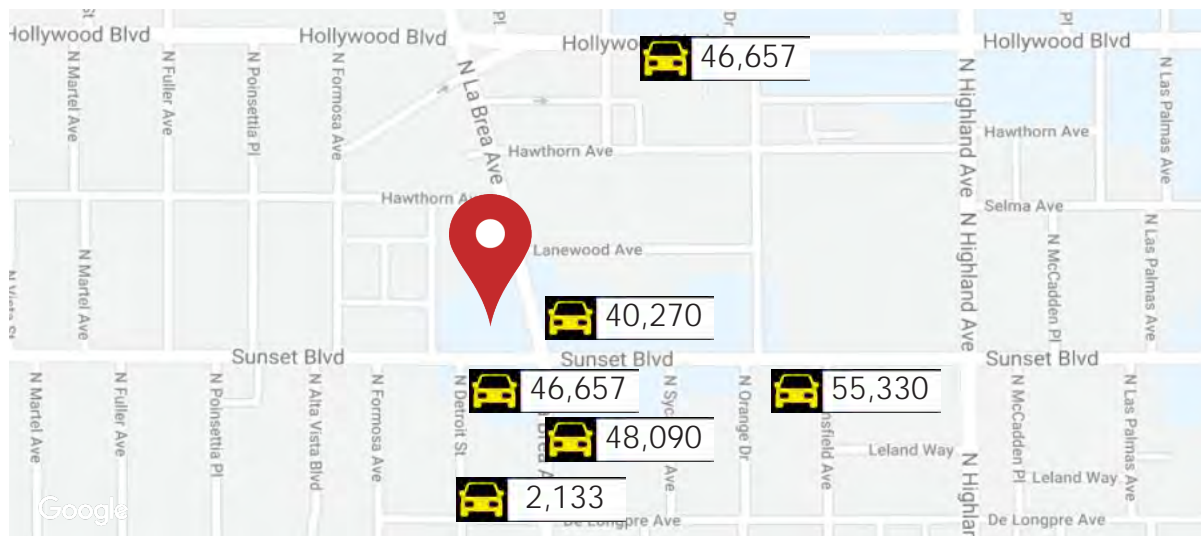
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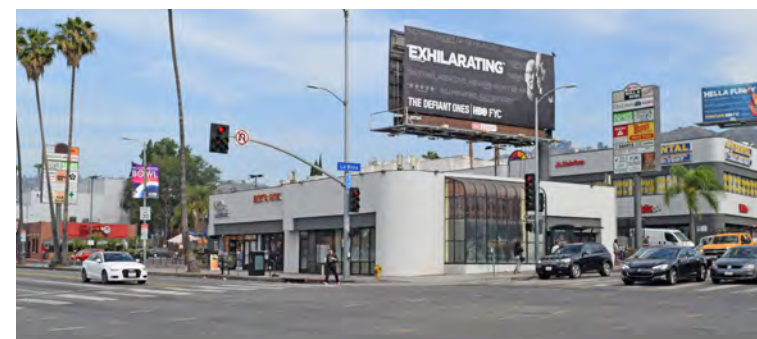
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### TRAFFIC COUNT REPORT

|    | Street         | Cross Street   | Cross Str Dist | Count Yr | Avg Daily Volume | Volume Type | Miles from Subject Property |
|----|----------------|----------------|----------------|----------|------------------|-------------|-----------------------------|
| 1  | Sunset Blvd    | N Detroit St   | 0.03 W         | 2020     | 46,657           | MPSI        | .04                         |
| 2  | N La Brea Ave  | Sunset Blvd    | 0.03 S         | 2020     | 40,270           | MPSI        | .04                         |
| 3  | N La Brea Ave  | Sunset Blvd    | 0.05 N         | 2020     | 42,429           | MPSI        | .10                         |
| 4  | Sunset Blvd    | N Sycamore Ave | 0.04 E         | 2018     | 48,090           | MPSI        | .10                         |
| 5  | Detroit St     | de Longpre Ave | 0.05 S         | 2020     | 47,652           | MPSI        | .11                         |
| 6  | Sunset Blvd    | N Sycamore Ave | 0.02 W         | 2020     | 2,133            | MPSI        | .11                         |
| 7  | de Longpre Ave | N Detroit St   | 0.02 W         | 2018     | 4,565            | MPSI        | .17                         |
| 8  | de Longpre Ave | N Detroit St   | 0.03 E         | 2020     | 4,211            | MPSI        | .17                         |
| 9  | Sunset Blvd    | N Sycamore Ave | 0.03 S         | 2020     | 55,330           | MPSI        | .17                         |
| 10 | Hawthron Ave   | N Sycamore Ave | 0.05 N         | 2015     | 4,866            | ADT         | .19                         |



### DEMOGRAPHICS

| ESTIMATED AREA    | 3 MILE      | 5 MILE    | 10 MILE   |
|-------------------|-------------|-----------|-----------|
| AVG HH INCOME     | \$99,261    | \$94,137  | \$92,516  |
| POPULATION        | 158,831     | 910,509   | 3,092,592 |
| MEDIAN AGE        | 39.7        | 38.9      | 37.4      |
| MEDIAN HOME VALUE | \$1,035,880 | \$973,653 | \$827,229 |

### CONSUMER SPENDING (2020 ANNUAL TOTAL SPENDING)

| ESTIMATED AREA                | 3 MILE         | 5 MILE          | 10 MILE         |
|-------------------------------|----------------|-----------------|-----------------|
| FOOD AWAY FROM HOME & ALCOHOL | \$584,962,650  | \$2,786,412,475 | \$8,572,194,833 |
| ENTERTAINMENT, PETS, AV EQUIP | \$ 315,853,325 | \$1,406,254,343 | \$4,319,788,685 |
| MEDICAL, RX, SUPPLIES         | \$10,382,168   | \$49,358,554    | \$151,038,985   |
| APPAREL                       | \$111,916,659  | \$ 568,741,31   | \$1,824,662,383 |

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