

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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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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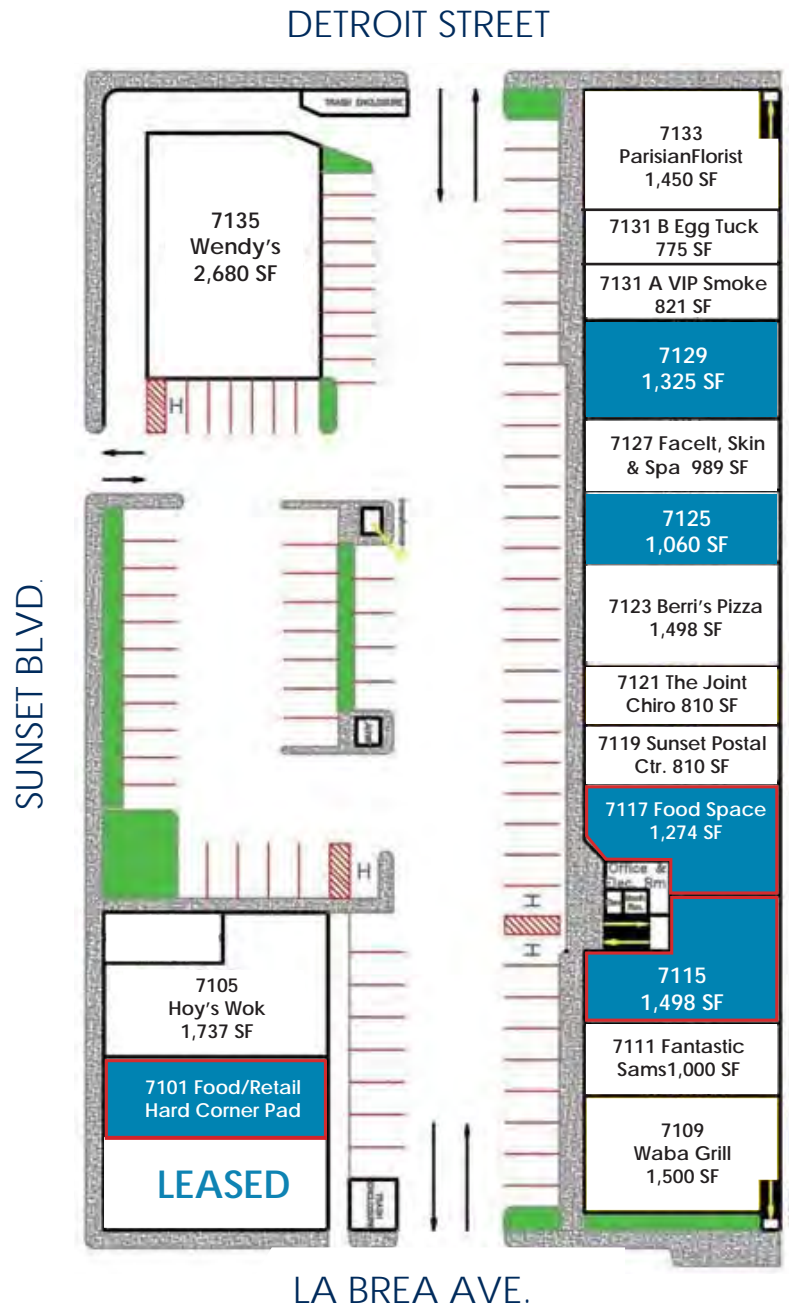
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FOR LEASE FOOD & RETAIL SPACES

Site Plan - Street Level



STREET LEVEL RETAIL

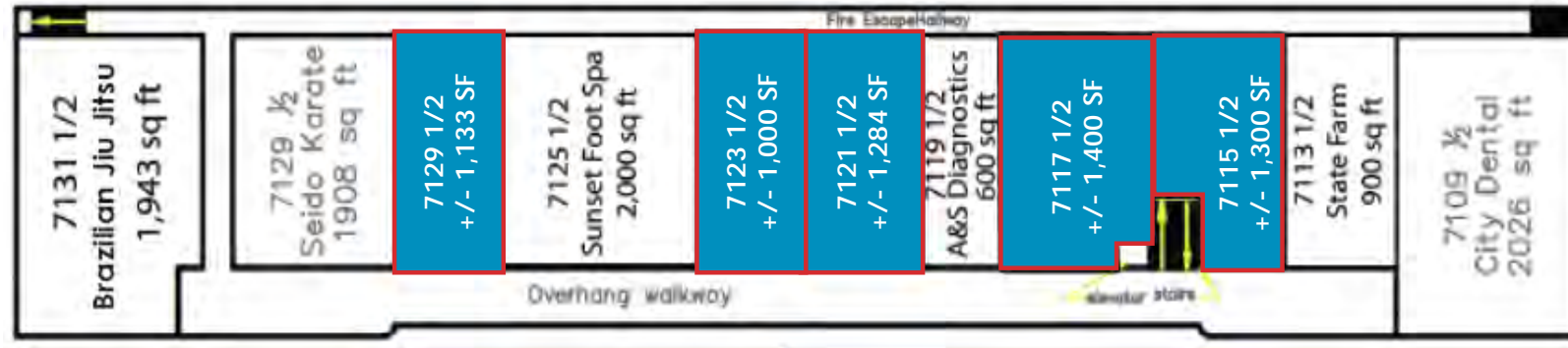
| UNIT | SQ FT | IDEAL CONCEPTS |
|------|---------------------------|---|
| 7101 | 1,100 Pad, Food or Retail | <ul style="list-style-type: none"> Mexican Coffee / Donuts Salads / Wraps BBQ, Bagels Mediterranean Gastro Pub Optometry Pet Supply Taxes Cleaners Shoes/ Apparel Flooring Real Estate Cell Phone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

FOR LEASE OFFICE & RETAIL SPACES

Upper Level Spaces Available

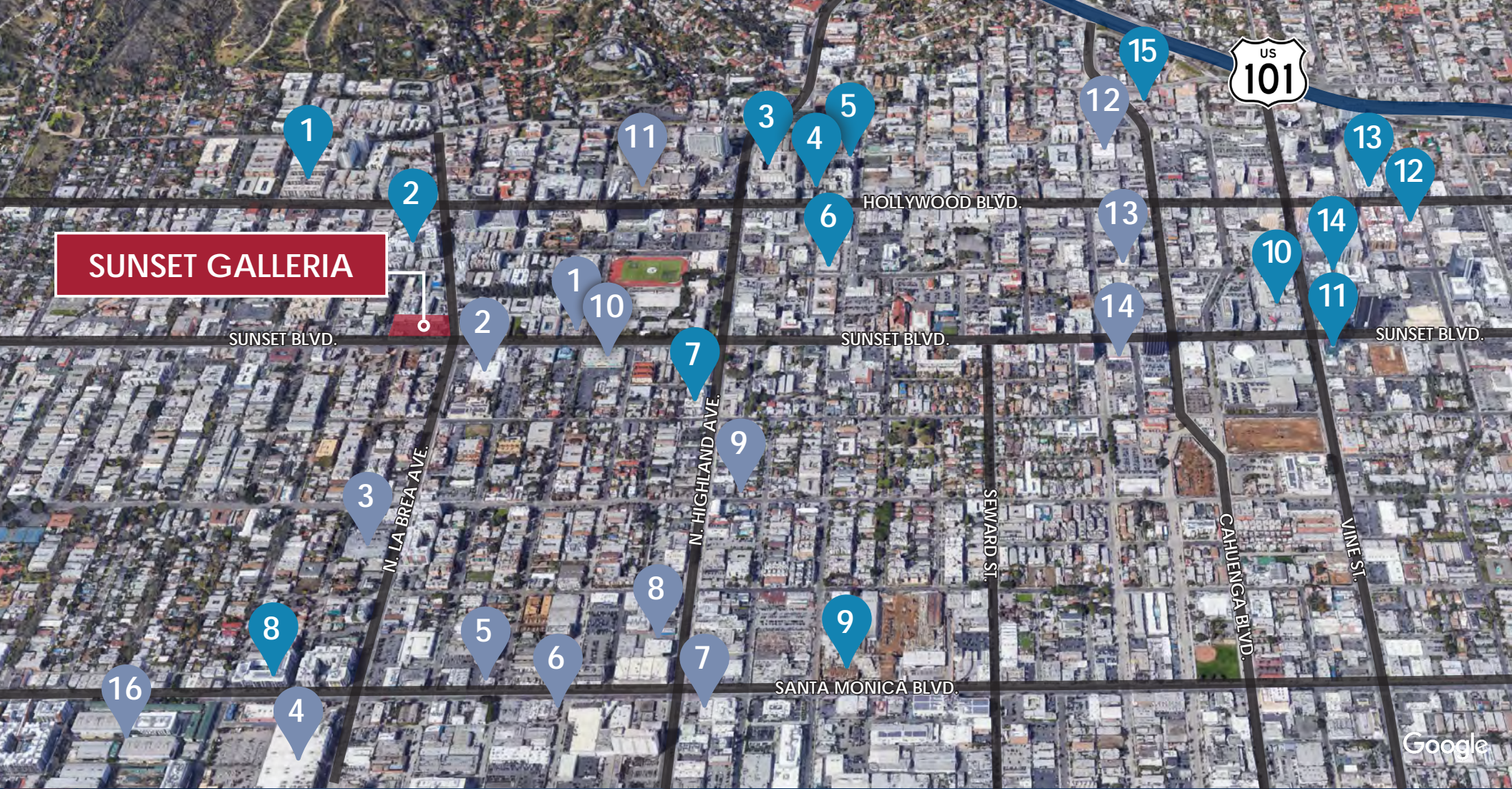


UPPER LEVEL OFFICE

| UNIT | SQ FT | IDEAL CONCEPTS |
|----------|-------|---|
| 7115 1/2 | 1,300 | <ul style="list-style-type: none"> • Doctor • Taxes • Real Estate • Cell Phone • Formal Wear • Attorney |
| 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.
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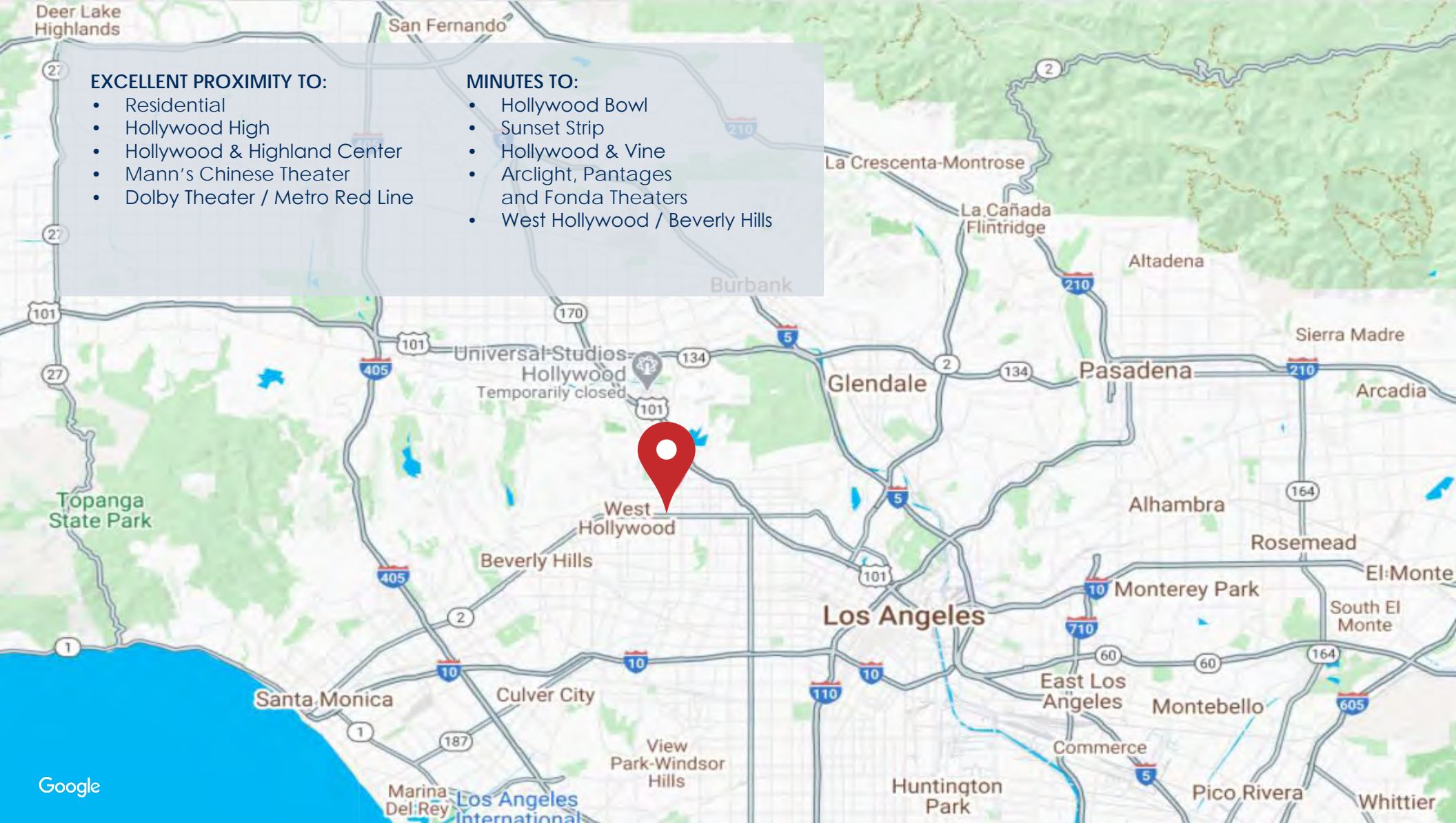
MULTI-FAMILY DEVELOPMENTS

- | | |
|------------------------------------|--------------------------------------|
| 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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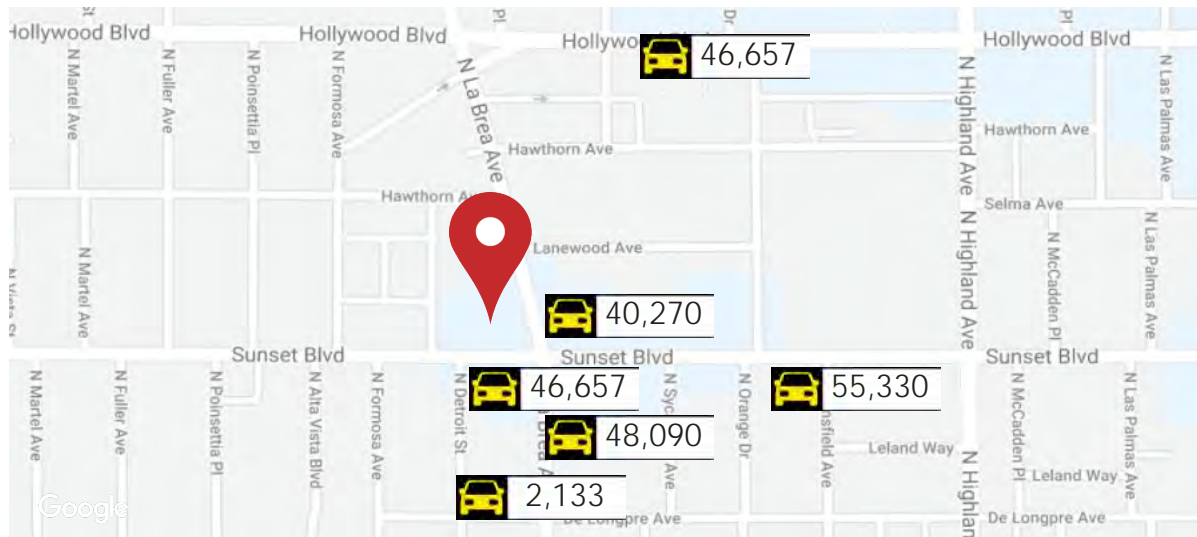
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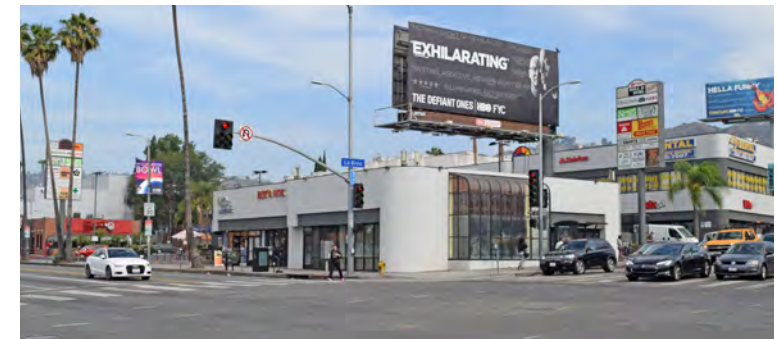
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TRAFFIC COUNT REPORT

| | 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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