

PAD 1,737 SF 2ND GENERATION FOOD SPACE WITH HOOD AND GI AVAILABLE



FOR LEASE SUNSET GALLERIA

7101-7135 SUNSET BLVD | HOLLYWOOD | CA



LOCATED IN
THE HEART OF
HOLLYWOOD



CLOSE PROXIMITY
TO HOLLYWOOD AND
HIGHLAND



NEARBY HOLLYWOOD
H.S., STUDIOS
& PRODUCTION
FACILITIES

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

SUNSET GALLERIA

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PAD BUILDING

7107 - 380 SF (2ND GEN FOOD)

7105 - 1,737 SF (2ND GEN FOOD w/GI & HOOD)

7101 - 1,100 SF (FOOD/RETAIL)



UPPER LEVEL:

7131-1/2 - 1,943 SF (IDEAL FOR FITNESS / MARTIALARTS)

7129-1/2 - 1,133 SF (OFFICE / MEDICAL)

STREET LEVEL:

7129 - 1,325 SF (RETAIL)

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UPPER LEVEL:
7121-1/2 - 1,284 SF
(GALLERY / MEDICAL / OFFICE)

STREET LEVEL:
7125 - 1,060 SF (RETAIL)



UPPER LEVEL:
7117-1/2 - 1,400 SF
7117-1/2 - 1,300 SF
IDEAL FOR FITNESS / MARTIAL ARTS)
*Combined 2,700 SF

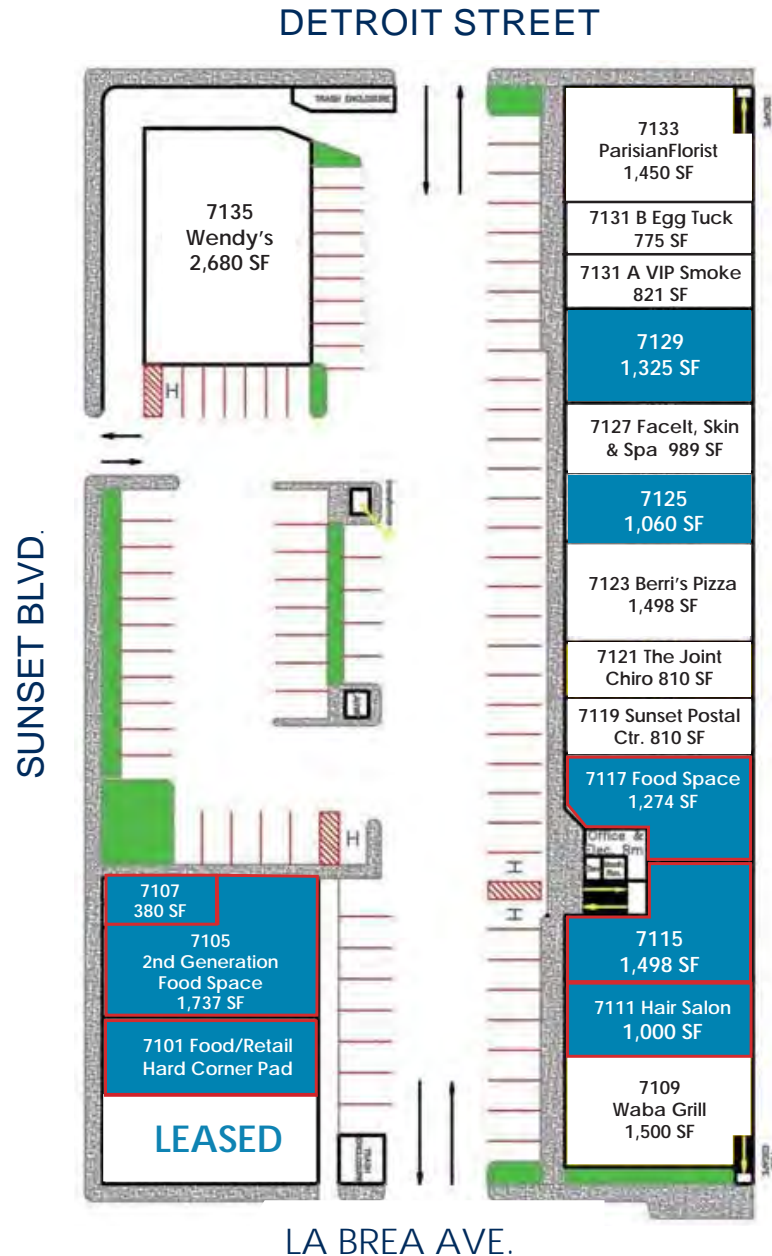
STREET LEVEL:
7117 - 1,274 SF (FOOD POSSIBLE)
7115* - 1,498 SF (RETAIL)
7111* - 1,000 SF (HAIR SALON / BARBER)
*Can be combined for 2,773 SF

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FOR LEASE FOOD & RETAIL SPACES

SITE PLAN - STREET LEVEL



STREET LEVEL SPACES

UNIT	SQ FT	IDEAL CONCEPTS
7101-B	1,100 Pad, Food or Retail	<ul style="list-style-type: none"> Chinese Sushi Thai Deli Subs Mexican Juice Salads / Wraps BBQ Mediterranean Bagels Optometry Pet Supply Taxes Cleaners Shoes / Apparel Flooring Real Estate Cell Phone Hair Salon / Barber
7105	1,737 SF 2nd Gen Food Space w/Hood and GI	
7107	380 SF 2nd Gen Food Space	
7111	1,000 Hair Salon	
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
- Egg Tuck
- Parisian Florist
- State Farm Insurance
- Nail Spa
- The Joint Chiropractic
- Smoke Store
- Sunset Postal

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FOR LEASE FOOD & RETAIL SPACES

STREET LEVEL SPACES AVAILABLE



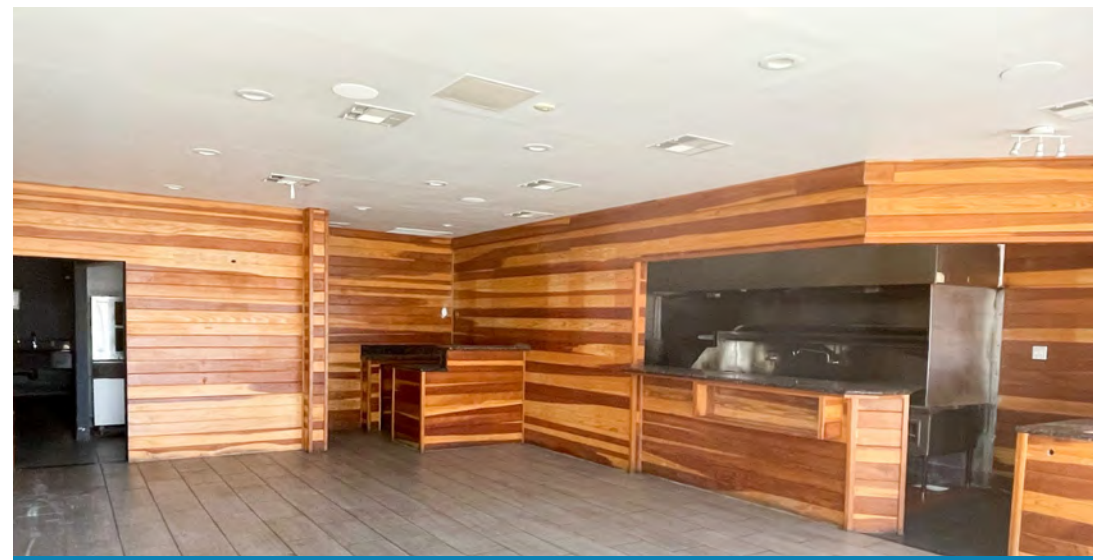
7125 | RETAIL SPACE



7107 | 2ND GEN FOOD



7111 | HAIR SALON



7105 | 2ND GEN FOOD SPACE WITH GI & HOOD

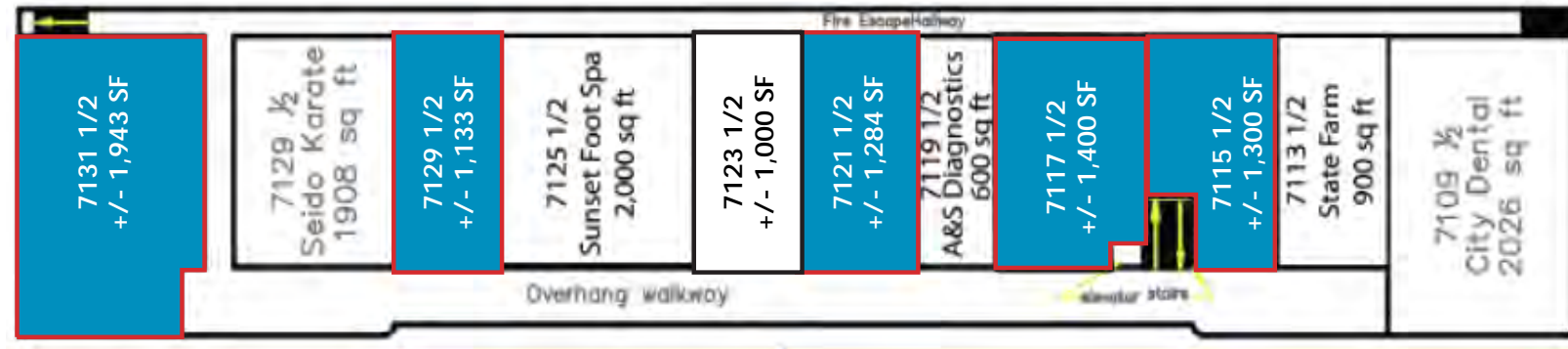
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FOR LEASE FOOD & RETAIL SPACES

UPPER LEVEL SPACES AVAILABLE



UPPER LEVEL SPACES

UNIT	SQ FT	IDEAL CONCEPTS
7115 1/2	1,300	<ul style="list-style-type: none"> • Fitness • Martial Arts • Art Gallery • Medical • Taxes • Real Estate • Cell Phone • Formal Wear • Attorney
7117 1/2	1,400	
7121-1/2	1,284	
7129-1/2	1,133	
7131-1/2	1,943	

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UPPER LEVEL SPACES AVAILABLE



7115 - 1/2 | FITNESS / MARTIAL ARTS



7117 - 1/2 | FITNESS / MARTIAL ARTS



7117 - 1/2 | FITNESS / MARTIAL ARTS



7131 - 1/2 | FITNESS / MARTIAL ARTS

FIRST LEVEL

UNIT	SPACE DESCRIPTION	SQUARE FEET	CURRENT BUILD OUT	BASE RENT	ESTIMATED NNN \$1.00 SF	TOTAL MONTHLY
7101-B	Pad - Retail Space	1100	Shell Condition, Plumbing Coming into Space, New Subpanel	\$6,600.00	\$1,100.00	\$7,700.00
7105	Pad - 2nd Generation Restaurant	1737	Built-Out, 10' Hood, Grease Trap, 3 Compartment Sink, Water Heater, 2 Restrooms, Office, Dry Storage, Shared Patio Area	\$5,645.25	\$1,737.00	\$7,382.25
7107	Pad - 2nd Generation Food Space	380	Built-Out, NO Hood or GI, Restroom, Water Heater, Walk-Up Pass Through Window, Shared Patio Area	\$4,170.00	\$380.00	\$4,550.00
7125	Retail Space	1,060	Vanilla Shell Condition, Exposed Ceiling, Restroom	\$3,445.00	\$1,060.00	\$4,505.00
7111	Hair Salon / Barber Space	1,000	Plumbing in Place for Sinks, Restroom, Water Heater.	\$3,250.00	\$1,000.00	\$4,250.00
7115	Retail Space	1,498	Vanilla Shell Condition, 1 Restroom. Can be combined with 7117.	\$3,696.70	\$1,498.00	\$5,567.00
7117	Retail / Food Possible	1,274	Shell Condition, 1 Restroom, Exhaust Shaft for small hood, NO Hood or GI. Can be combined with 7115.	Retail- \$3,376.10 Food-\$4,306.25	\$1,274.00	\$4,650.00 \$5,415.50
7129	Retail Space	1,325	Shell Condition, Obstructed Visability	\$2,318.75	\$1,325.00	\$3,643.75

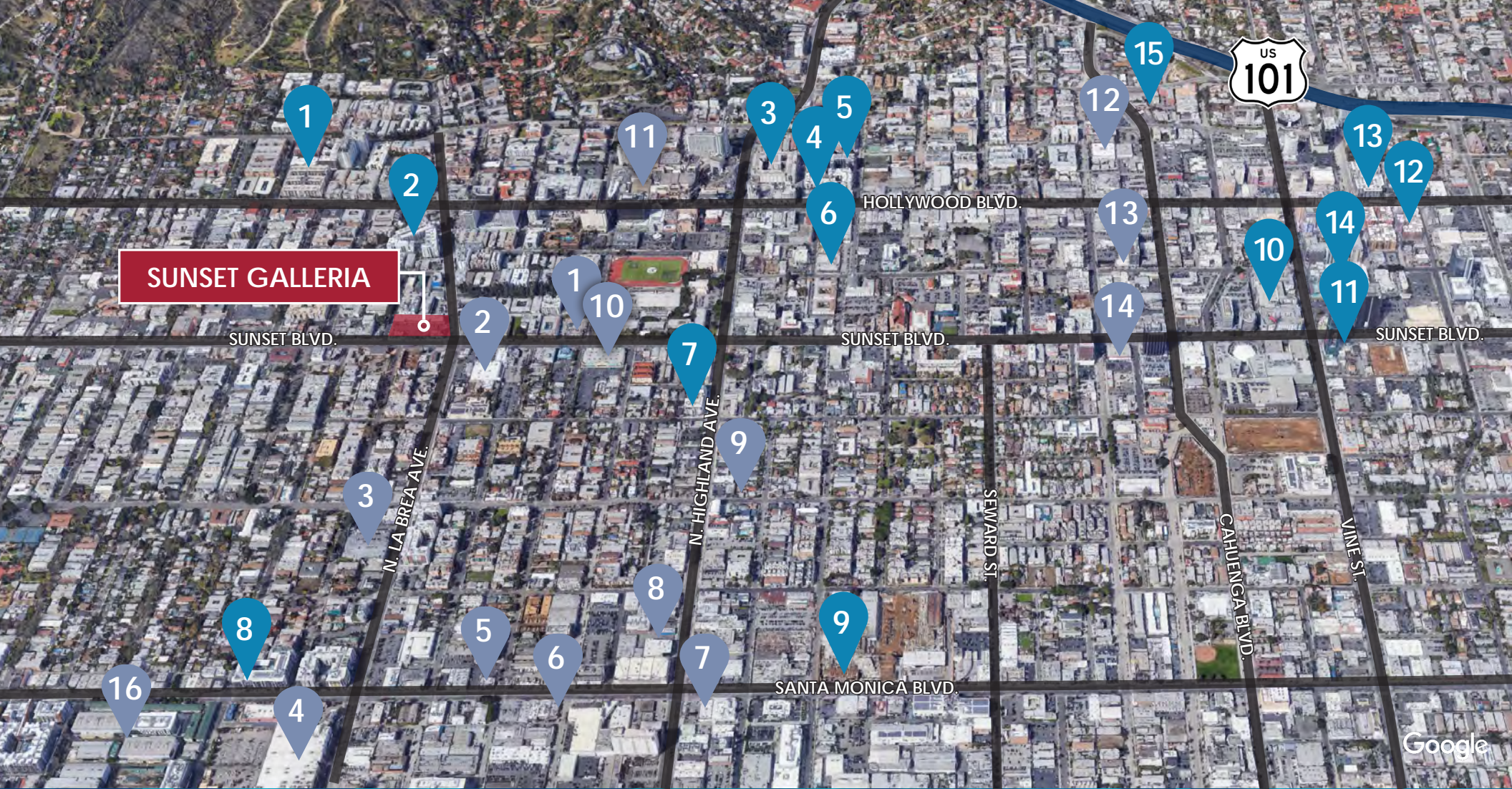
UPPER LEVEL

UNIT	SPACE DESCRIPTION	SQUARE FEET	CURRENT BUILD OUT	BASE RENT	ESTIMATED NNN \$1.00 SF	TOTAL MONTHLY
7115-1/2	Fitness / Martial Arts Space	1,300	Built-Out, 1 Restroom combined with 7117-1/2 or can be separated.	\$2,275.00	\$1,300.00	\$3,575.00
7117-1/2	Fitness / Martial Arts Space	1,400	Built-Out, 1 Restroom combined with 7115-1/2 or can be separated.	\$2,450.00	\$1,400.00	\$3,850.00
7131-1/2	Fitness / Martial Arts Space	1,943	Built-Out, 2 Restrooms with Showers, Operable Windows	\$3,400.25	\$1,943.00	\$5,343.25
7121-1/2	Retail / Office	1,284	Shell Condition, 1 Restroom	\$2,247.00	\$1,284.00	\$3,531.00

Electricity is Separately Metered
 Water & Trash Included in NNN.
 Restaurant Users Responsible For Their GI and Hood.
 HVAC - Tenant Maintains
 *Heavy Trash Users will either need to contract for their own trash or invoiced monthly, at management's discretion.

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558





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 Apartments | |

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 |

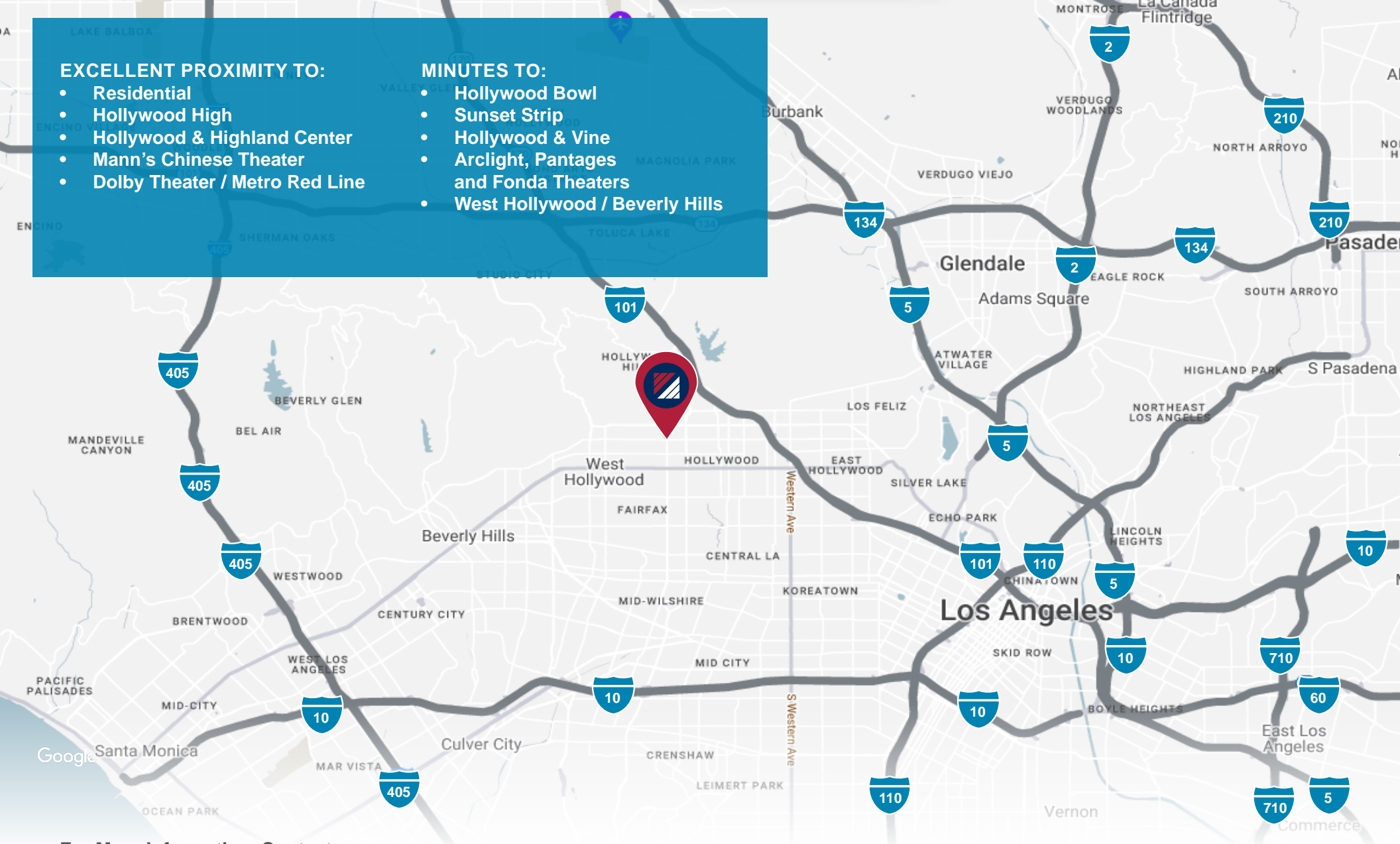
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EXCELLENT PROXIMITY TO:

- 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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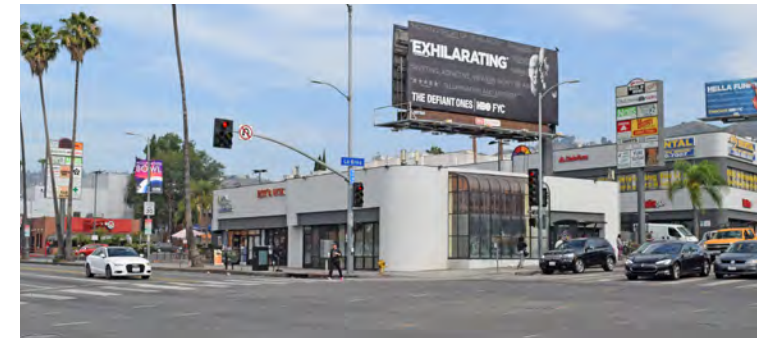
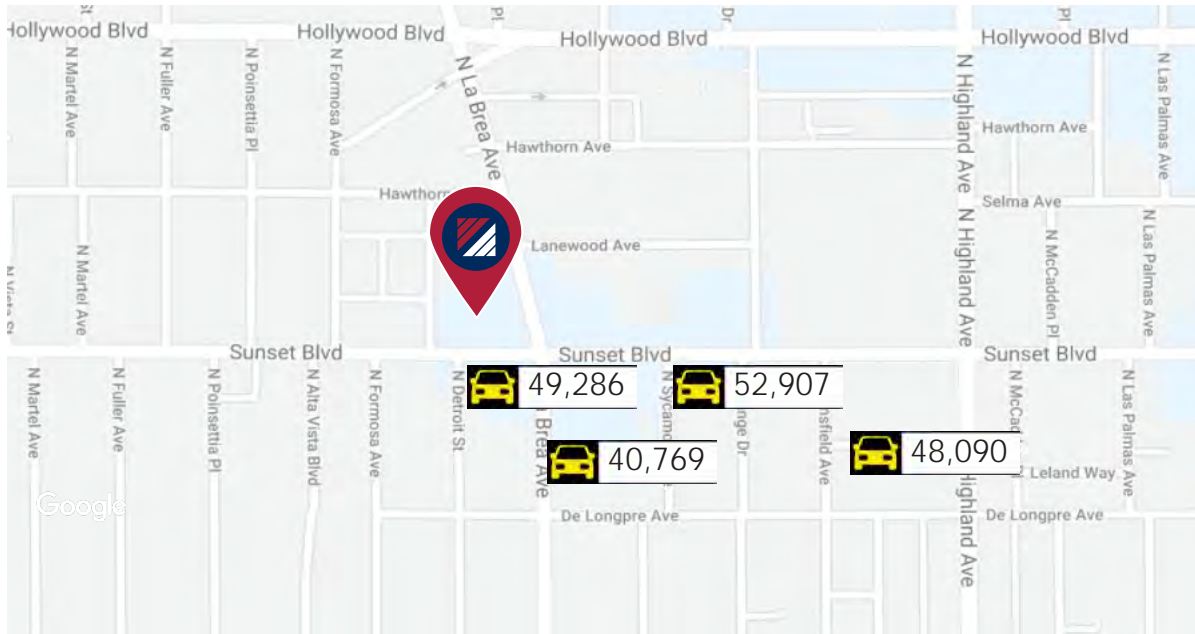
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TRAFFIC COUNT REPORT

	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	2022	49,286	MPSI	.02
2	N La Brea Ave	Sunset Blvd	0.03 S	2022	40,769	MPSI	.02
3	N La Brea Ave	Sunset Blvd	0.05 N	2021	41,864	MPSI	.07
4	Sunset Blvd	N Sycamore Ave	0.02 W	2022	52,907	MPSI	.14

DEMOGRAPHICS

ESTIMATED AREA	2 MILE	5 MILE
AVG HH INCOME	\$103,849	\$100,137
POPULATION	156,720	889,814
MEDIAN AGE	42.00	40.80
MEDIAN HOME VALUE	\$1,018,669	\$979,167

CONSUMER SPENDING (2023 ANNUAL TOTAL SPENDING)

ESTIMATED AREA	2 MILE	5 MILE
FOOD AWAY FROM HOME & ALCOHOL	\$713,651	\$3,369,321
ENTERTAINMENT, PETS, AV EQUIP	\$181,261	\$813,624
MEDICAL, RX, SUPPLIES	\$115,037	\$537,626

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