

ILLUMINATING AN ICON

RETAIL AT THE

W
HOTEL
HOLLYWOOD

4,451 SF RETAIL SPACE FOR LEASE

FLAGSHIP OPPORTUNITY



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HIGHLIGHTS

Embedded below the famed **W** Hotel, the available space at 6250 Hollywood Blvd offers an unparalleled location in the heart of Hollywood with direct frontage on the Hollywood Walk of Fame.

The site will benefit from The **W** Hotel Hollywood's multi-million dollar renovation (est. completion Q1 2024), and offers brands the opportunity to capitalize on one of LA's most dense and heavily trafficked retail districts.

Additionally, the proximity to the Metro station, notable office buildings (Capital Records, Netflix, Taft Building, and more), combined with access to a strong tourist market, abundant daytime workers and affluent residents creates a truly Flag Ship opportunity for any concepts looking to enter the market.



6250 HOLLYWOOD BLVD
LOS ANGELES, CA 90028

PROPERTY FEATURES

4,451 SF
Available retail space

27,563
Cars per day

PRICE
Available upon request

PARKING
Valet parking on-site

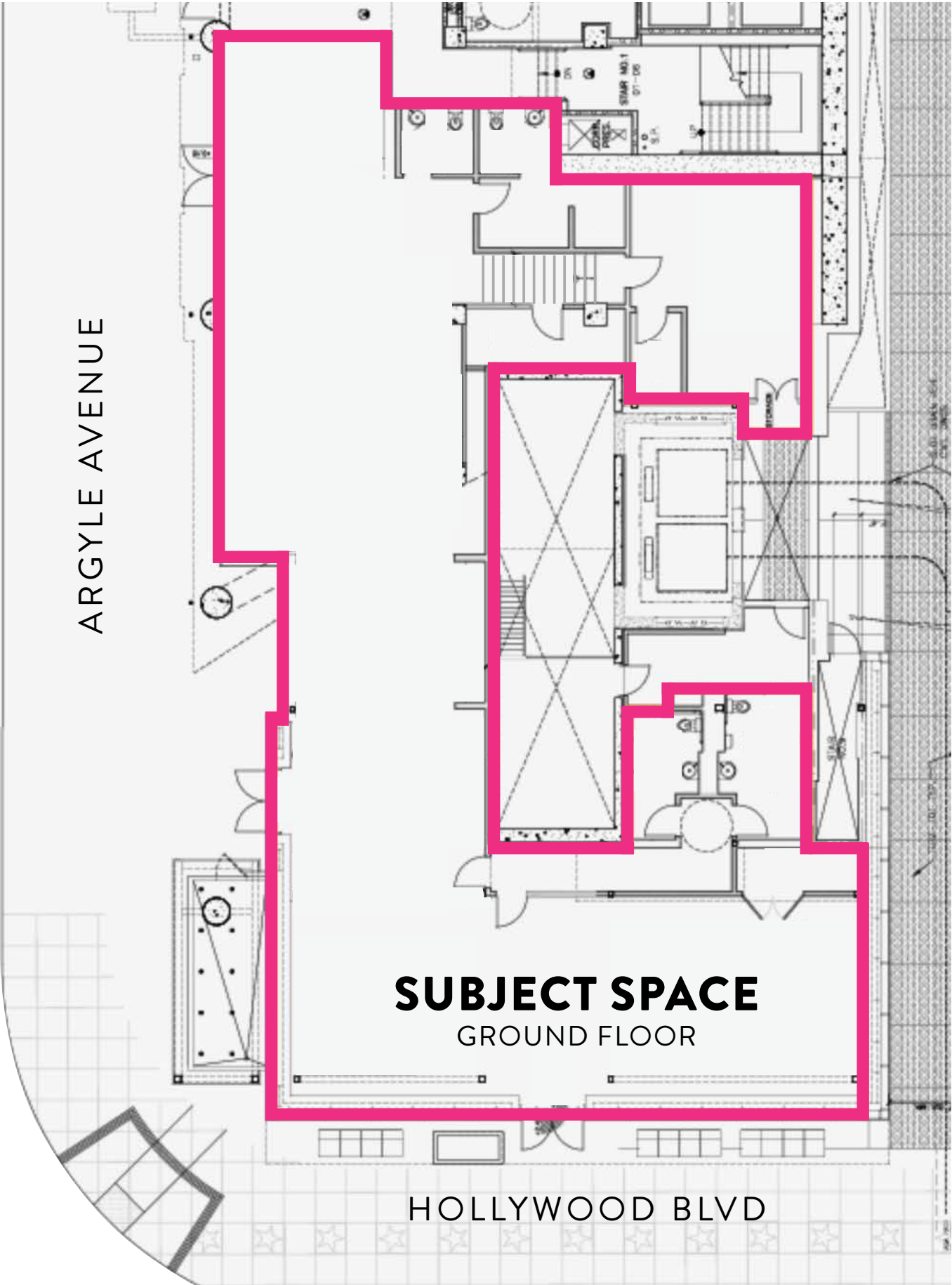
175,543
Population (2 miles)

At the hard corner of
**HOLLYWOOD
& ARGYLE**

Source: CoStar

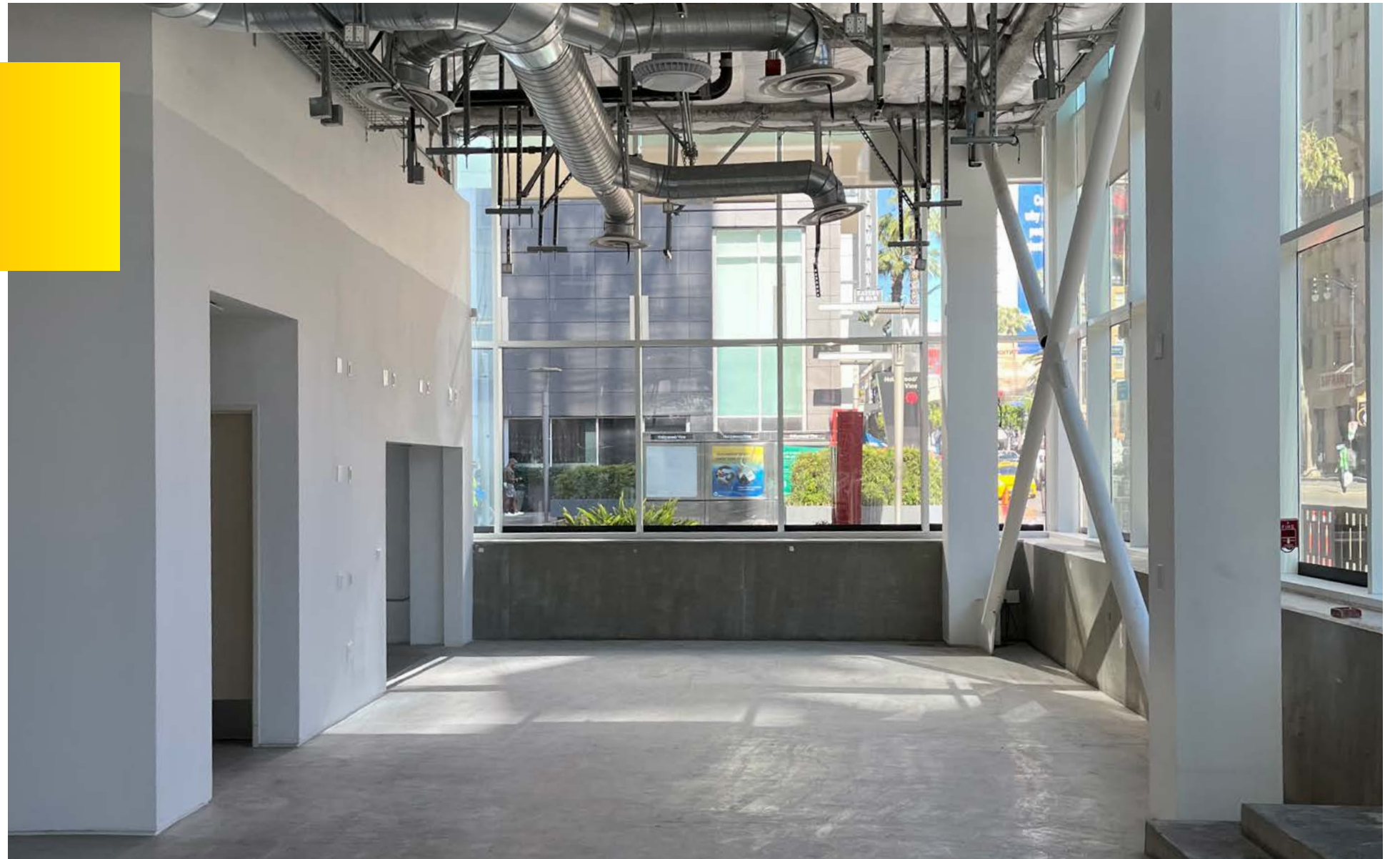
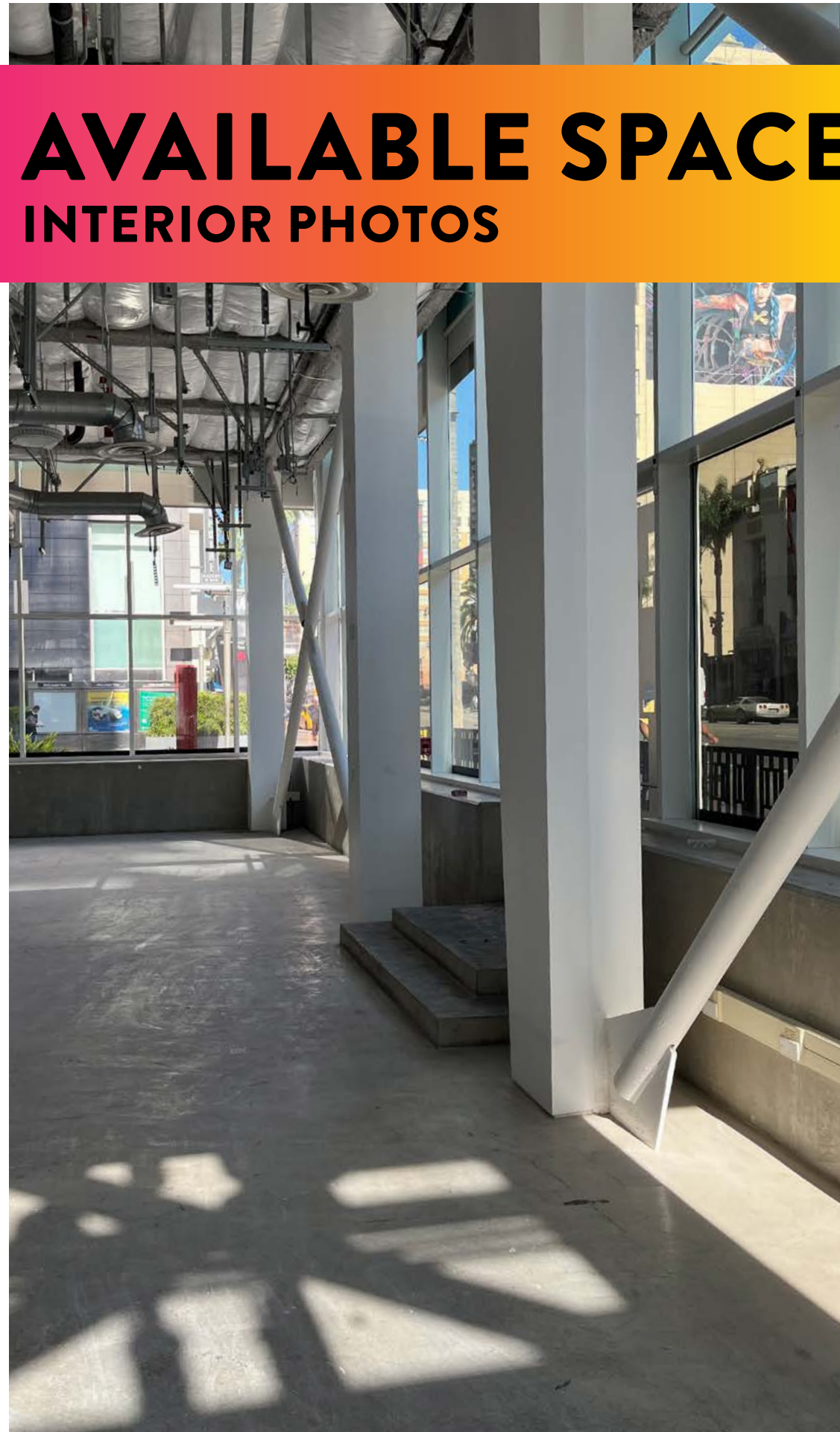
SITE PLAN

*plan is not to scale

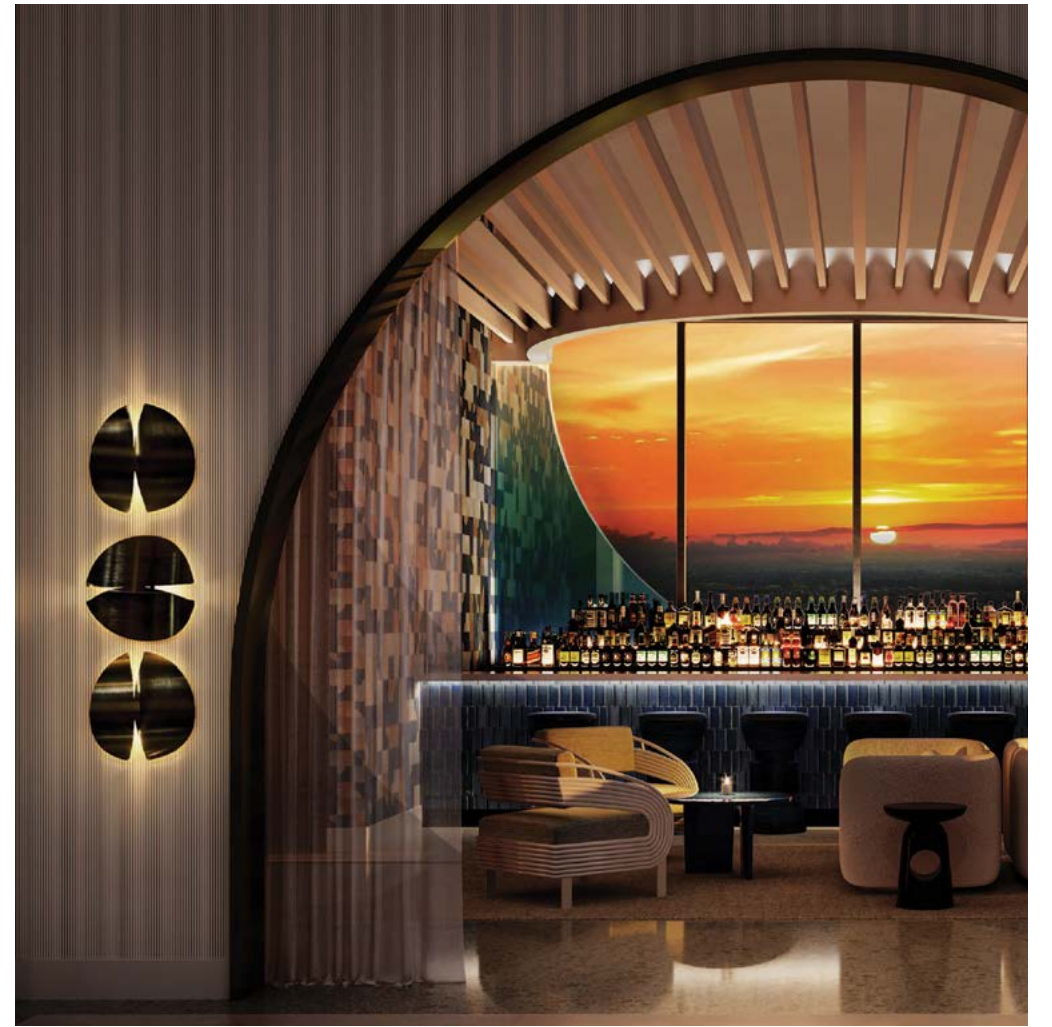


AVAILABLE SPACE

INTERIOR PHOTOS




THE HOTEL




MARKET OVERVIEW

The intersection of Hollywood Blvd and Argyle sits conveniently in the epicenter of all the Hollywood area has to offer and is just a short walk from an array of tourist attractions, restaurants, and office complexes. With continued residential and commercial development supplementing the already booming area, 6250 Hollywood Blvd offers strong access to residents, tourists, and workers.

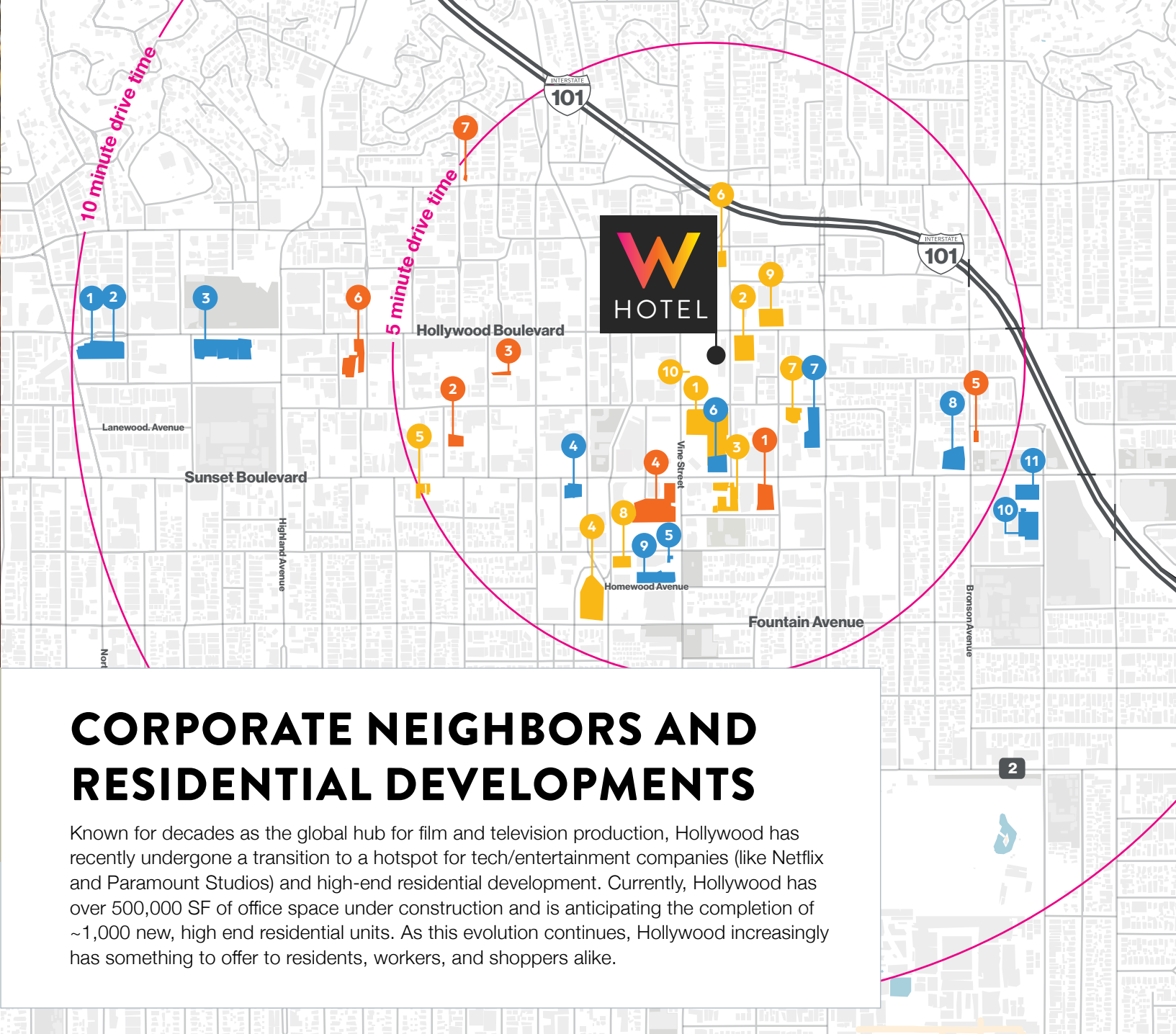
 **95**
Walk score

 **27,563**
Hollywood Blvd cars per day

 **1,849,979**
Hollywood/Vine station passengers

	1 Mile	5 Miles	10 Miles
Population:	60,177	940,383	2,993,844
Median Age:	37.3	38.5	37.5
Average HHI:	\$92,400	\$93,580	\$96,449
Median Home Value:	\$1,275,098	\$960,278	\$839,193
Total Consumer Spending:	\$1.738 B	\$12.121 B	\$36.491 B

Source: CoStar



CORPORATE NEIGHBORS AND RESIDENTIAL DEVELOPMENTS

Known for decades as the global hub for film and television production, Hollywood has recently undergone a transition to a hotspot for tech/entertainment companies (like Netflix and Paramount Studios) and high-end residential development. Currently, Hollywood has over 500,000 SF of office space under construction and is anticipating the completion of ~1,000 new, high end residential units. As this evolution continues, Hollywood increasingly has something to offer to residents, workers, and shoppers alike.

HOLLYWOOD OFFICES

- 7060 Hollywood
- Hollywood Entertainment Plaza
- TV Guide Hollywood Center
- CNN Sunset Tower
- The Academy on Vine – Bldg B
- Sunset Media Center
- Gower Building
- EPIC
- The Academy on Vine – Bldg A
- Icon
- Netflix

HOLLYWOOD MULTI-FAMILY EXISTING

- The Camden (287 Units)
- El Centro (507 Units)
- Wallace on Sunset (200 Units)
- The Rise Hollywood (369 units)
- The Sunset Hue (40 units)
- Argyle House (114 units)
- Columbia Square (200 units)
- Jardine (193 Units)
- Easttown (535 units)
- 1600 Vine (375 Units)

HOLLYWOOD MULTI-FAMILY UNDER CONSTRUCTION

- Hanover Hollywood (270 units)
- Inspire Hollywood (200 units)
- Hollywood Arts Collective (152 units)
- 1400 N Vine (198 units)
- 5806 W Lexington (17 units)
- 1647 N Las Palmas (202 units)
- 6555 Franklin (28 units)

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