

# Retail Space Available



5270 Sunset Blvd.  
Hollywood, CA 90027

27,318 SF  
plus 3,500 mezzanine space

Exceptionally located  
anchor box with  
dedicated pylon sign



# PROPERTY HIGHLIGHTS

Located at 5270 W Sunset Boulevard in Hollywood, CA, this former 99 Cents Only store presents a prime retail leasing opportunity. The space boasts 27,318 square foot on the ground floor plus a 3,500 square feet mezzanine.

This anchor opportunity is situated in a pedestrian-friendly corridor with immediate access to the L.A. Metro station at Western, as well as seven metro bus lines. The location ensures constant foot traffic and high visibility, with nearly 40,000 vehicles passing by daily.

The property is strategically positioned off the 101 Freeway, between Western and Normandie Avenues, benefits from pylon and building signage opportunities and traditional on-grade parking. Other signage opportunities retailers in the market include Walgreens, Target, Autozone, and The Home Depot.



**SIZE**  
27,318 SF  
plus 3,500 SF mezzanine



**AVAILABILITY**  
Available NOW



**CARS PER DAY**  
39,343 on  
Sunset Blvd.



**VISIBILITY**  
Dedicated pylon  
sign available



**Former 99 Cent Only**

**5270 W. Sunset Blvd. Hollywood, CA 90027**

**27,318 SF  
with 3,500 mezzanine**

**SUNSET BLVD.**

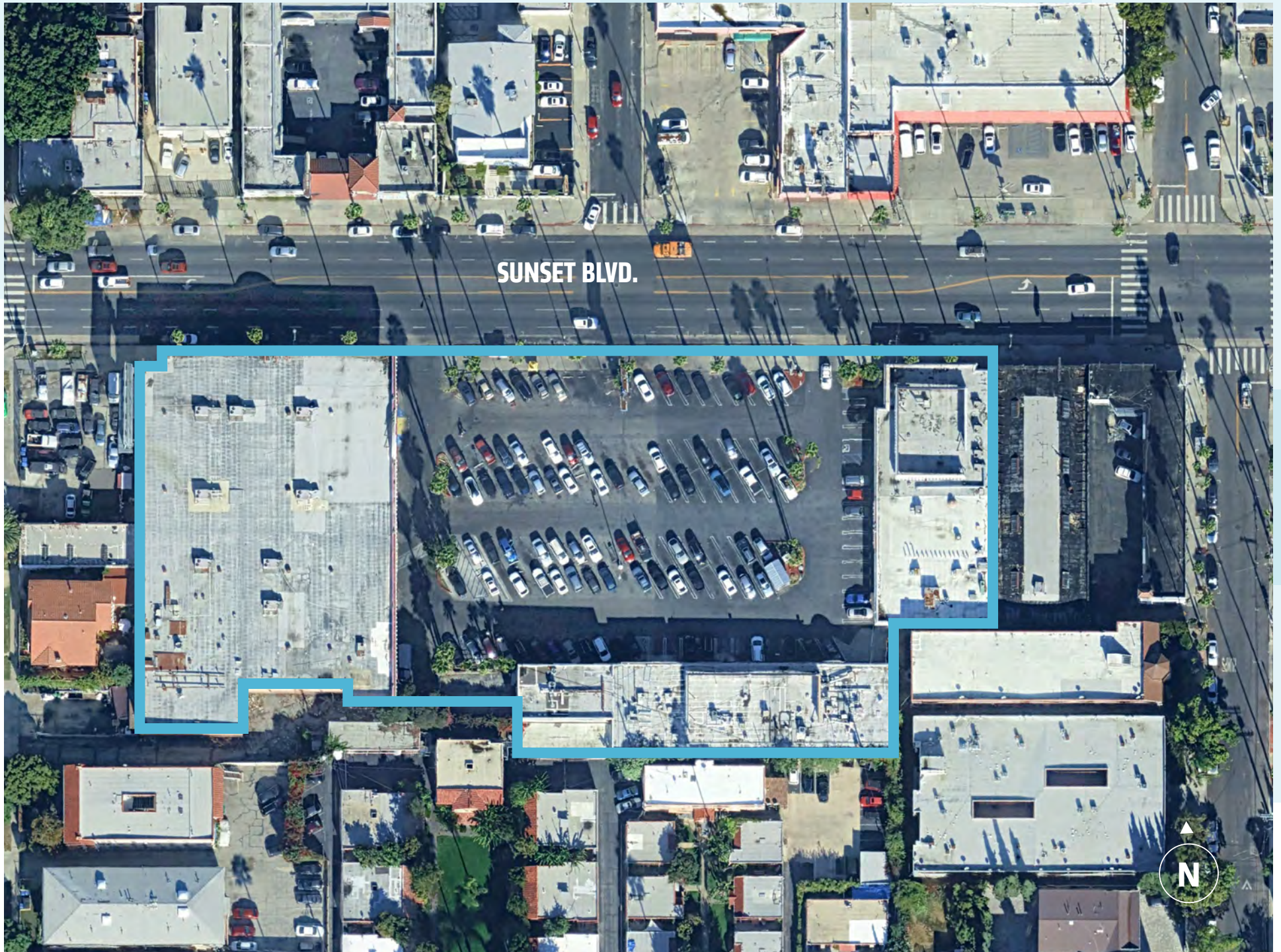
**KINGSLEY DR**

**CARS PER DAY - 39,343**

**N**







SUNSET BLVD.





# MARKET OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	68,212	406,549	1,009,987
DAYTIME POPULATION	70,866	384,168	1,186,708
AVERAGE HOUSEHOLD INCOME	\$92,349	\$113,573	\$75,285
MEDIAN HOME VALUE	\$1,298,027	\$1,402,147	\$1,267,709
MEDIAN AGE	38.1	38.1	38.2
TOTAL CONSUMER SPENDING	\$309M	\$2.3B	\$ 5.7B

## Trendsetters

51.3% of households within a 1-mile radius: Urban, educated young professionals with higher disposable incomes who value trendy living spaces, digital connectivity, and enjoy city amenities.

## Metro Renters

8.5% of households within a 1-mile radius: Mobile, single professionals who prefer renting in urban areas, spend discretionary income on dining out, entertainment, and fashion while maintaining active, social lifestyles.

## Young and Restless

17.0% of households within 1 mile: Mobile, single professionals who prefer renting in urban areas near jobs, public transportation, and entertainment. They typically maintain active, social lifestyles while frequently changing addresses as their careers.



# Get in Contact!



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