

FOR LEASE

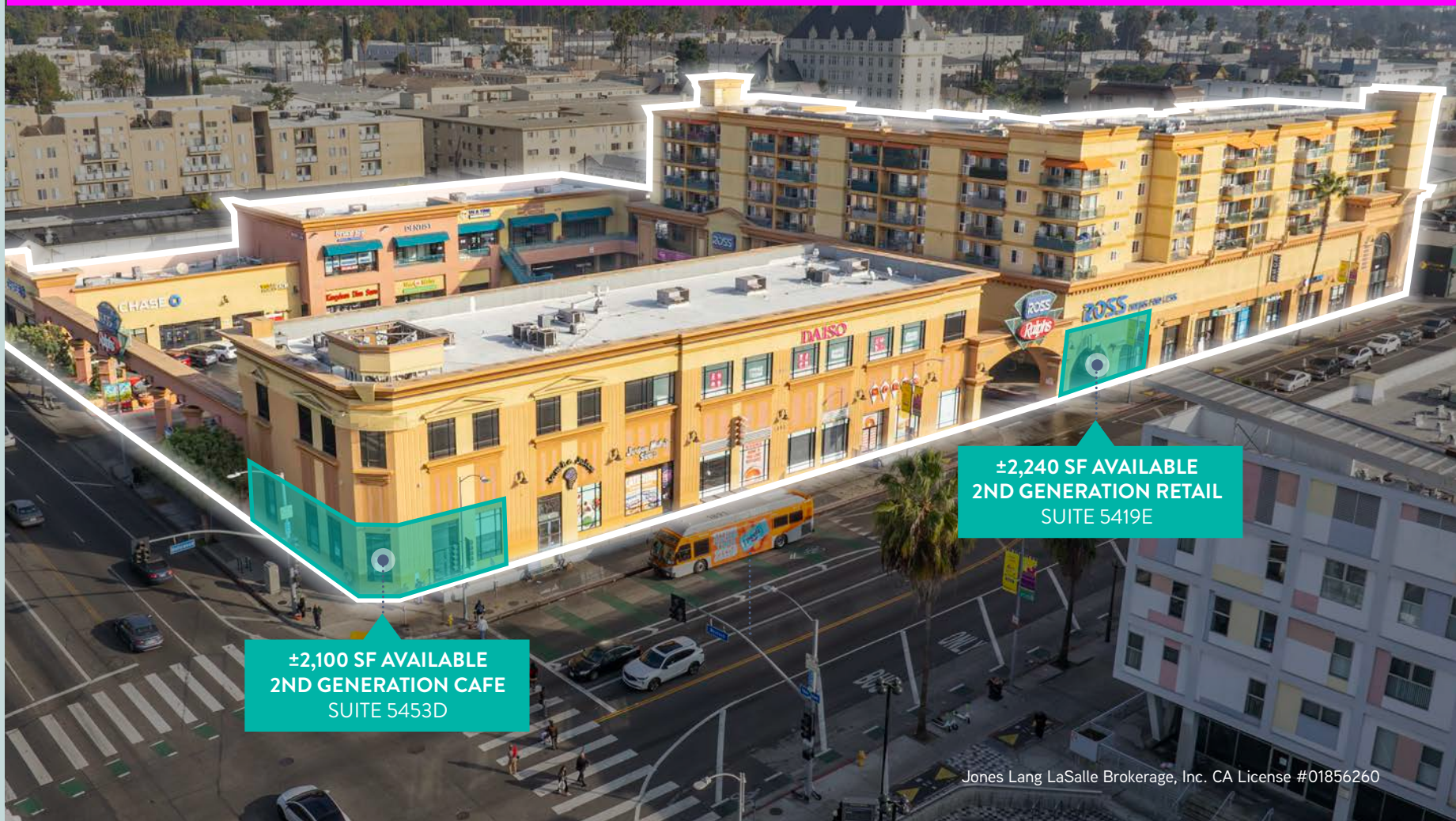
Hollywood Shopping Center

5455 Hollywood Blvd., Los Angeles, CA 90027



HOLLYWEST
PROMENADE

Last Remaining 2 Retail Spaces! Located at the Intersection of Hollywood Blvd. and Western Ave.



±2,100 SF AVAILABLE
2ND GENERATION CAFE
SUITE 5453D

±2,240 SF AVAILABLE
2ND GENERATION RETAIL
SUITE 5419E



Jones Lang LaSalle Brokerage, Inc. CA License #01856260

WELCOME TO



HOLLYWEST PROMENADE

- Two spaces available at Hollywest Promenade, a busy neighborhood shopping center anchored by Ralphs, Ross and Daiso with 2.3 million visits per year (Source: Placer.ai 2024)
- Prime signalized intersection on Hollywood Blvd. and Western Ave. which has $\pm 61,700$ CPD
- Excellent opportunity to penetrate highly dense trade area with over 994,509 residents and over 455,420 households within 5 miles (Source: esri 2024)

ADDRESS

5455 Hollywood Blvd.,
Los Angeles, CA 90027

PRIME SIGNALIZED INTERSECTION

Hollywood Blvd. and Western Ave.

AVAILABLE SPACE

Suite 5453 D: $\pm 2,100$ SF

Suite 5419 D: $\pm 2,240$ SF



Statistics

SUCCESS BY THE NUMBERS

✦ **2.3M**

Annual Visits

✦ **343K**

Daytime Population (3mi)

✦ **61,700**

Cars Per Day



±2,100 SF AVAILABLE
2ND GENERATION CAFE
SUITE 5453D

±2,240 SF AVAILABLE
2ND GENERATION RETAIL
SUITE 5419E

HOLLYWOOD BLVD
34,538 CPD



Avg. household income
\$114,054



Total population
353,231



Median age
37.8



Annual retail spending
Over \$1.8 B



Avg. household income
\$115,451



Total population
994,509



Median age
38.0



Annual retail spending
Over \$5 B



2029 Projected Statistics

Looking Ahead



Avg. household income
\$134,338 ↑



Total population
1,006,777 ↑



Median age
39.9 ↑

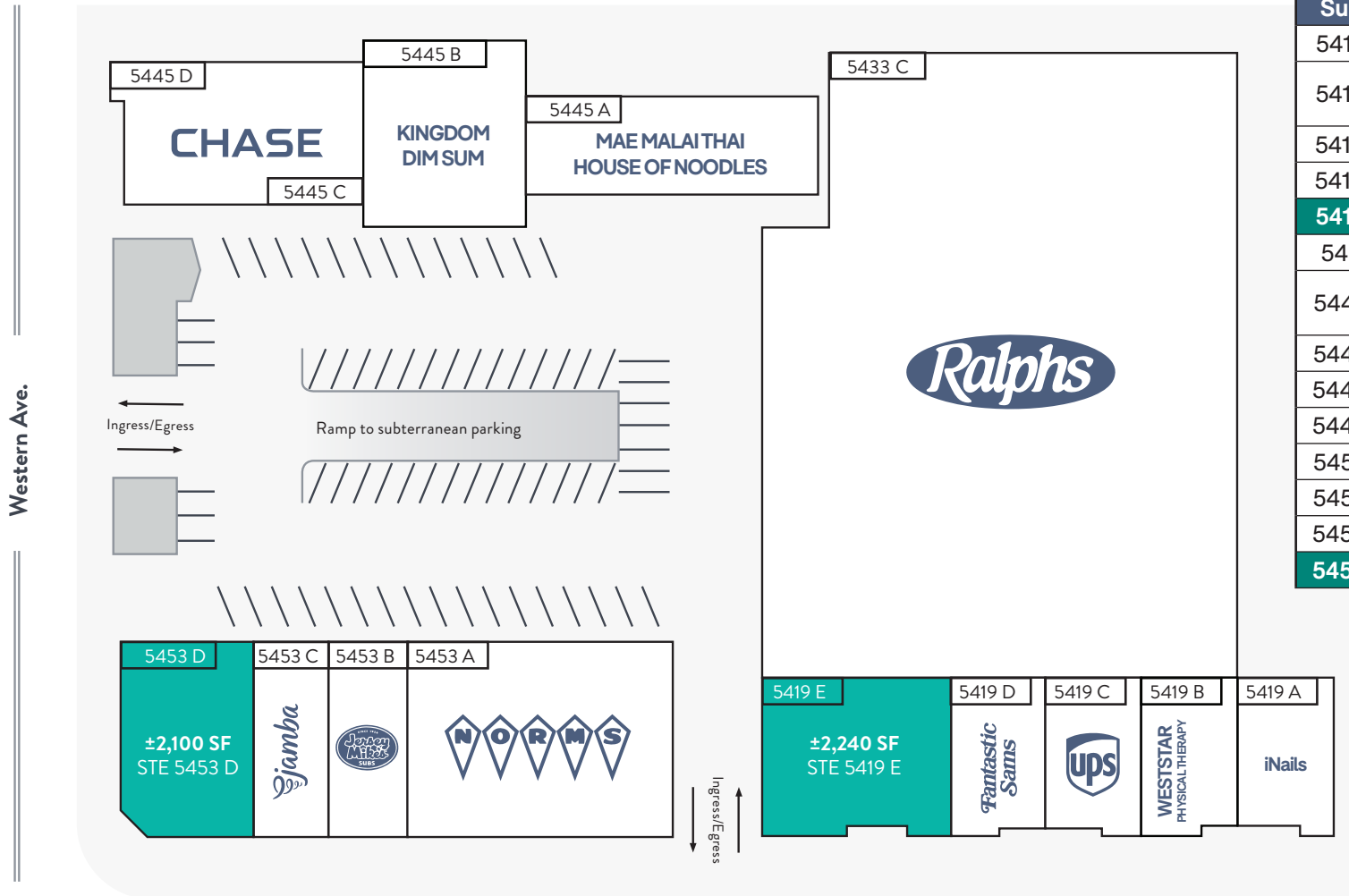
Retail Neighbors

IN GOOD COMPANY



Site Plan

GROUND LEVEL

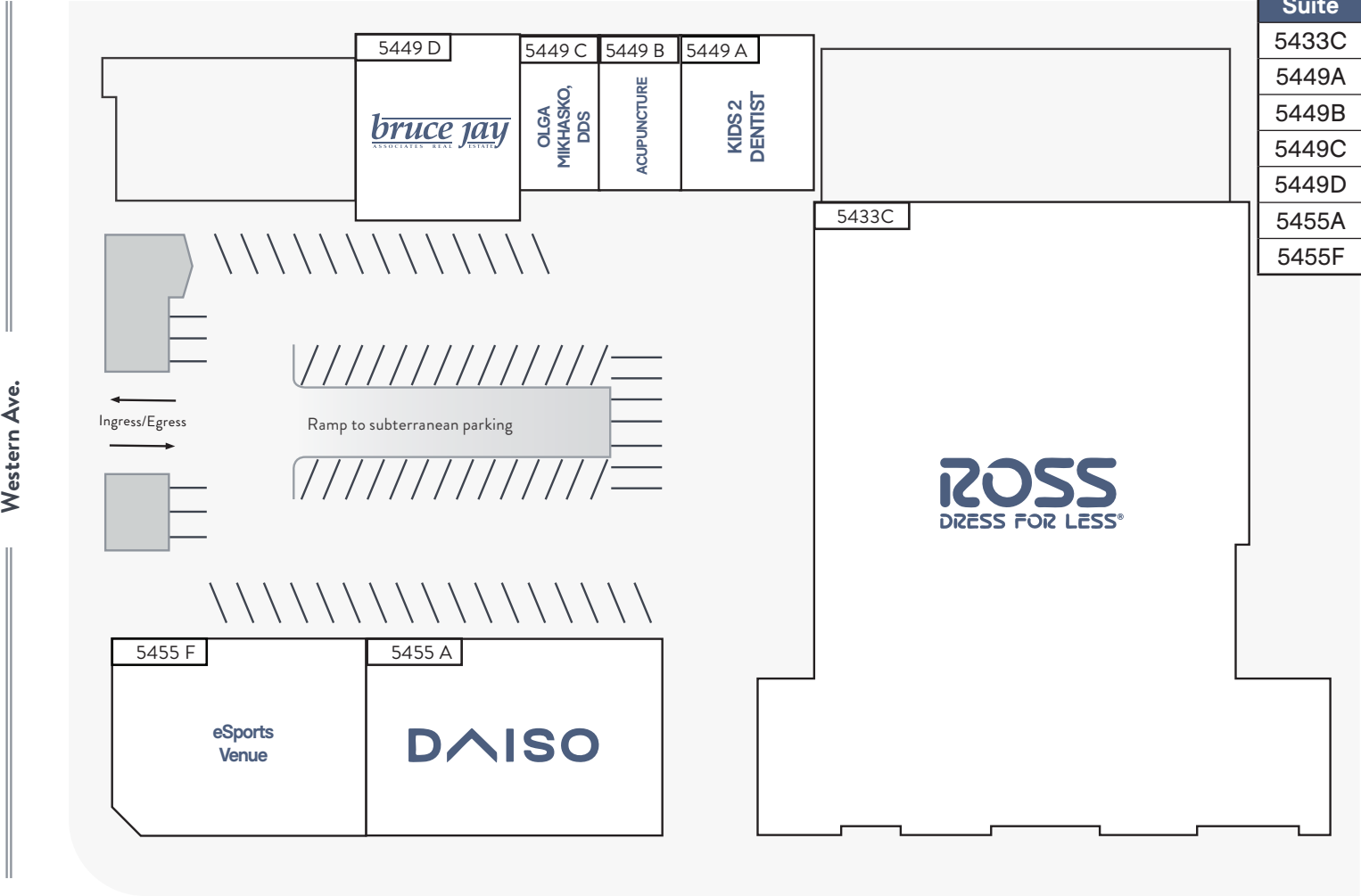


Suite	Tenant	SF
5419A	iNails	1,220
5419B	Weststar Physical Therapy	1,200
5419C	UPS	1,030
5419D	Fantastic Sam's	1,000
5419E	Available	2,240
5429	Ralphs	46,780
5445A	Mae Malai Thai House of Noodles	1,136
5445B	Kingdom Dim Sum	1,650
5445D	Chase	4,150
5445C	Wells Fargo	ATM
5453A	Norms	6,598
5453B	Jersey Mike's	1,395
5453C	Jamba Juice	1,457
5453D	Available	2,100

Hollywood Blvd.

Site Plan

SECOND LEVEL



Suite	Tenant	SF
5433C	Ross Dress for Less	29,210
5449A	Dentist	2,200
5449B	Acupuncture	1,491
5449C	Dentist	1,100
5449D	Bruce Jay	2,500
5455A	Daiso	7,014
5455F	eSports Venue	4,666

Advantages

at Hollywest Promenade

✦ Returning Customers

Grocery-anchored center with excess parking, above code requirements, to support the surrounding dense residential and office population

✦ Central Location

Located at the signalized intersection of Hollywood Blvd. and Western Ave. with direct visibility 61,700 cars per day

✦ Diverse Tenant Pool

Anchored with regional tenants including Ralphs, Ross and Chase Bank and supported with local specialties including Mae Malai Thai House of Noodles and Kingdom Dim Sum.





**HOLLYWEST
PROMENADE**

5455 Hollywood Blvd.,
Los Angeles, CA 90027

For leasing information:

Shauna Mattis
Managing Director
+1 310 749 4790
shauna.mattis@jll.com
License #01071320

Dennis Borowsky
Senior Vice President
+1 949 922 6506
dennis.borowsky@jll.com
License #00882780



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.