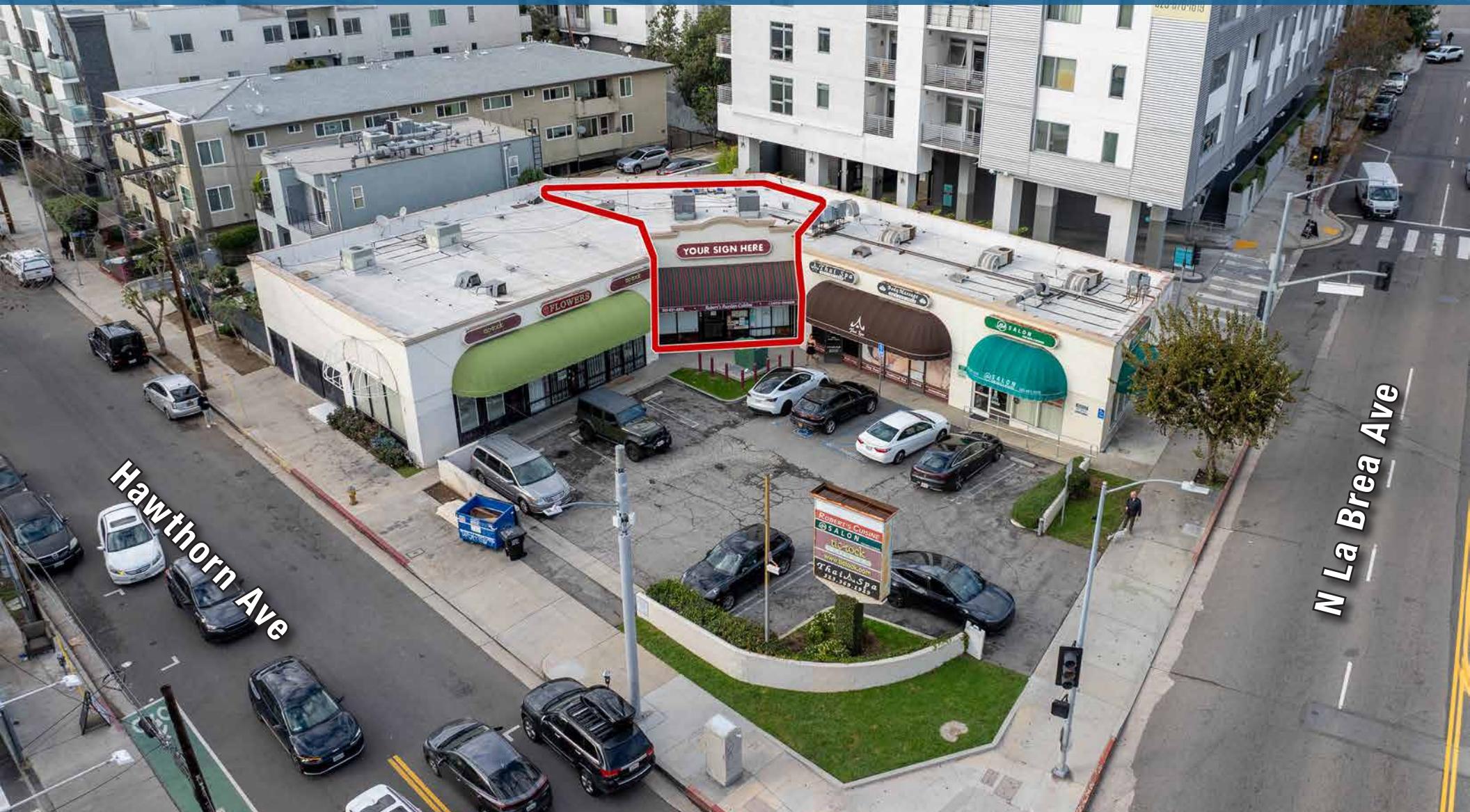


# ±1,640 SF FORMER RESTAURANT FOR LEASE



1603 N La Brea Avenue  
Hollywood, CA 90028



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805.404.5883 mobile  
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Lic. 02009034

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum

# 1603 N LA BREA AVENUE HOLLYWOOD, CA 90028

## Property Details

Unit Size: **±1,640 SF**

Year Built: **1986**

Parking: **16 Shared Surface Spaces**

Zone: **LA C4**

Traffic Count: **31,410 Vehicles Per Day (2025)**

Frontage: **175' on La Brea Ave & 125' on Hawthorn Ave**

## Property Highlights

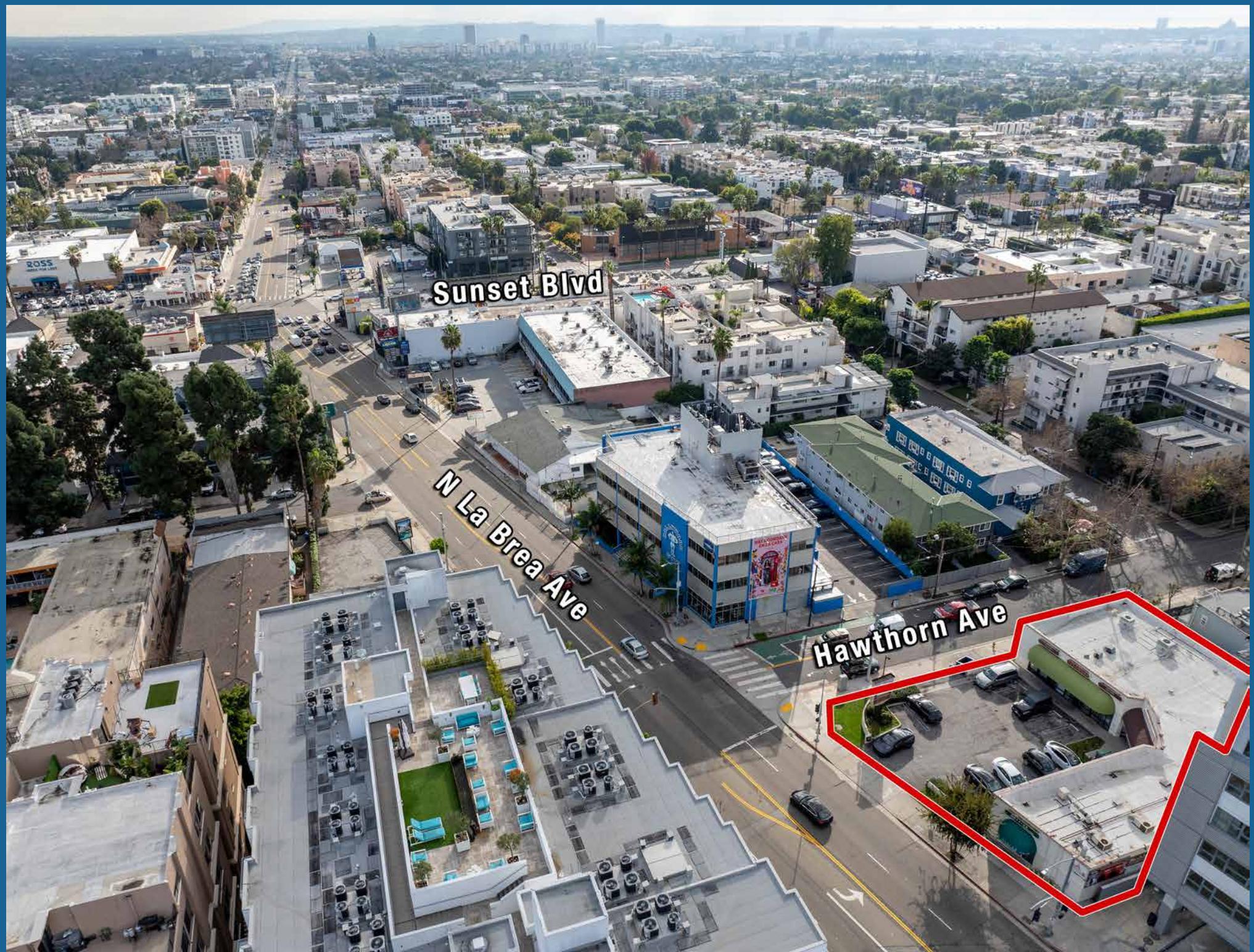
- Second generation restaurant space available for rent
- Ideally situated between Hollywood Blvd & Sunset Blvd
- Existing FF&E available for negotiation
- Corner signage opportunity (La Brea Blvd and Hawthorn Avenue)
- Bonus mezzanine storage space
- 54,445 population within one mile

**Total Rent: \$7,227 Per Month**

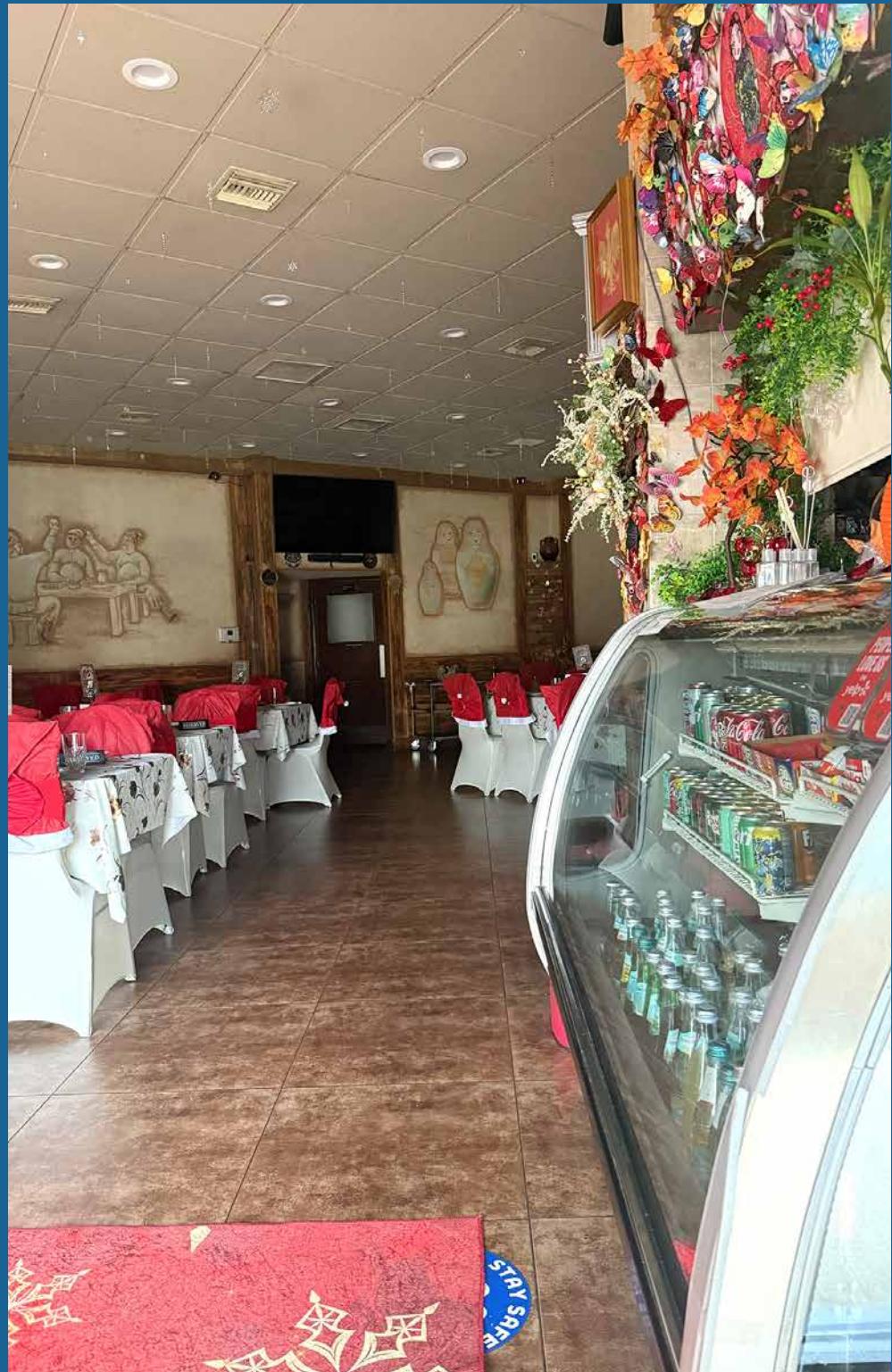
**Base Rent: \$5,740 Per Month (\$3.50 Per SF)**

**CAM Fees: \$1,487 Per Month (\$0.91 Per SF)**

**Term: Negotiable**

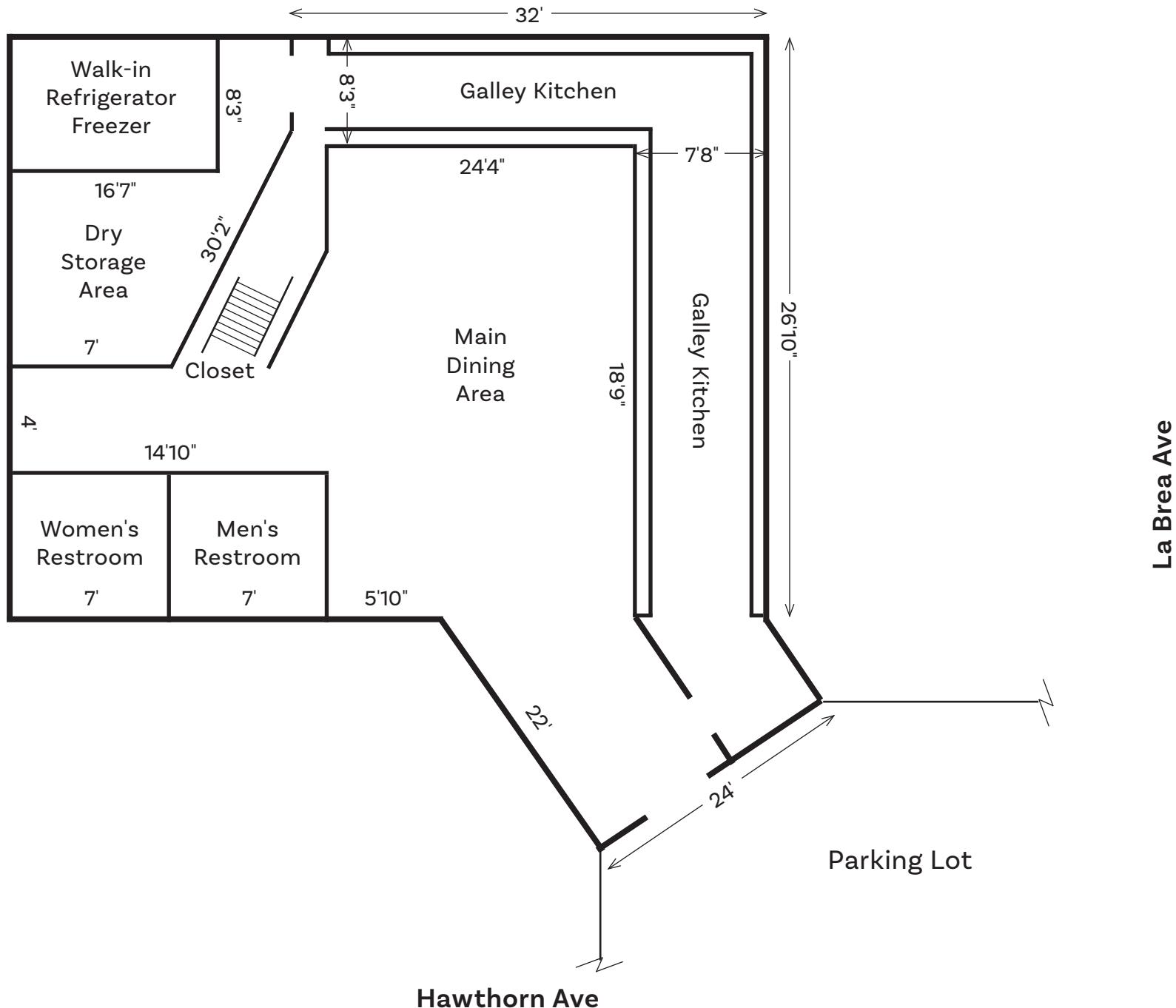


YOUR SIGN HERE



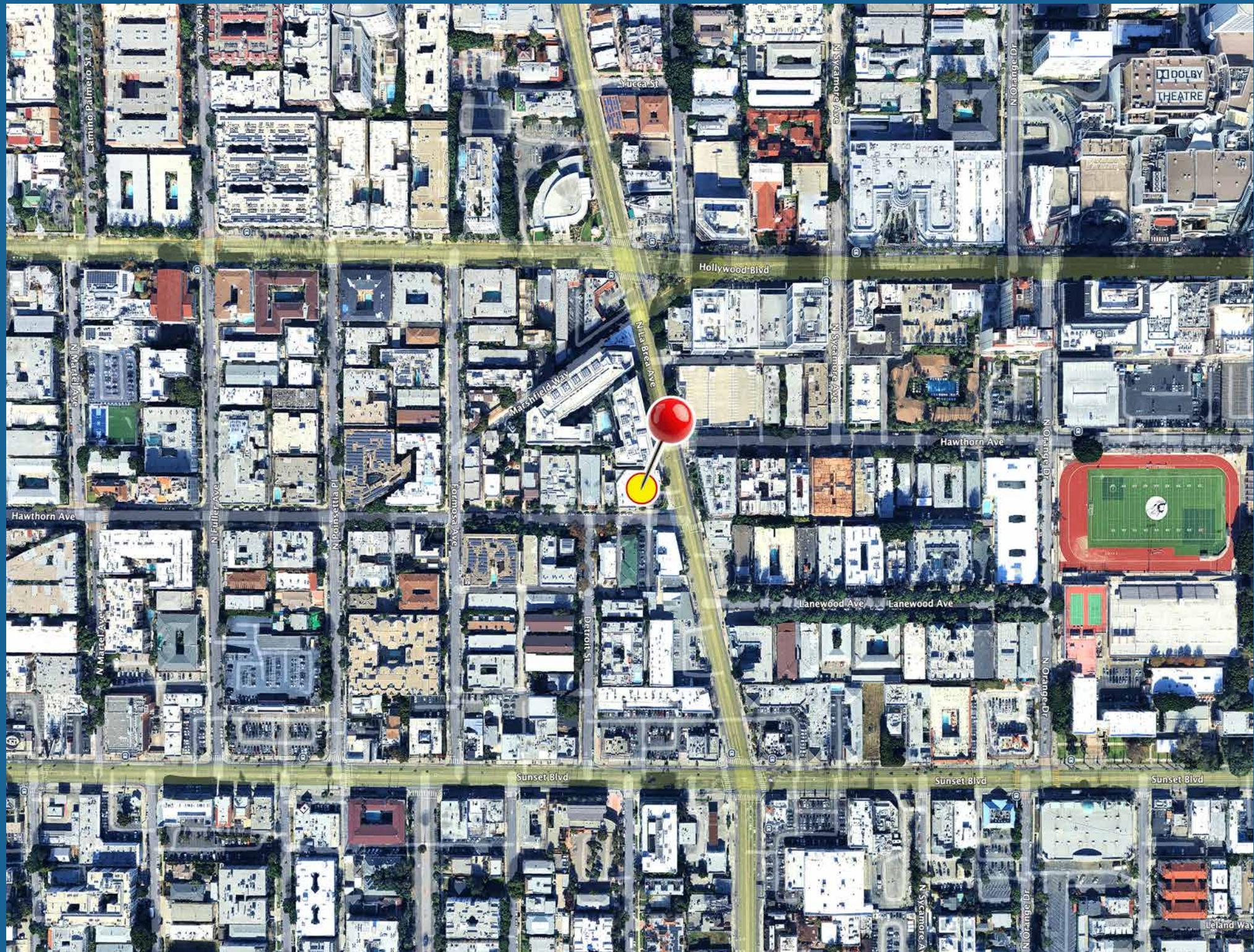


# Site Plan



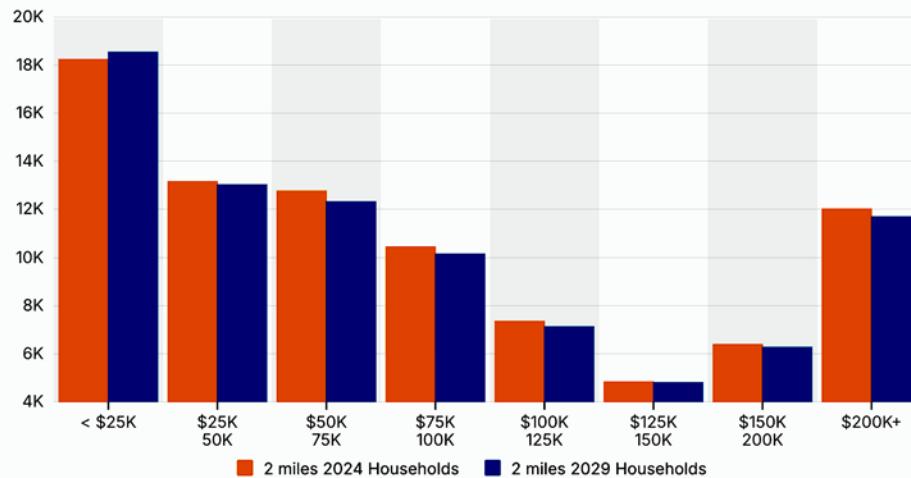
Site Plan Not to Scale | All Measurements Approximate



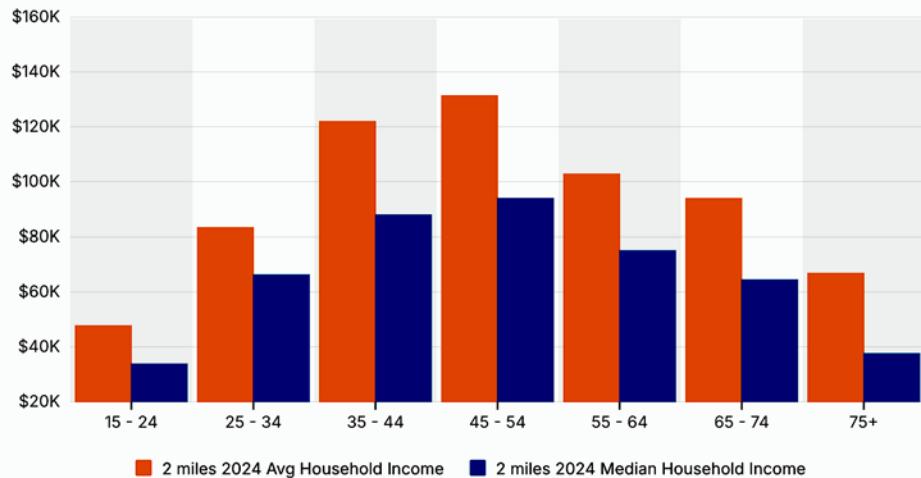


# Neighborhood Demographics

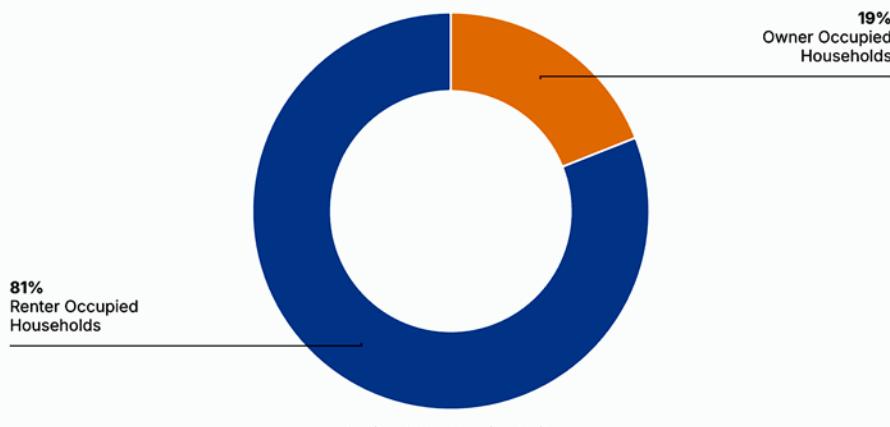
## Household Income



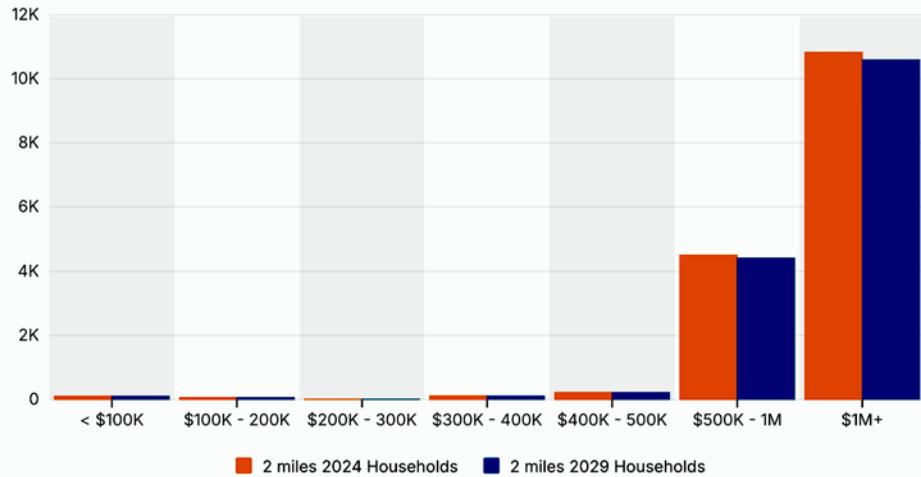
## Household Income By Age



## Housing Occupancy



## Home Values



1603 N La Brea Avenue  
Hollywood, CA 90028

For Lease  
±1,640 SF Retail Unit  
Former Restaurant

Heavy Traffic, Signalized Corner  
Location in Busy Strip Center

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