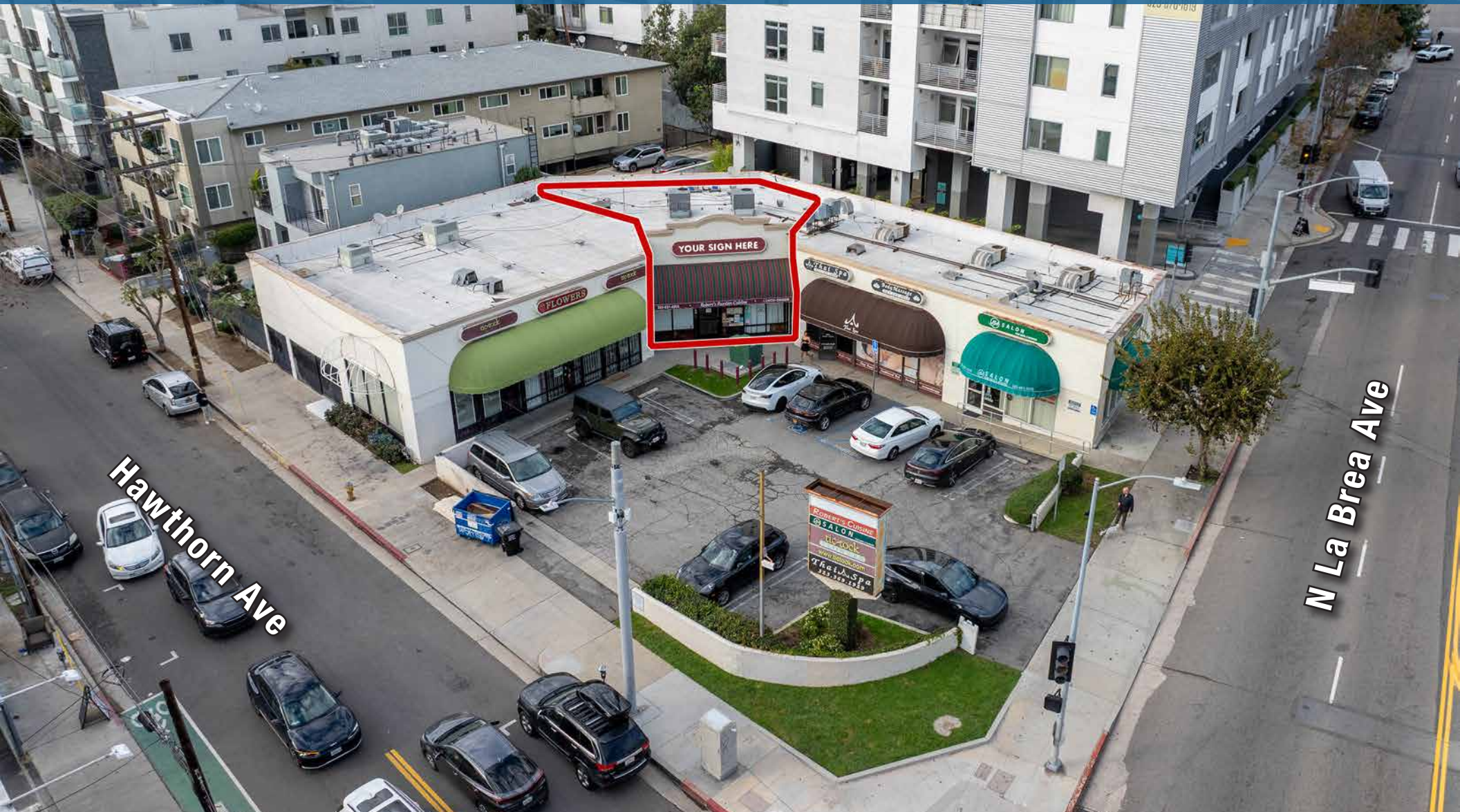


±1,640 SF FORMER RESTAURANT FOR LEASE



1603 N La Brea Avenue
Hollywood, CA 90028



Cole D Gee
213.222.1208 office
805.404.5883 mobile
cole@majorproperties.com
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

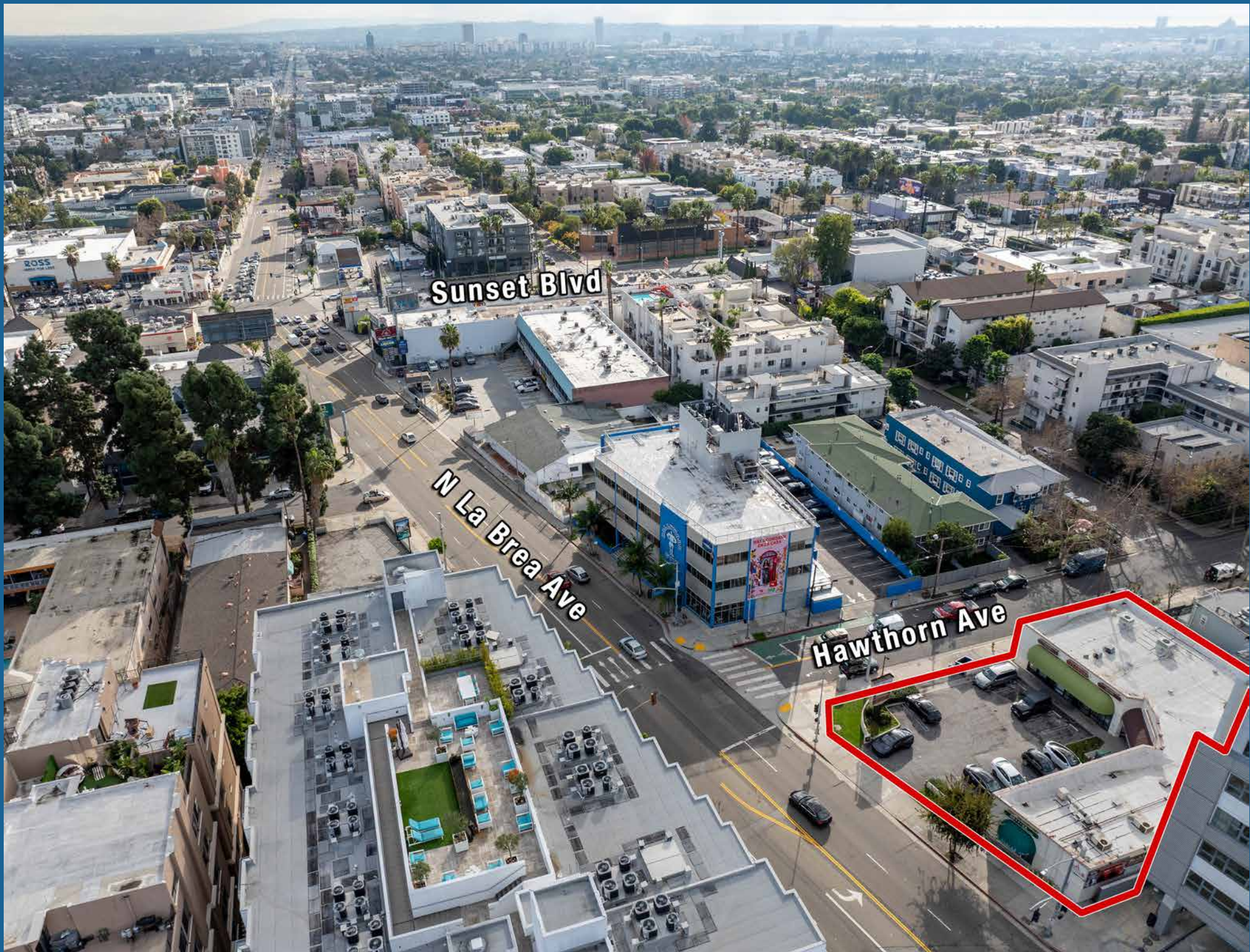
- Second generation restaurant space available for rent
- Ideally situated between Hollywood Blvd & Sunset Blvd
- Existing FF&E available for negotiation
- Corner signage opportunity (La Brea Blvd and Hawthorn Avenue)
- Bonus mezzanine storage space
- 54,445 population within one mile

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



Sunset Blvd

N La Brea Ave

Hawthorn Ave



tic-tock
Custom, Men's & Kids' Styling

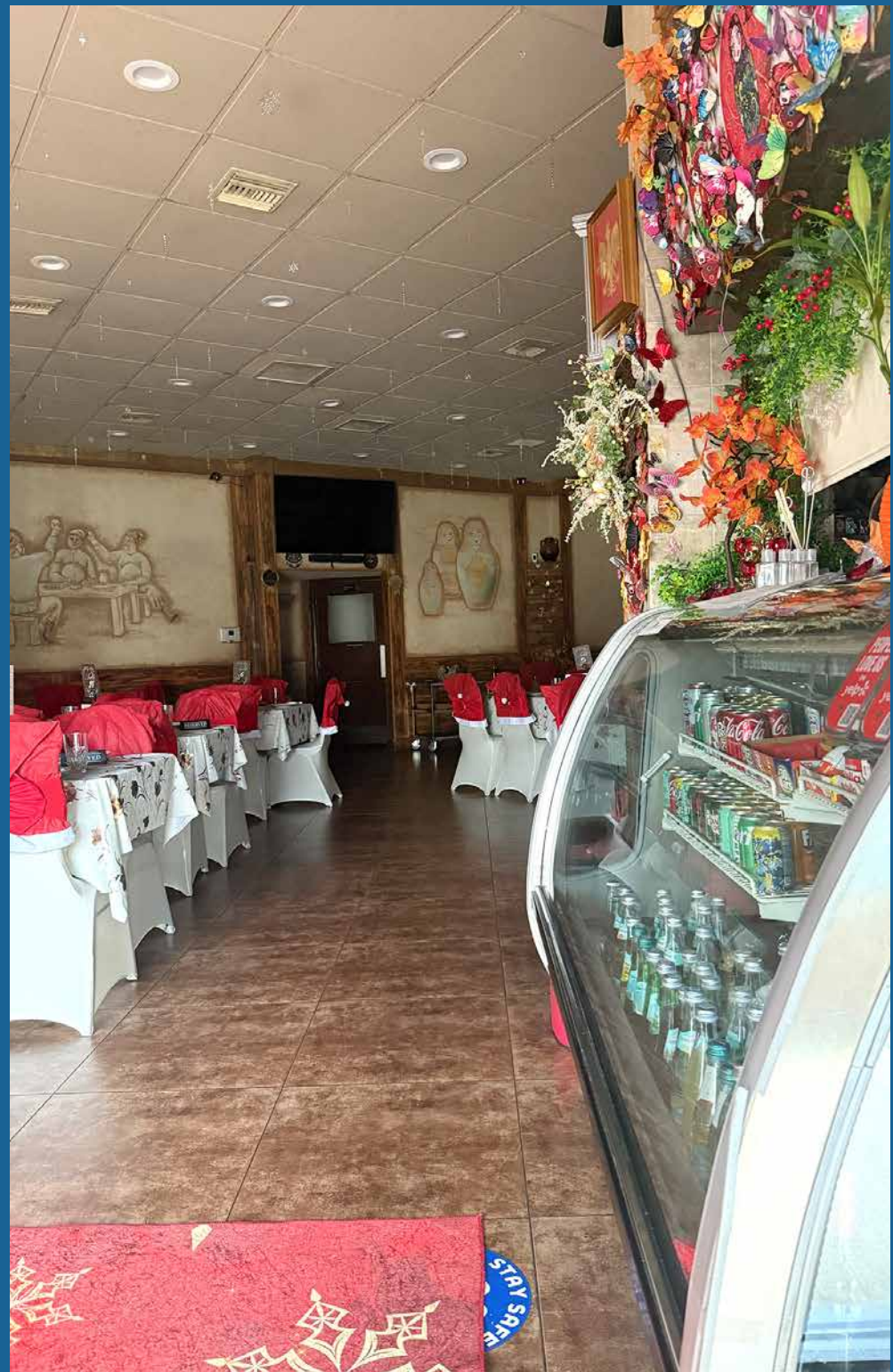
YOUR SIGN HERE

Thai Spa
323.369.1929
Hills



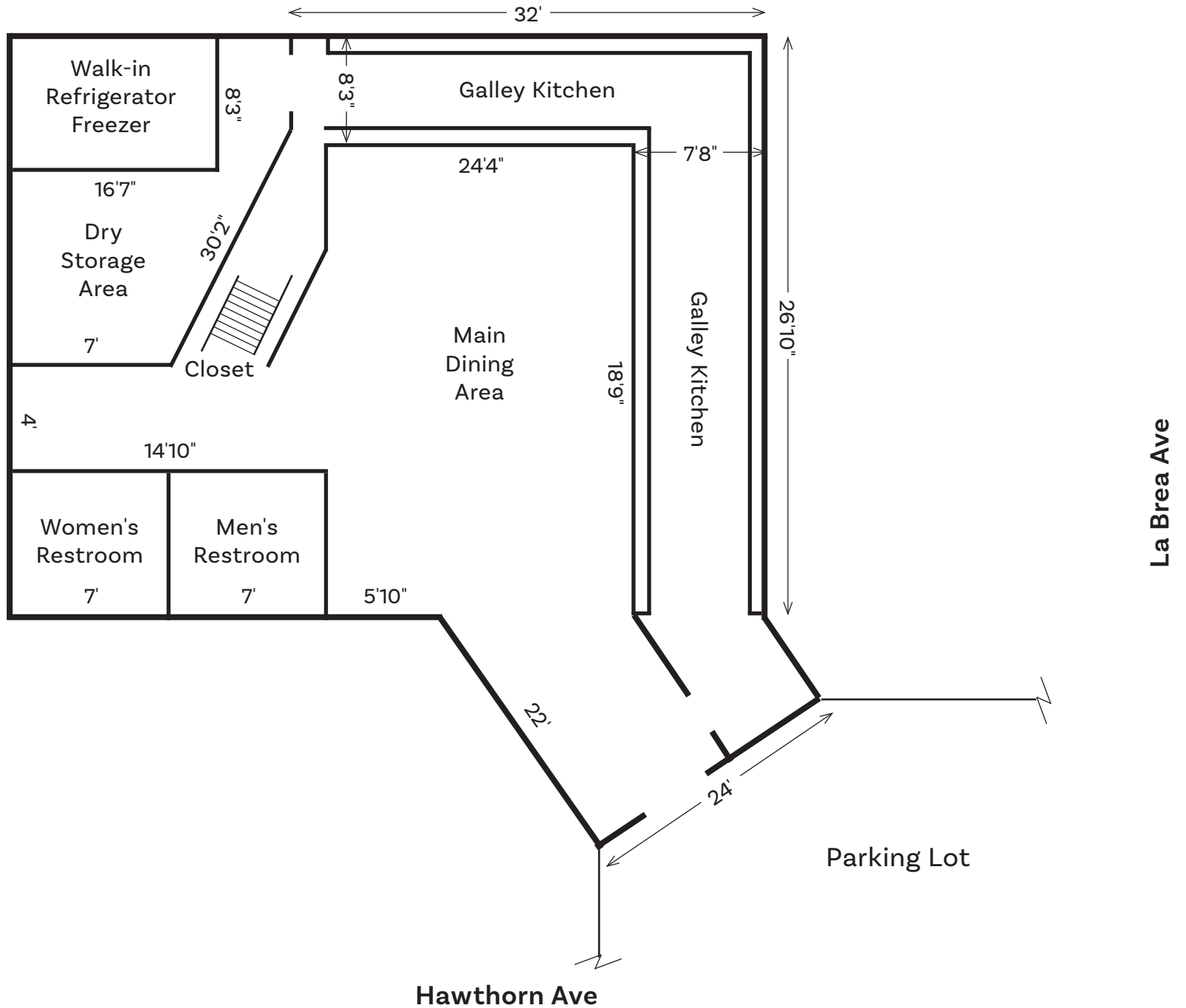
OPEN
Thai Spa
Hours
10 am - 10 pm
323.369.1929



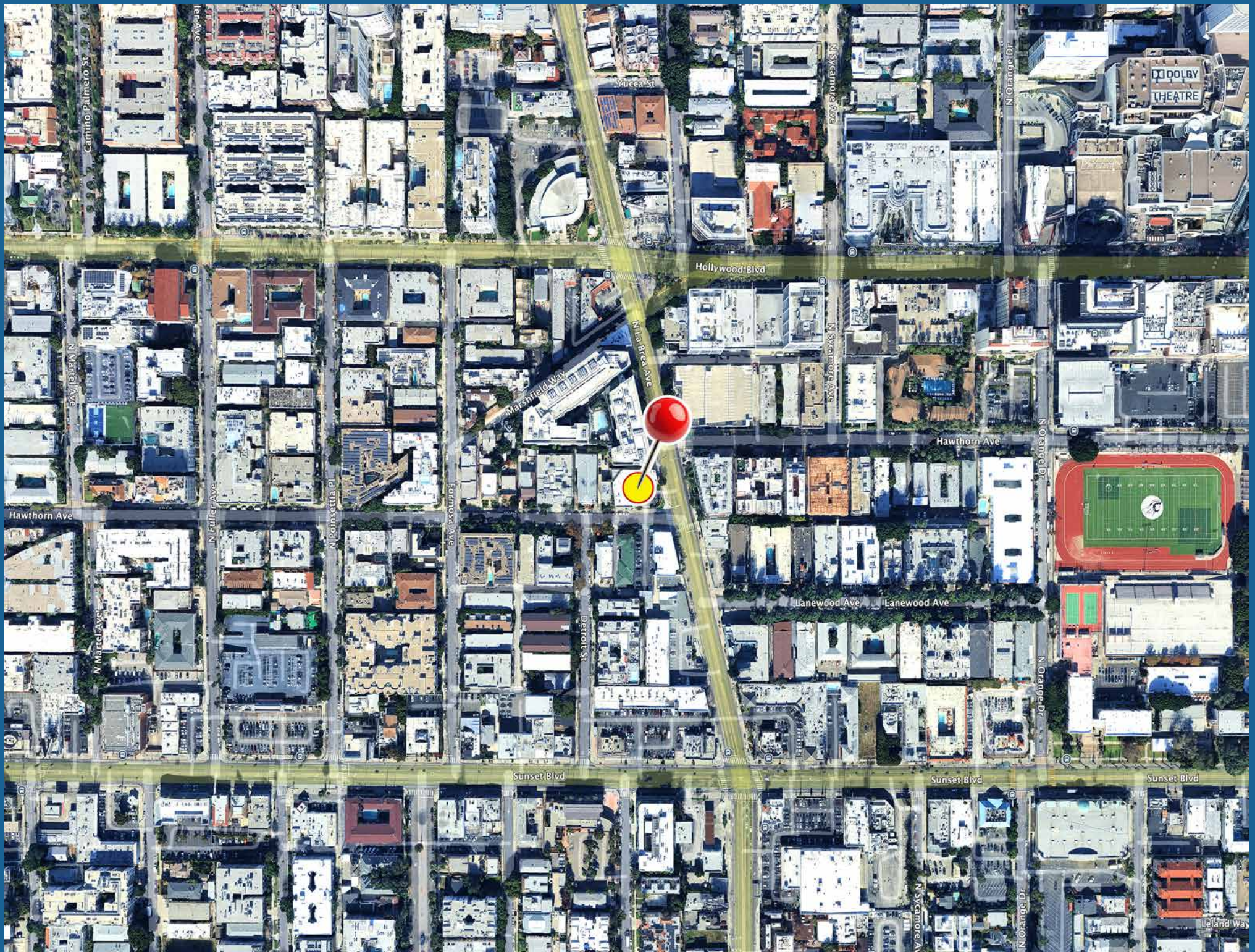




Site Plan

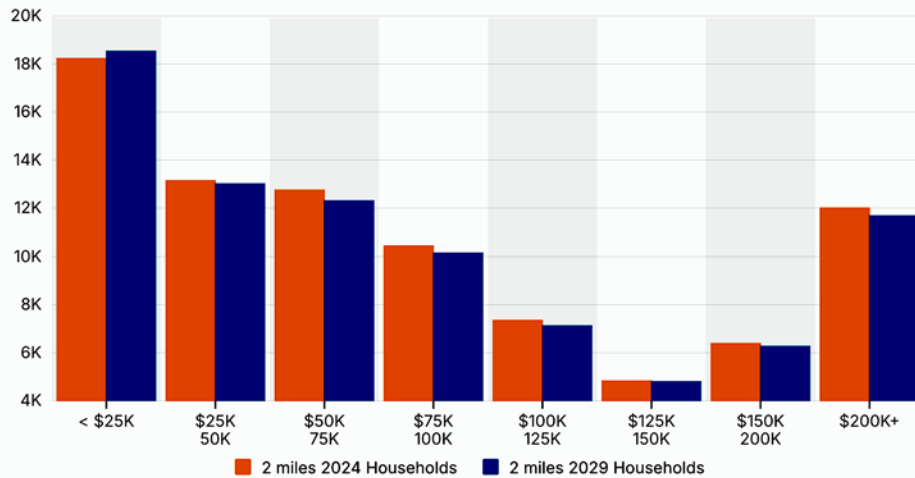




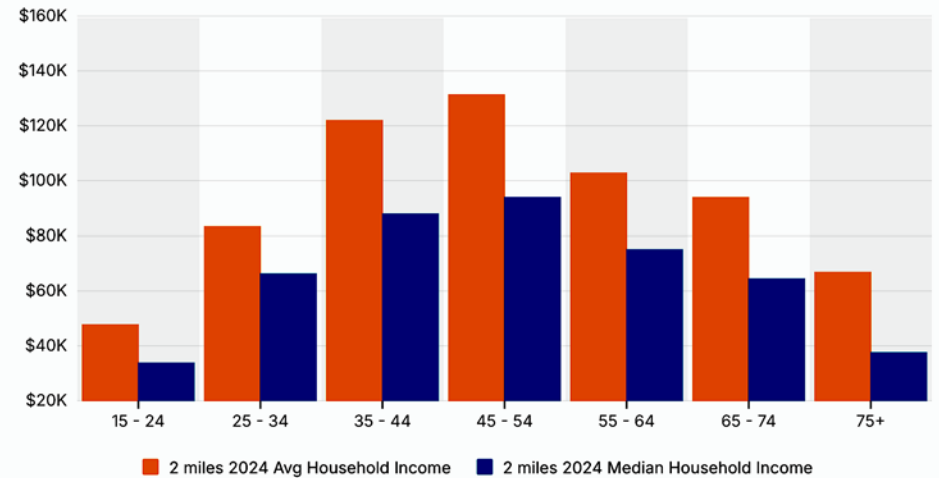


Neighborhood Demographics

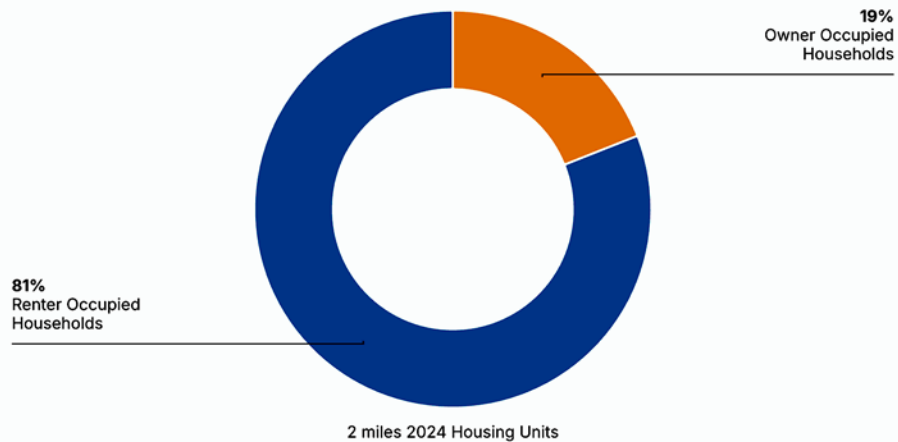
Household Income



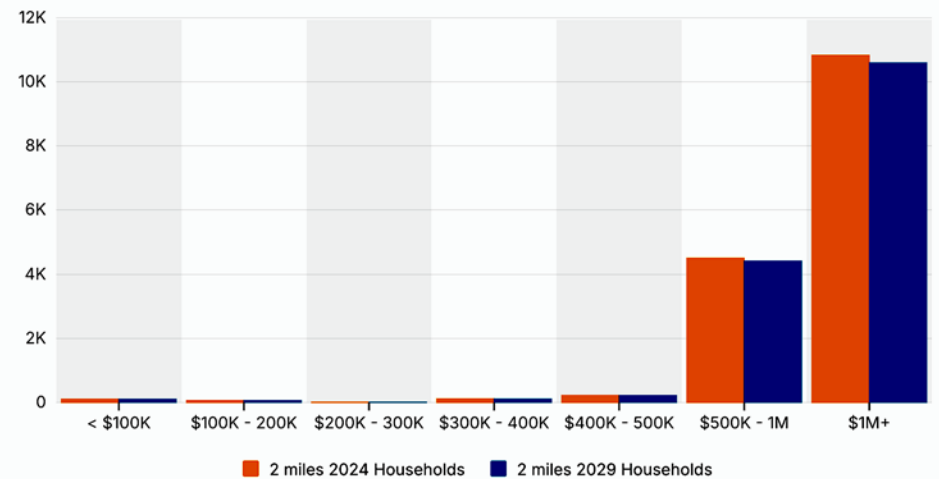
Household Income By Age



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**

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

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