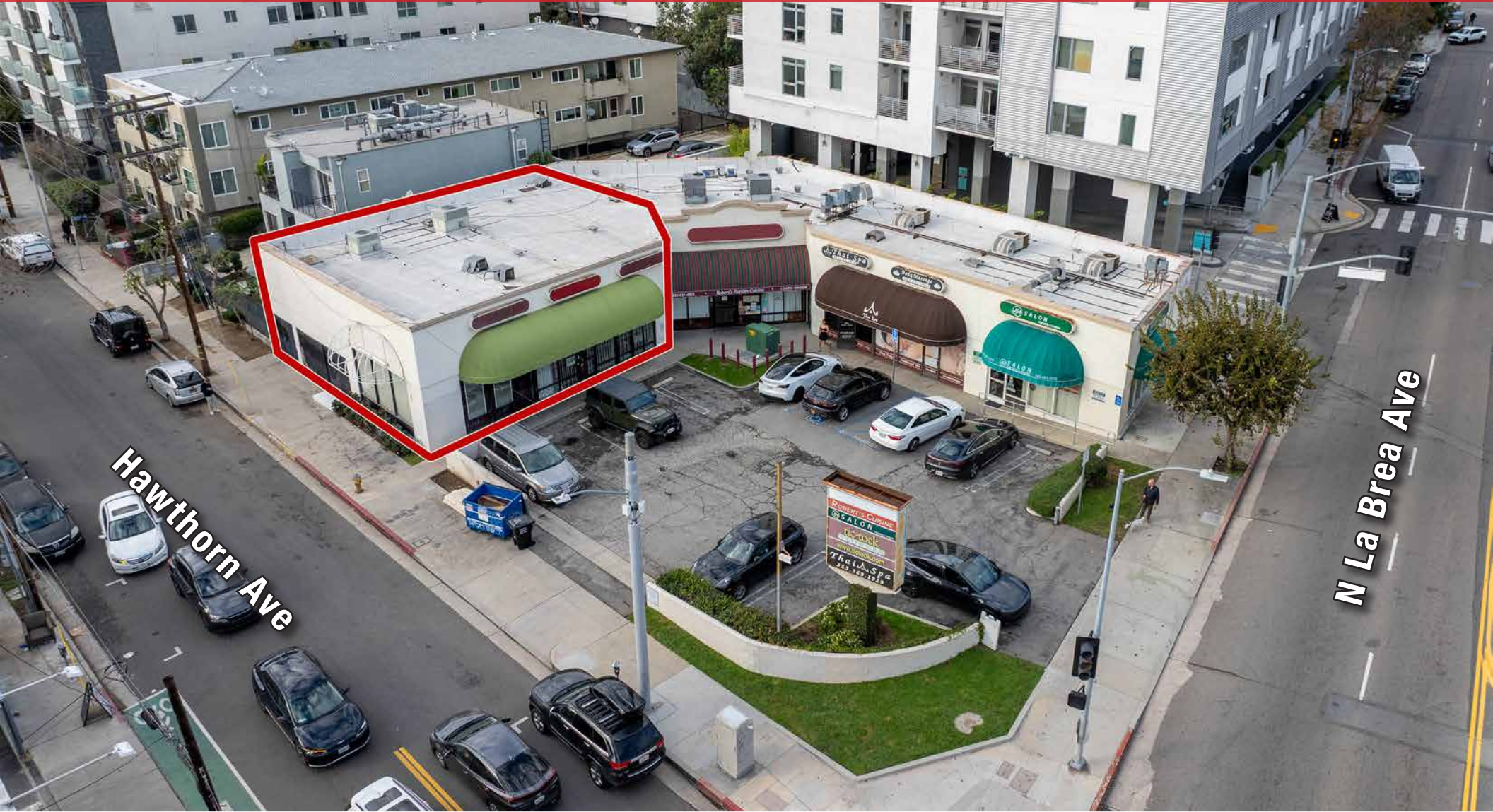


FOR LEASE: 2 ADJACENT RETAIL UNITS

MAJOR PROPERTIES
REAL ESTATE



±1,000 & ±1,700 SF Units | ±2,700 SF Combined

1601 N La Brea Ave, Hollywood, CA 90028



LISTED BY:
Cole D Gee
805.404.5883
cole@majorproperties.com
DRE 02009034

1601 N LA BREA AVE

Property Details

Total Unit Size: ±2,700 SF

Divisible Units Size: ±1,000 SF
±1,700 SF

Year Built/Age: 1986/40

Parking Ratio: 2.23/1,000 SF

Zone: [\[Q\]C4-2D-SN-CPIO](#)

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

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

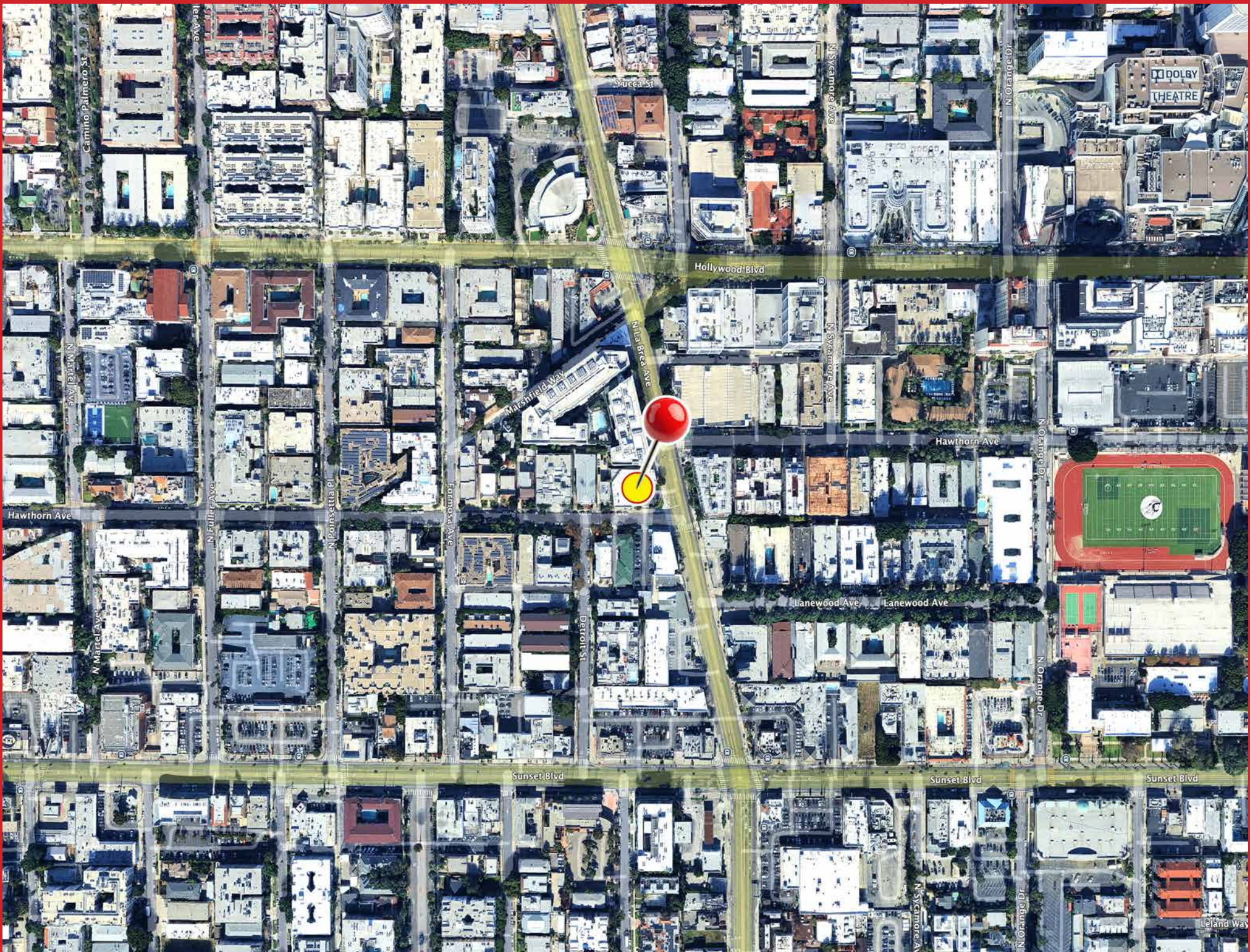
Property Highlights

- Prime retail exposure and visibility
- Ideally situated between Hollywood Blvd & Sunset Blvd
- ±1,000 SF unit has a restroom
- ±1,700 SF unit has 2 offices, a walk-in freezer, restroom, and a free bonus mezzanine
- Corner signage opportunity (La Brea Blvd and Hawthorn Avenue)
- 54,445 population within one mile

Base Rent: \$3.50 Per SF

NNNs = \$0.91 Per SF

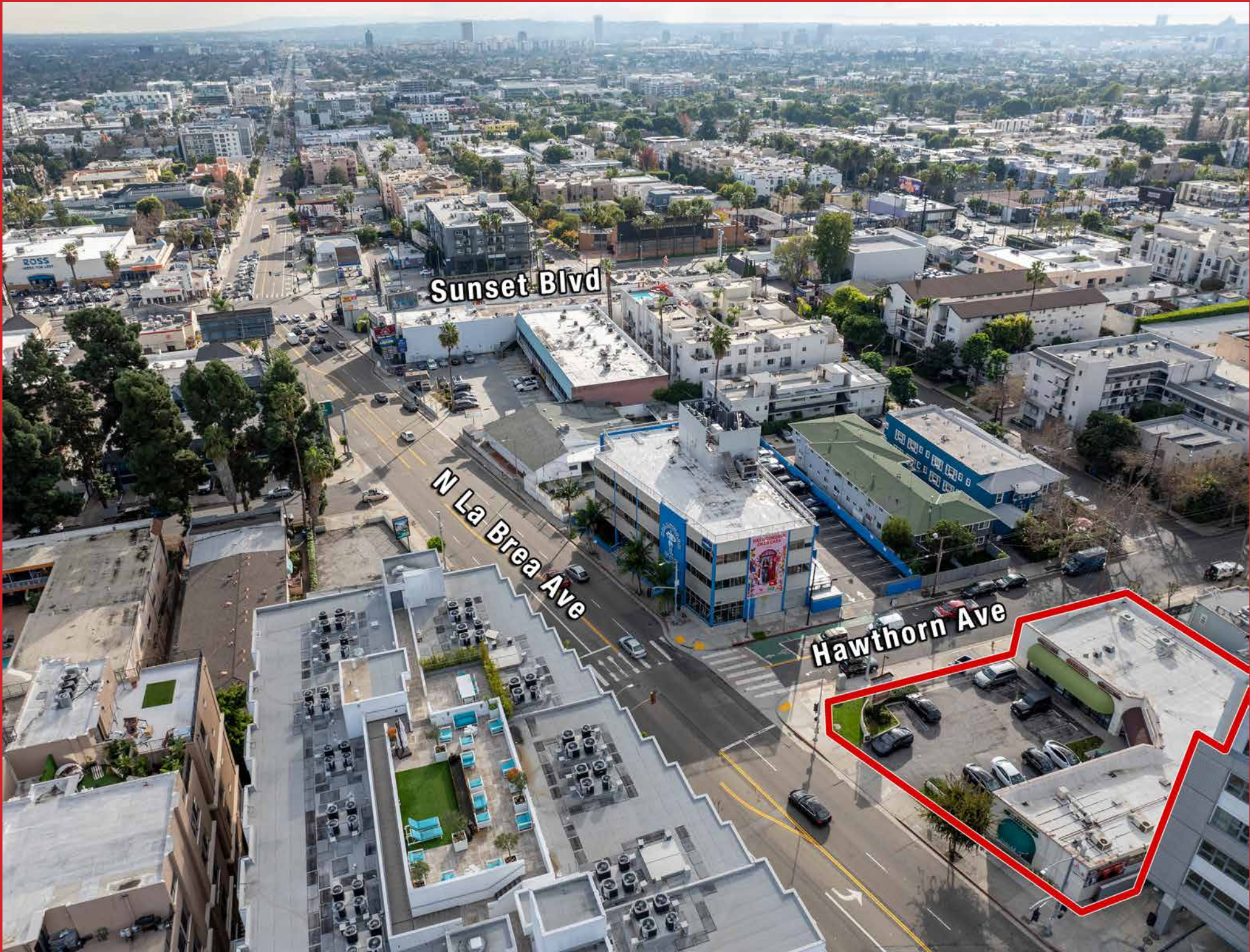
Term: 3+ Years





Hawthorn Ave

N La Brea Ave



Sunset Blvd

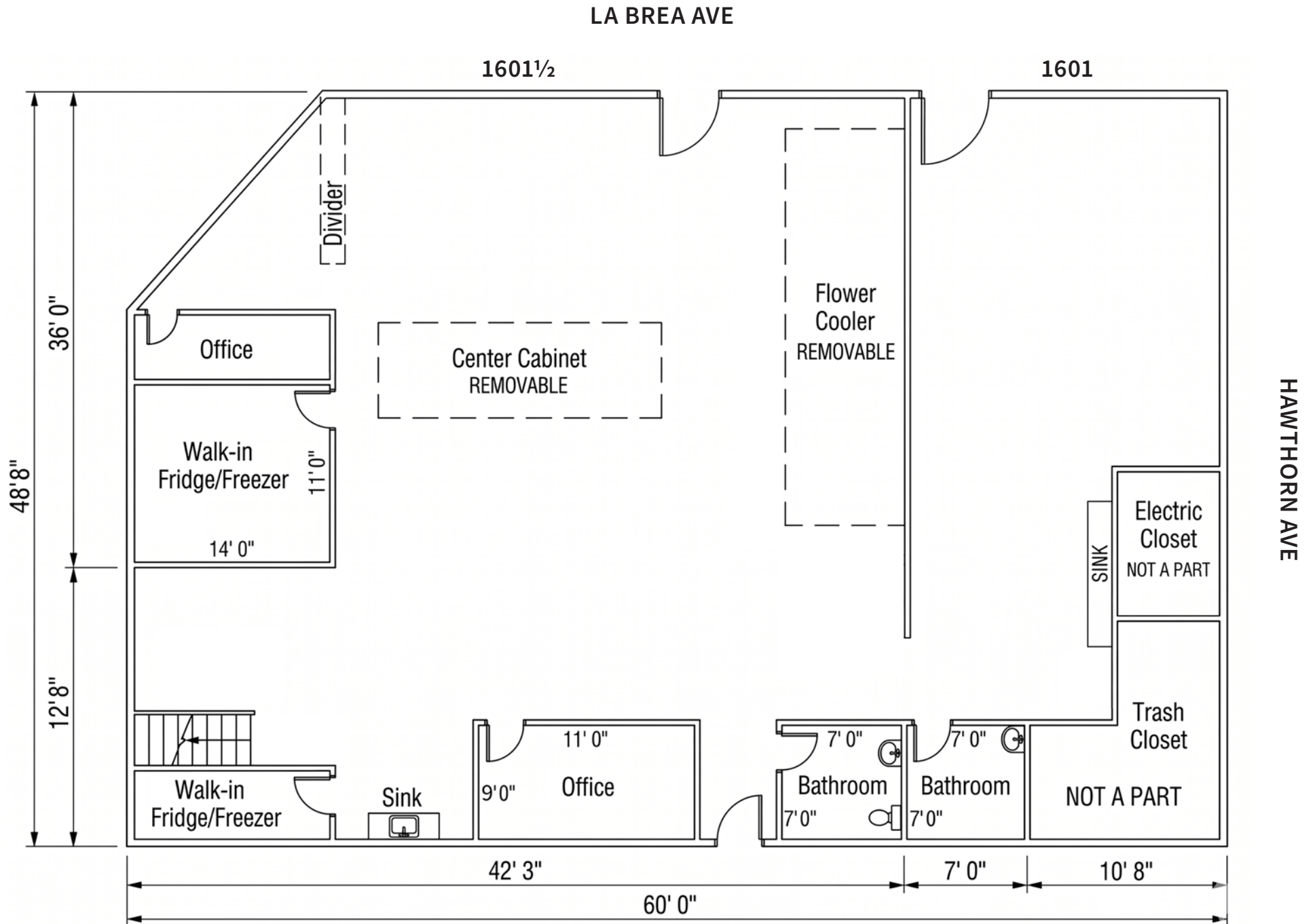
N La Brea Ave

Hawthorn Ave

1601

1601½

Site Plan





1601 N LA BREA



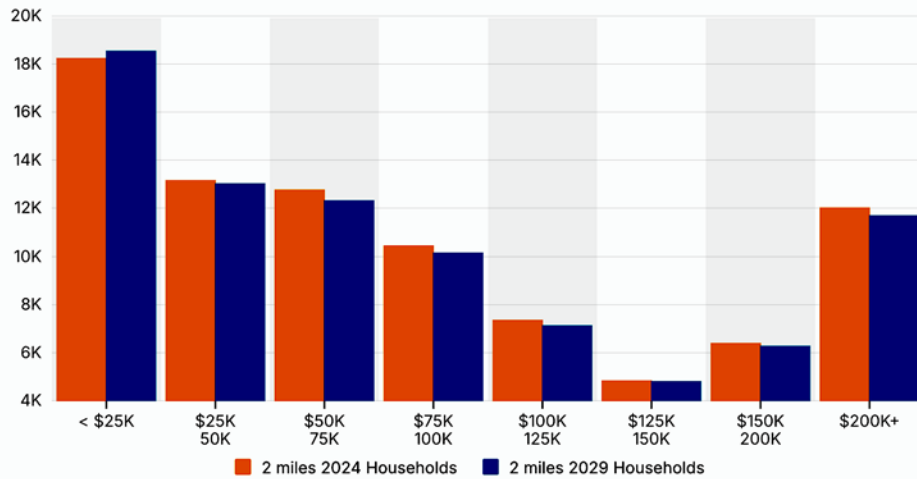


1601½ N LA BREA

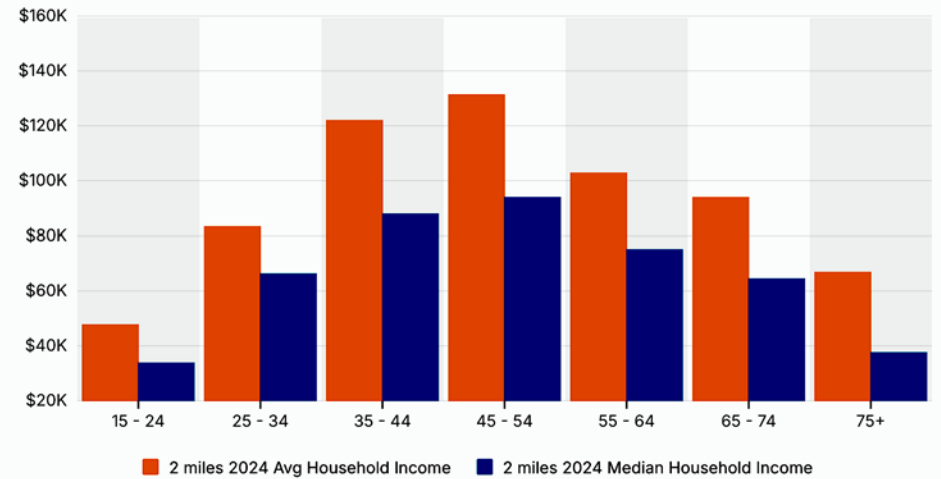


Neighborhood Demographics

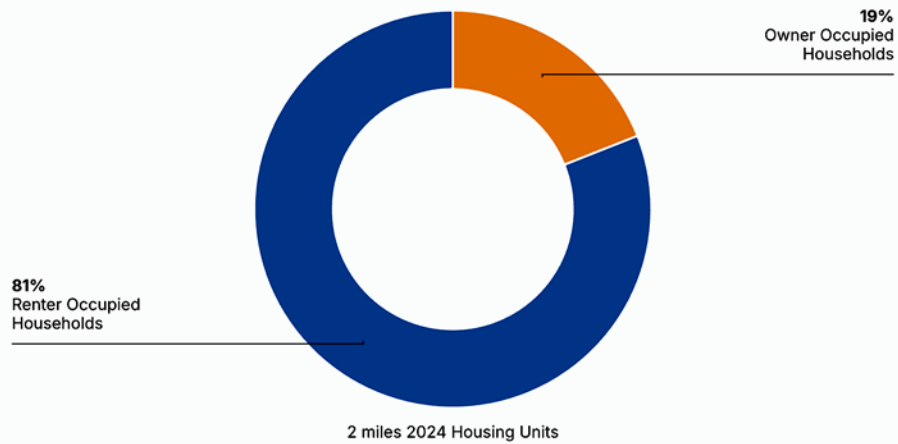
Household Income



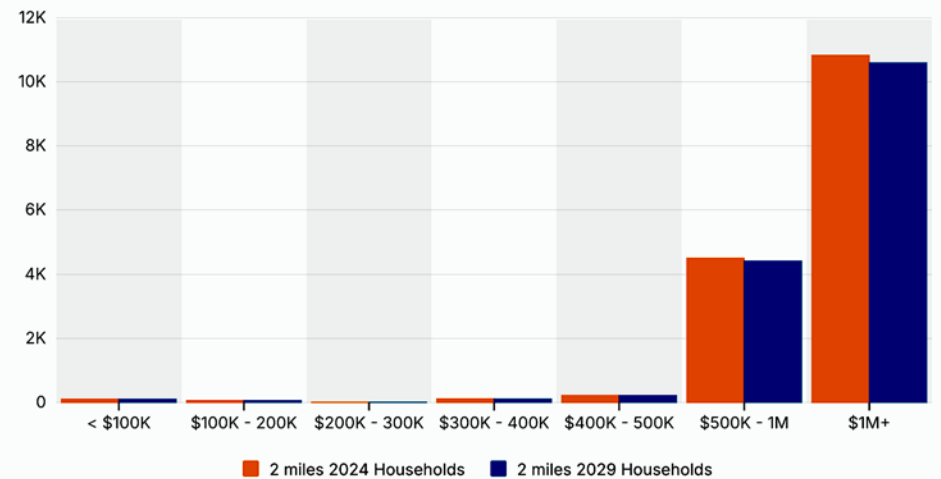
Household Income By Age



Housing Occupancy



Home Values



1601 N La Brea Avenue
Hollywood, CA 90028

For Lease

±2,700 SF Retail Unit

Divisible to 1,000 & 1,700 SF

Heavy Traffic, Signalized Corner
Location in Busy Strip Center

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