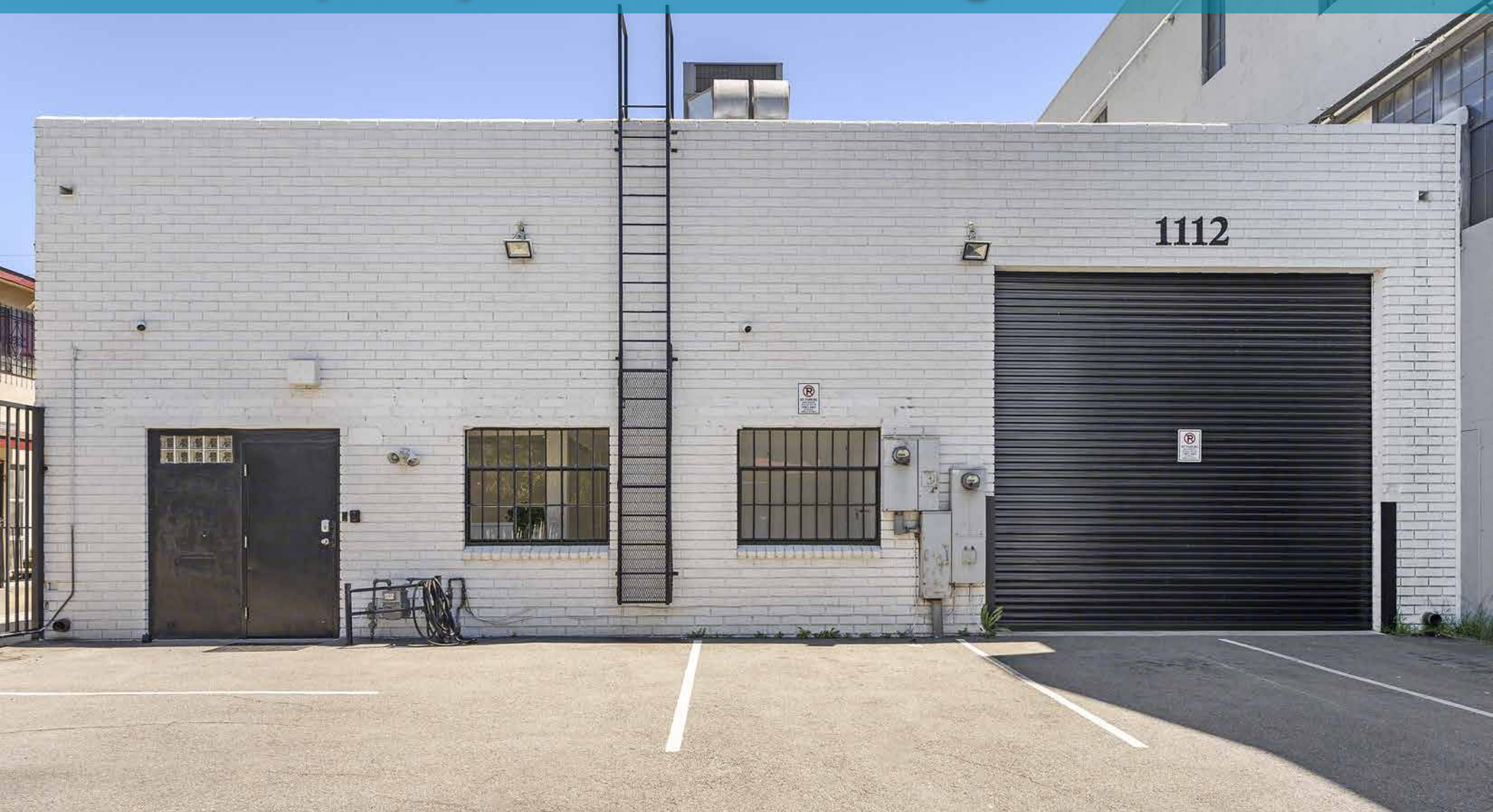


HOLLYWOOD CREATIVE OFFICE/FLEX FACILITY

Completely Remodeled Building — Must See!



±6,214 SF Building on ±6,753 SF of Land
1112 N Beachwood Dr, Hollywood, CA 90038

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

**1112 N BEACHWOOD DRIVE
HOLLYWOOD, CA 90038**

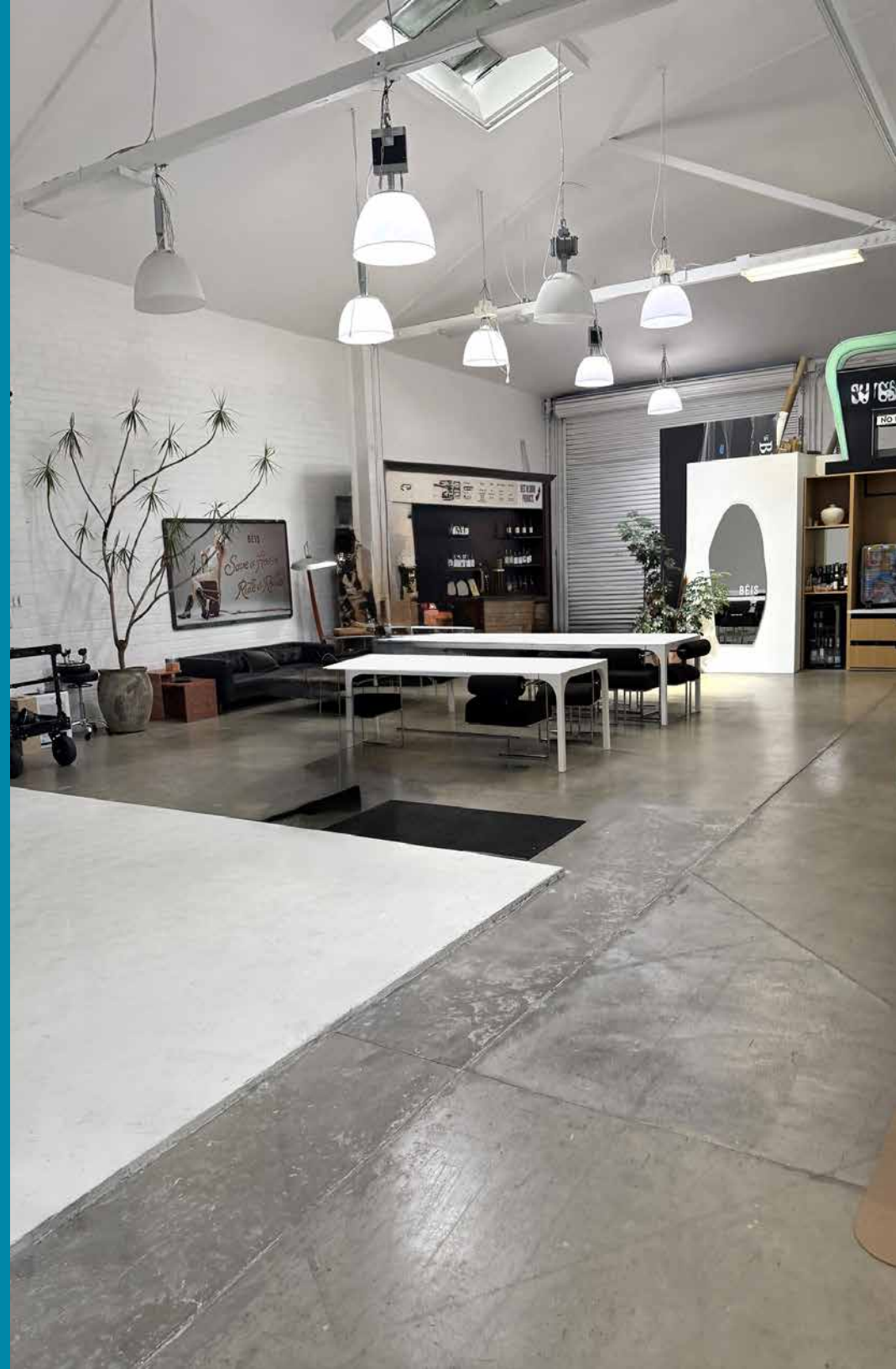
Property Highlights

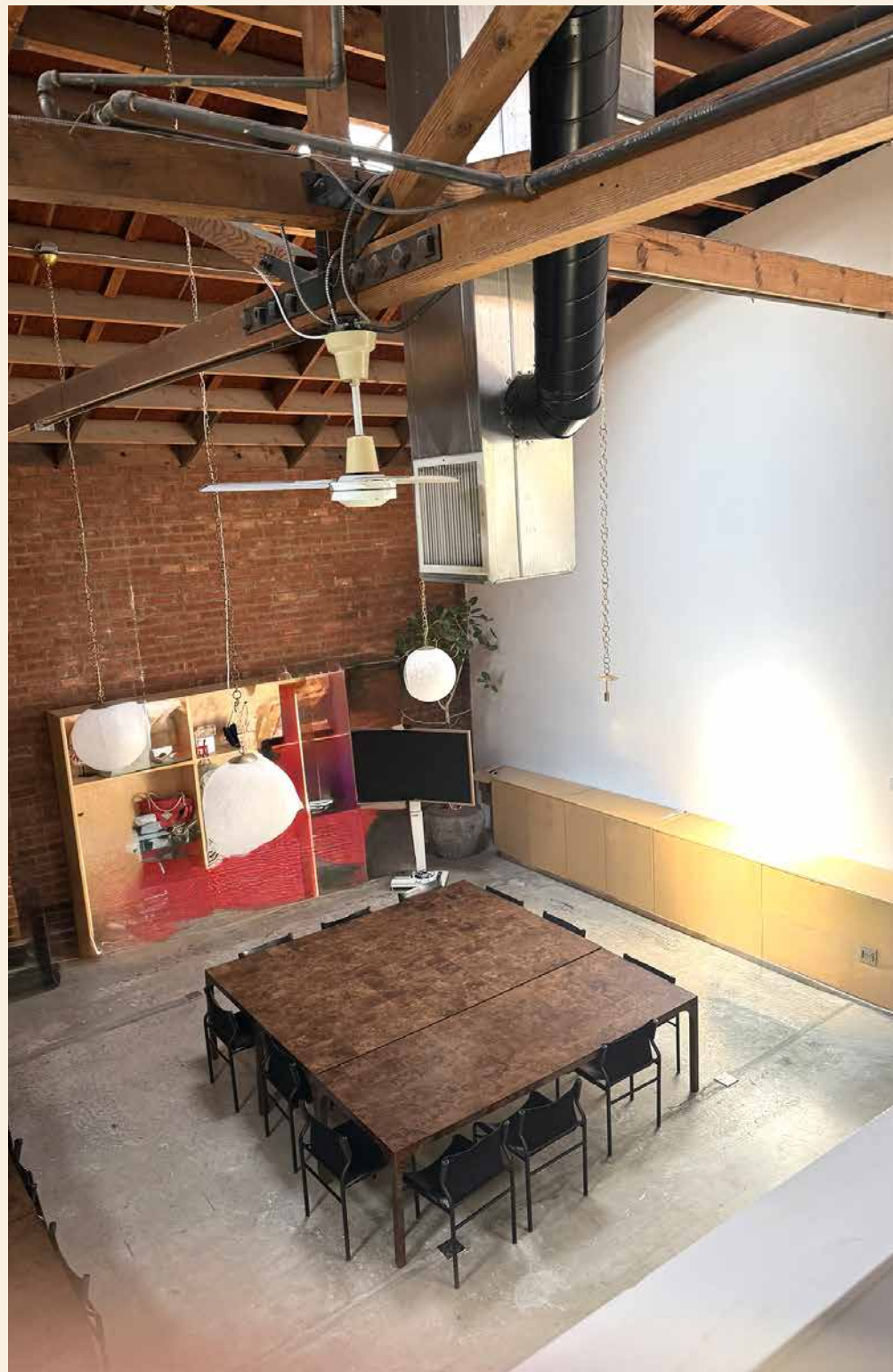
- Completely remodeled creative/flex space
- Wood bow truss with brick walls and concrete floors
- HVAC throughout the building
- Great natural light from multiple skylights
- Fantastic Hollywood location just north of Santa Monica Blvd and 3 blocks east of Vine St

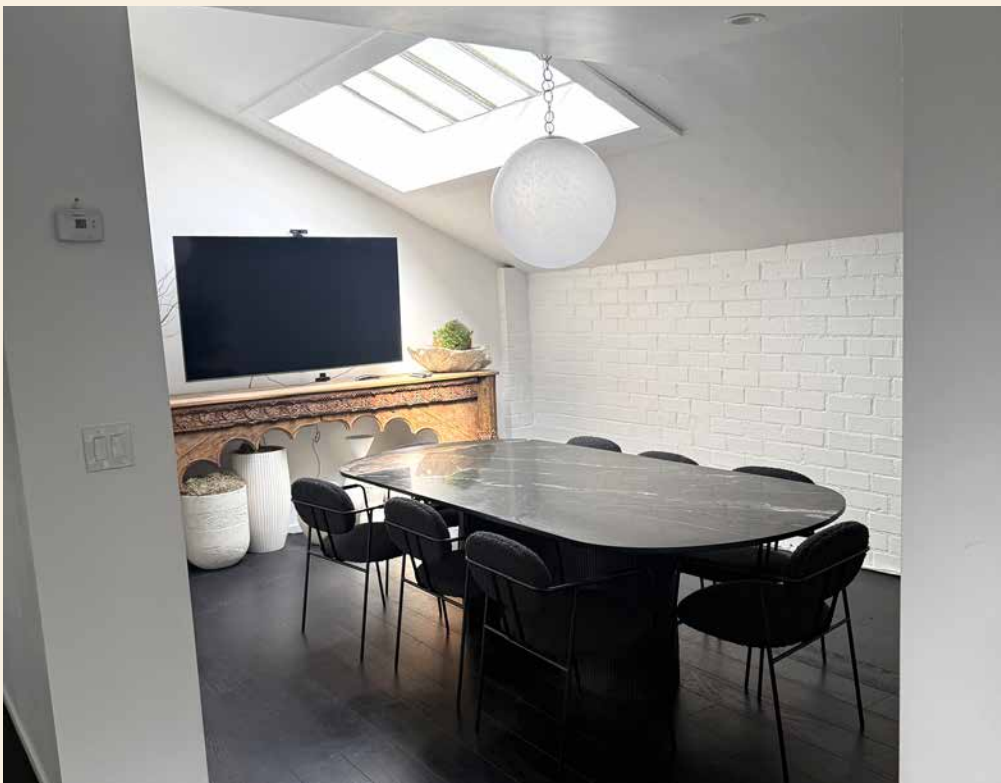
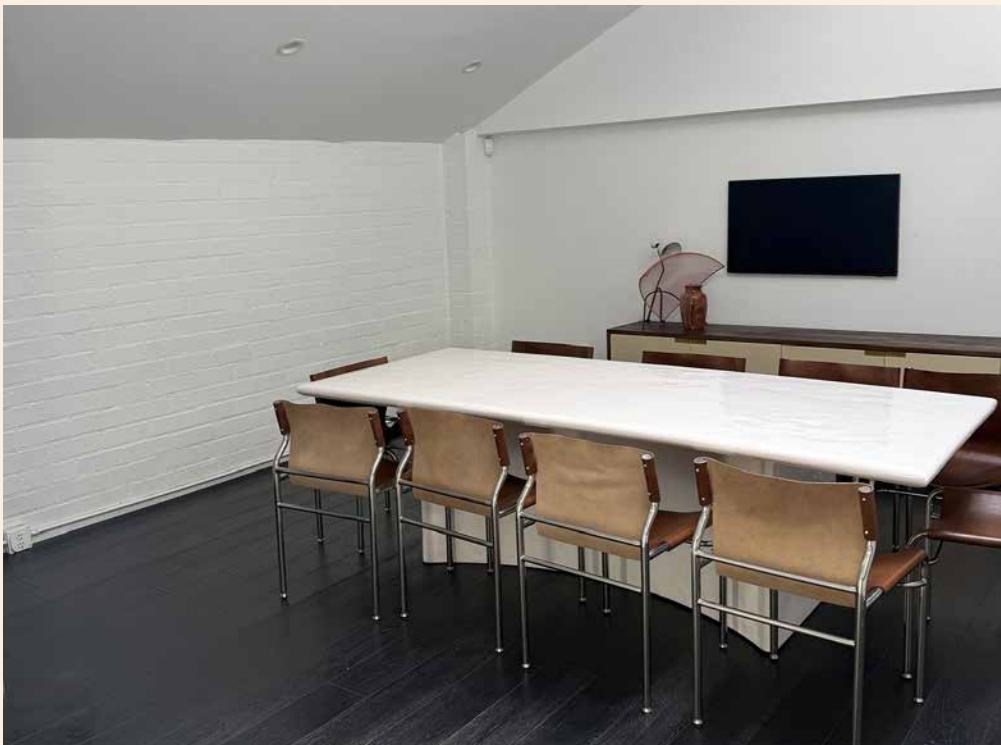
Property Details

Total Building Area	±6,214 SF
Ground Floor Area	±5,000 SF
Office Mezzanine Area	±1,214 SF
Land Area	±6,753± SF
Construction	Masonry
Year Built	1959
Ceiling Height	14'
Ground Level Loading Door	1: 13' x 12'
Power	280A/110V/1Ph
Parking	±6 Gated Surface Spaces
Zone	LACM

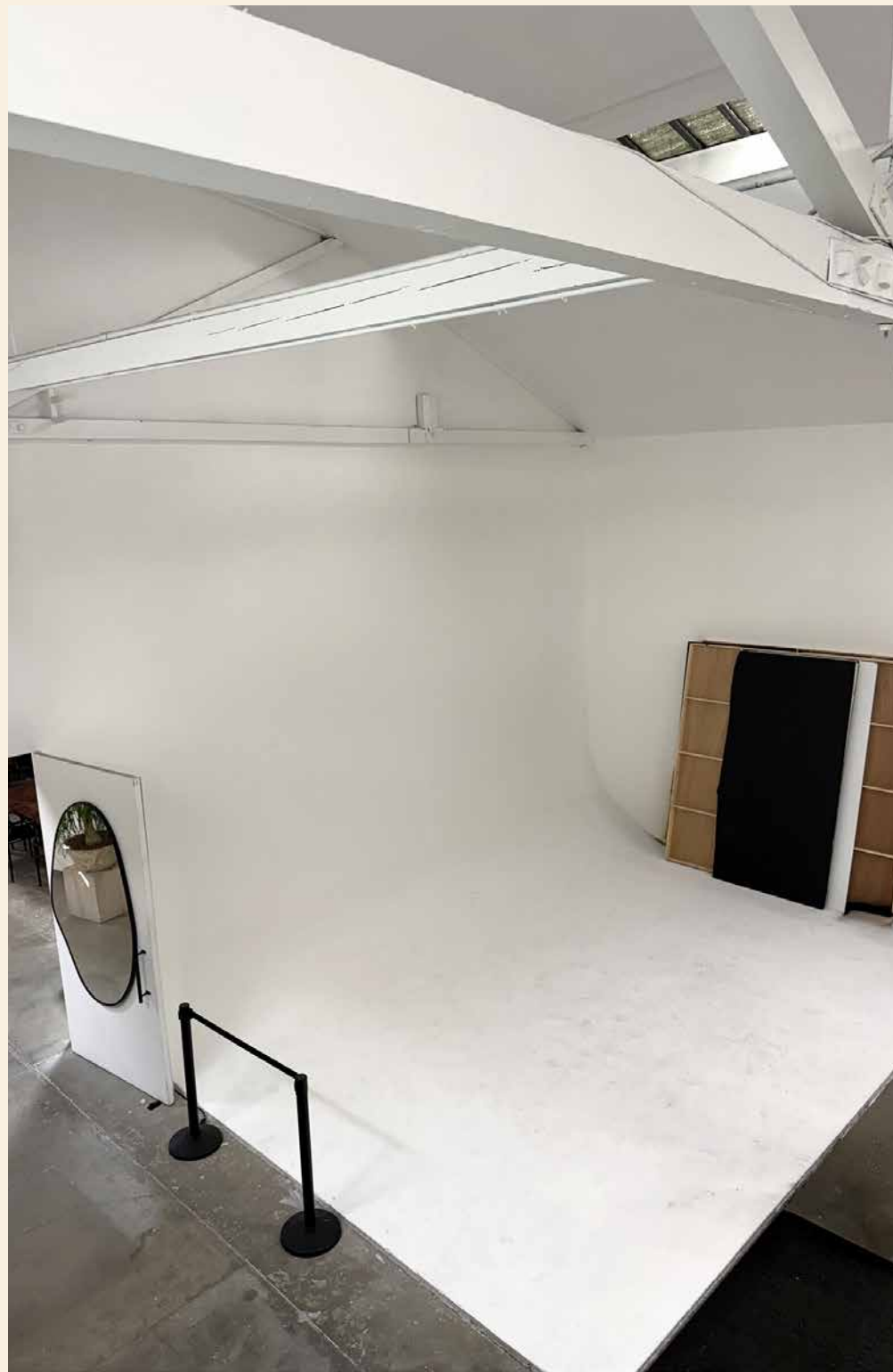
Lease Rental: \$20,000 Per Month (\$3.22/SF NNN)
NNN = \$0.17/SF Per Month
Available For Occupancy March 1, 2027



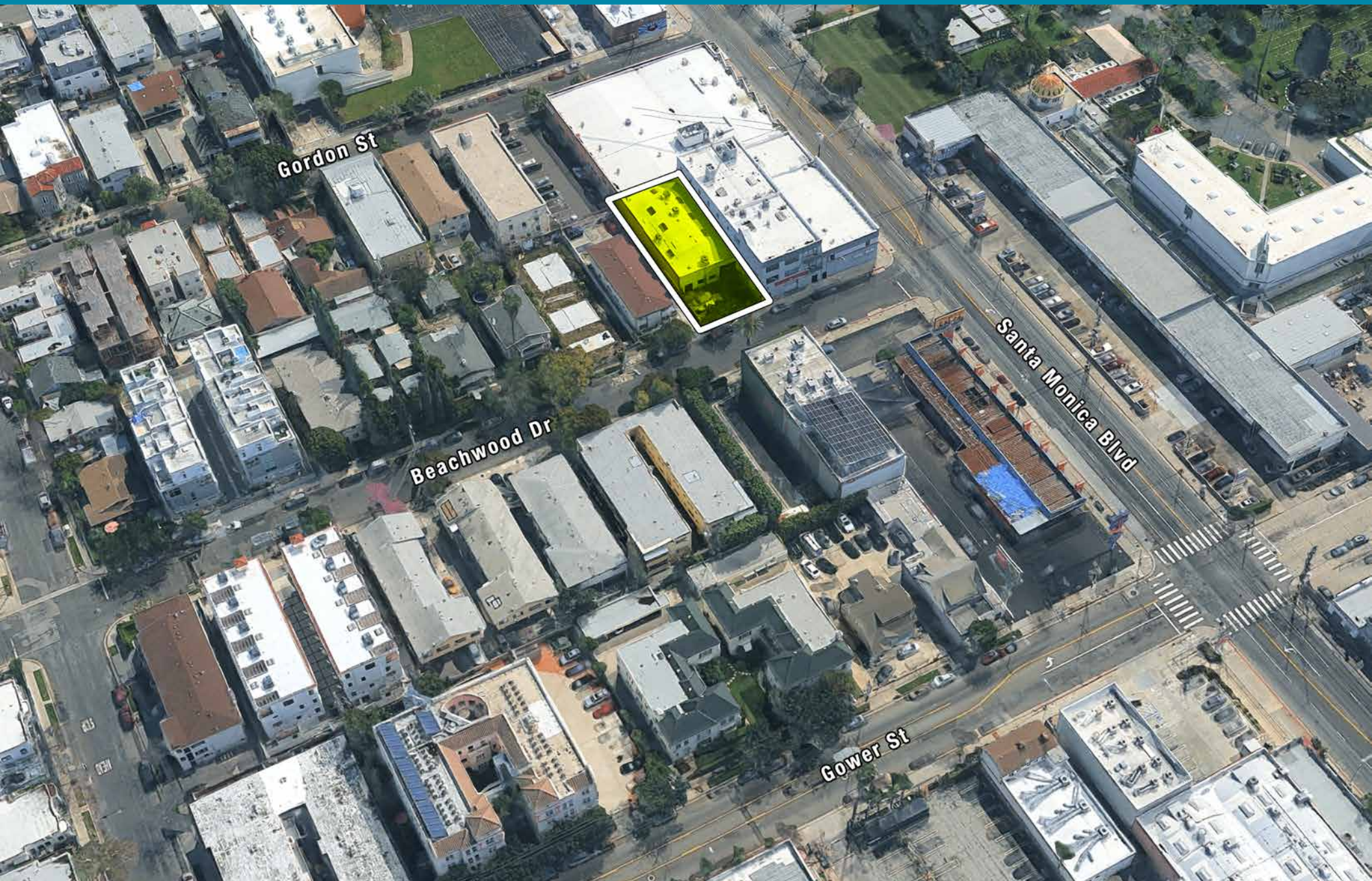




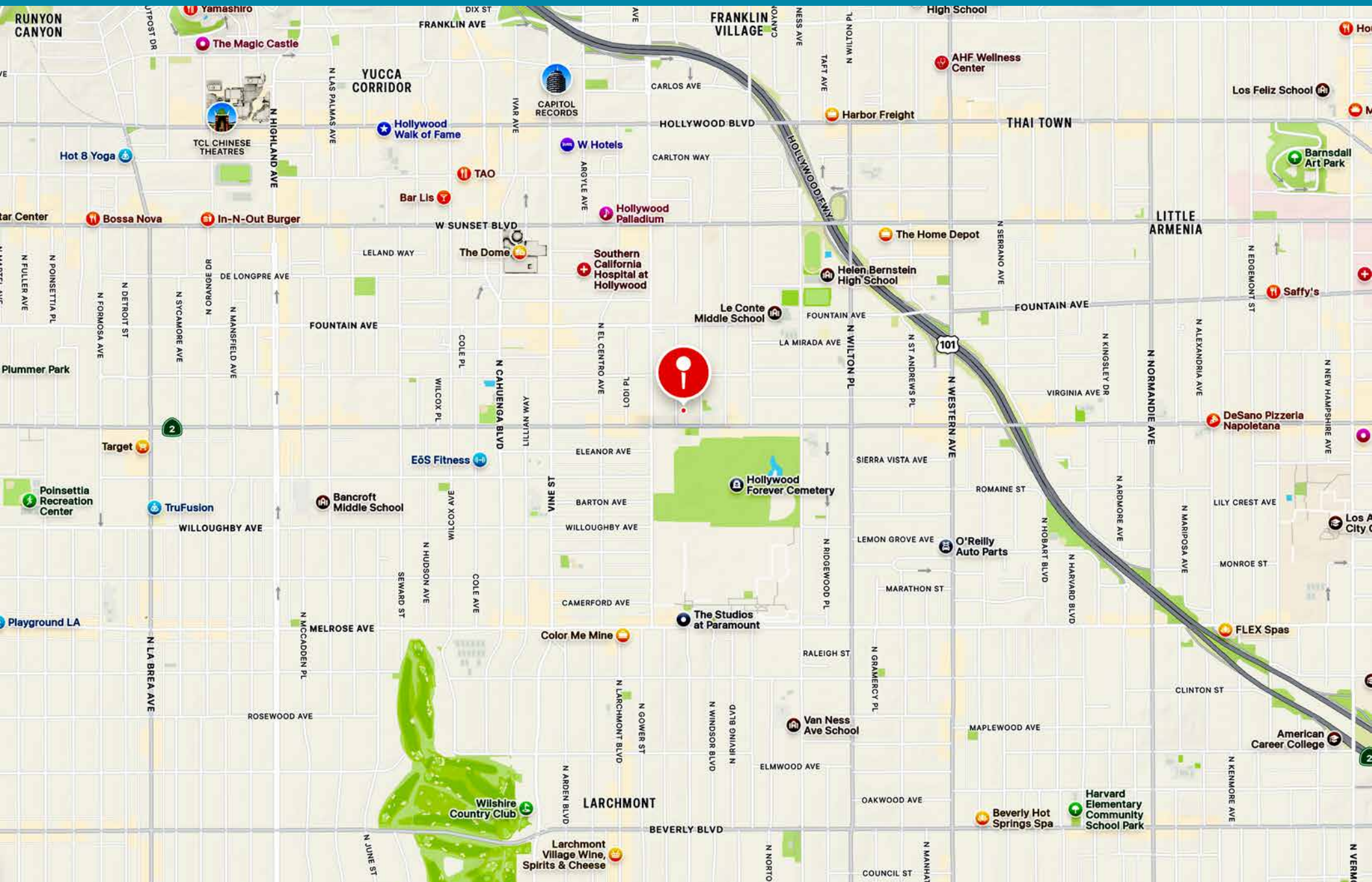




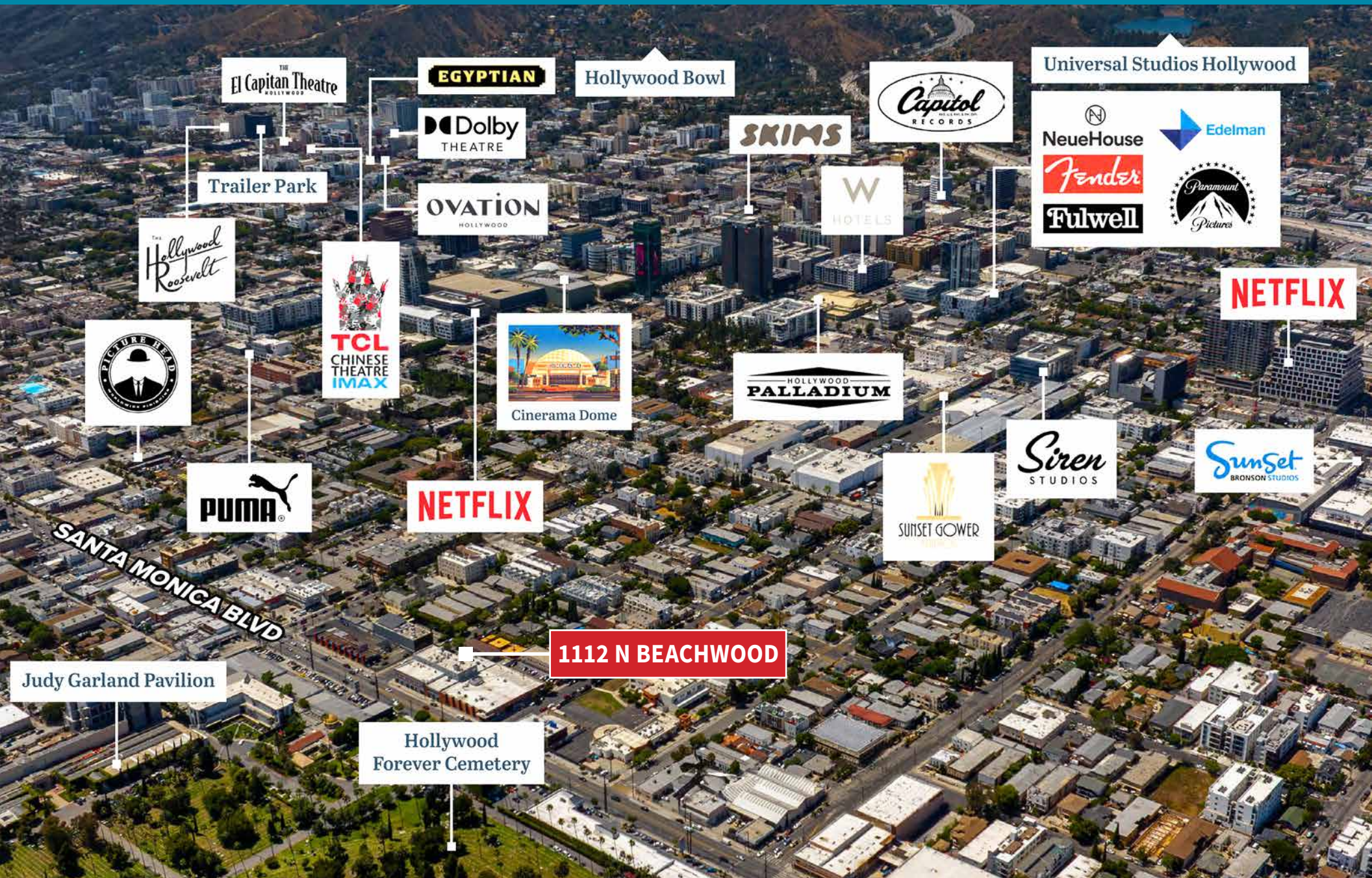
AERIAL PHOTO



AREA MAP



AREA AMENITIES



Hollywood, Los Angeles, CA

HOLLYWOOD

DEMOGRAPHIC SNAPSHOT



POPULATION
83,000+
residents



RESIDENT
HOUSEHOLDS
17.7K
households



MEDIAN AGE
37.5
years



RENTER
OCCUPIED
96%
renters

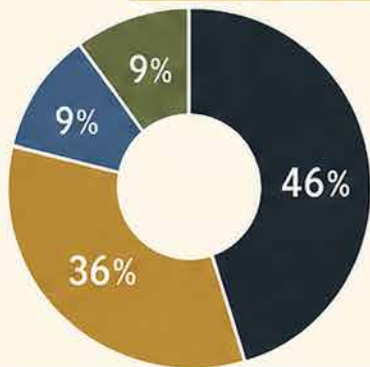


EDUCATION
53%
Bachelor's degree
or higher



YOUNG ADULT
CONCENTRATION
64%
Millennials +
Gen Z

★ RESIDENT RACE & ETHNICITY ★



White	46%
Latinx	36%
Asian	9%
Black	9%

★ GENERATION MIX ★



Millennials
(1981–1996)

42%



Gen Z
(1997–2012)

22%



Gen X
(1965–1980)

17%



Other
generations
(1946–1964+)

19%

Sources: Hollywood Partnership resident profile reporting (2025–2026)
and Los Angeles City Planning ACS summary data.

FOR LEASE

1112 N Beachwood Dr, Hollywood, CA 90038

BEAUTIFUL CREATIVE OFFICE/FLEX FACILITY

±6,214 SF Building on ±6,753 SF of Land

Available March 1, 2027

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.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by



Jeff Luster

CEO

213.747.4152 office

213.804.3013 mobile

jeff@majorproperties.com

DRE LIC. 00636424