

# Hollywood Blvd Retail Space For Lease

## 5645 Hollywood Blvd

Los Angeles, CA 90028



### David Passman

Founder

310.859.8100

dp@thepassmangroup.com

DRE#: 01795153

### Michael Navi

Director

310.859.8100

mn@thepassmangroup.com

DRE#: 01901154

### Marc Pakravan

Associate

310.859.8100

mp@thepassmangroup.com

DRE#: 02024610

### Daniel Lavi

Associate

310.859.8100

dl@thepassmangroup.com

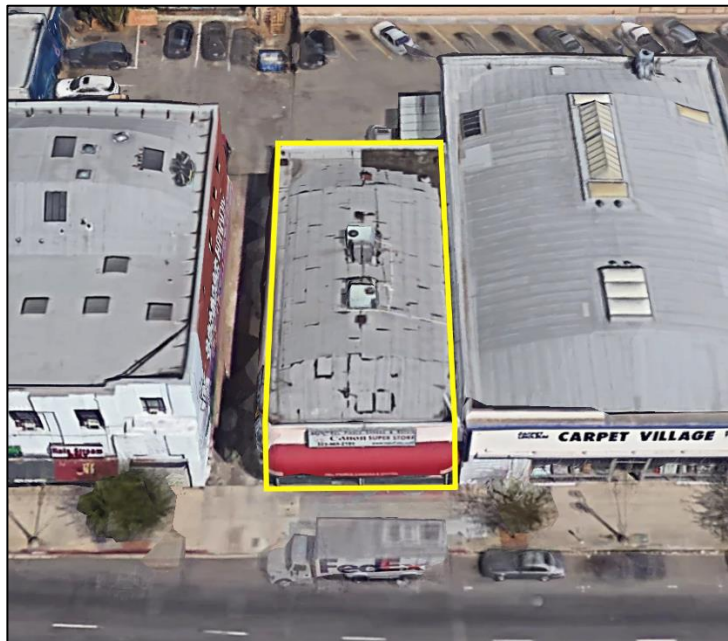
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# PROPERTY DETAILS:

- Lease Rate: **Negotiable**
- Building Size: +/- 4,142 SF
  - Ground floor: +/- 3,000 SF
  - Downstairs office: +/- 180 SF
  - Upstairs mezzanine: +/- 1,000 SF
    - Upstairs office: +/- 100 SF
- Land Size: +/- 5,550 SF
- Ceiling Height: +/- 11-15 Ft.
- Electronic roll-up door
- 6 parking spaces located behind building
- 2 Bathrooms
- Emergency exit located in back
- Mezzanine contains windows looking over the 1<sup>st</sup> floor
- High traffic counts
- I-101 Freeway adjacent



# EXECUTIVE SUMMARY:

5645 Hollywood Blvd is prime retail spot along the Hollywood Blvd corridor.

Previously Mel's Camera Store, the space is adjacent to numerous restaurant and retail options. It is conveniently located to both the 101 freeway and Hollywood/Western Metro stop. It can be used as street facing retail, showroom, office, etc.

The first floor is +/- 3,000 SF of retail space and includes a private office, bathrooms, and storage. The second-floor mezzanine is +/- 1,000 SF with windows overlooking the first floor and another private office. The space comes with two separate bathrooms on the main level.

Electronic roll-up door at entrance. Six spots in the back and ample metered street parking.

