



COMMERCIAL  
ASSET GROUP



**BIG BROKER  
BONUS  
AVAILABLE:  
PLEASE  
INQUIRE**

# **UNIQUE FOOD & RETAIL SPACES FOR LEASE ON HOLLYWOOD BLVD**

# THE GUARDIAN ARMS APARTMENTS



**Property Address:** 5225-5229 Hollywood Blvd, Los Angeles, CA 90027

**Available Immediately**

**Parking:** Parking Available Upon Request

**[See Inside the Guardian Arms Apartments Here](#)**

- Situated beneath 110 unit apartment building
- Rare retail spaces under 1,000 SF with manageable rent
- Neighbors include Harvard & Stone Bar and Obet & Del's Coffee
- Highly walkable area near Hollywood/Western Redline Station



## **Unit 5225**

Rent: \$2,500/Month, Gross

Space Size: ±731 SF

## **Unit 5229**

Rent: \$5,500/Month, Gross

Space Size: ±1,700 SF + ±300 SF Mezzanine

Prelim buildout cost available upon request

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

# HOLLYWOOD

## 2020 Demographics

	1-Mile	3-Mile	5-Mile
Population	66,129	404,031	1,090,231
Average Home Value	\$921,208	\$905,730	\$858,694
Average Income	\$67,899	\$81,742	\$84,335
Median Age	39.2	38.6	38.3



# 5225

Rent: \$2,500/Month, Gross

Space Size: ±731 SF

Available Immediately

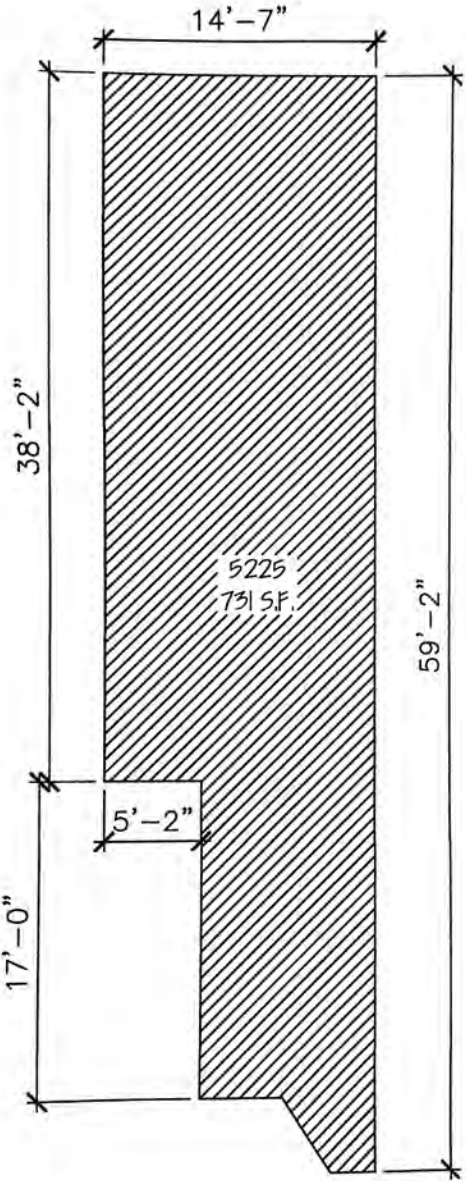
Parking: Available Upon Request

High Ceilings

Located Directly Next Door to Popular Harvard & Stone Bar



# 5225 FLOOR PLAN



# 5229

Rent: \$5,500/Month, Gross

Space Size: ±1,700 SF + ±300 SF Mezzanine

Available Immediately

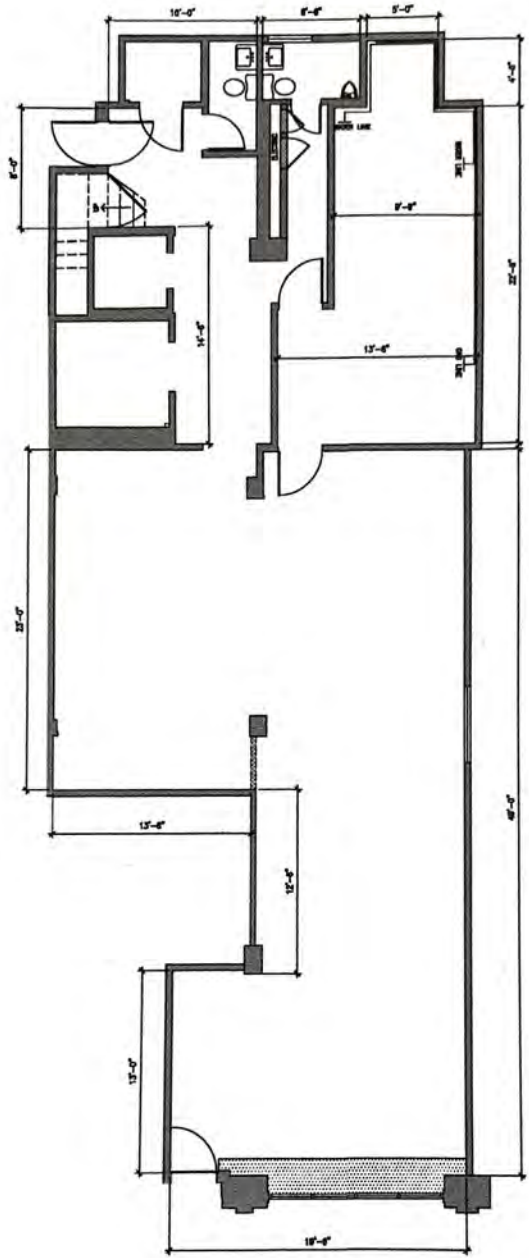
Parking: Available Upon Request

12'+ Ceilings

Large Restaurant Space



# 5229 FLOOR PLAN



# 5229 ADDITIONAL PHOTOS

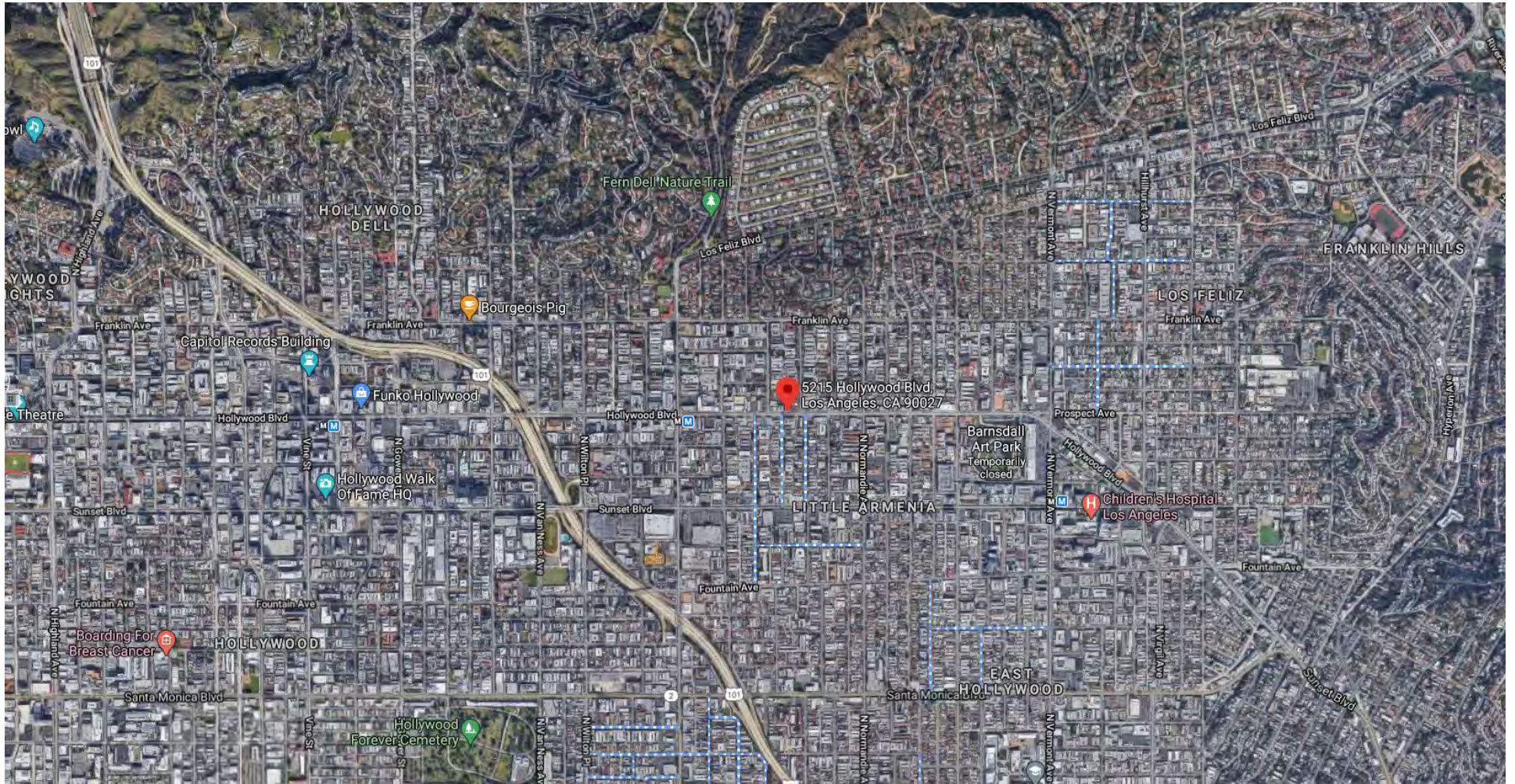




# THE NEIGHBORS HARVARD & STONE | OBET & DEL'S COFFEE



# LOCAL AREA MAP



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