

# HIGH PROFILE HOLLYWOOD RETAIL, POSSIBLE RESTAURANT AVAILABLE

6775 Santa Monica Boulevard, Los Angeles, CA 90046



**AVAILABLE**  
±890-3,190 SF

**AVAILABLE**  
±1,600 SF



**COMMERCIAL**  
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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## PROPERTY FEATURES

- Unit 2: ±1,600 SF Available
- Unit 4, 5: ±890 - 3,190 SF Available
- Renovated Center with restaurant co-tenants and nail salon bringing daily trips (Trejo's Donuts, Everytable, Subway, Hot Chicken, Ramen/ Boba, Japanese).
- Extremely visible and active location with high traffic counts.
- Ideal for retail, services, more food.
- Elbow Space has great potential with outdoor seating area.
- Inline space is just adjacent to the endcap.
- All units have beautiful exposed rafters, slab concrete floors.
- Highly visible signage opportunities.



## AREA AMENITIES

- Located at the Corner of Santa Monica Boulevard and Highland Ave.
- The Area Immediately Surrounding the Property is Booming with Activity and New Developments Including Avalon Bay's New Mixed-Use Apartment Development Which Brings 695 Apartments and 20,000 SF of Retail, Omni's Mixed-Use Project with 231 Apartments and 15,000 SF of Retail, and the Anita May Rosenstein LGBT Campus.
- Local Area Highlights Include Regen Projects Gallery, JF Chen, Ralph Pucci, Public Storage, Salt's Cure, and Many More Studio and Production Offices.

DEMOS	1 Mile	3 Mile	5 Mile
Population	62,609	412,986	984,095
Avg. HH Income	\$83,833	\$97,830	\$95,064
Daytime Pop	53,133	345,876	811,944
Traffic Count	± 82,964 cars per day		



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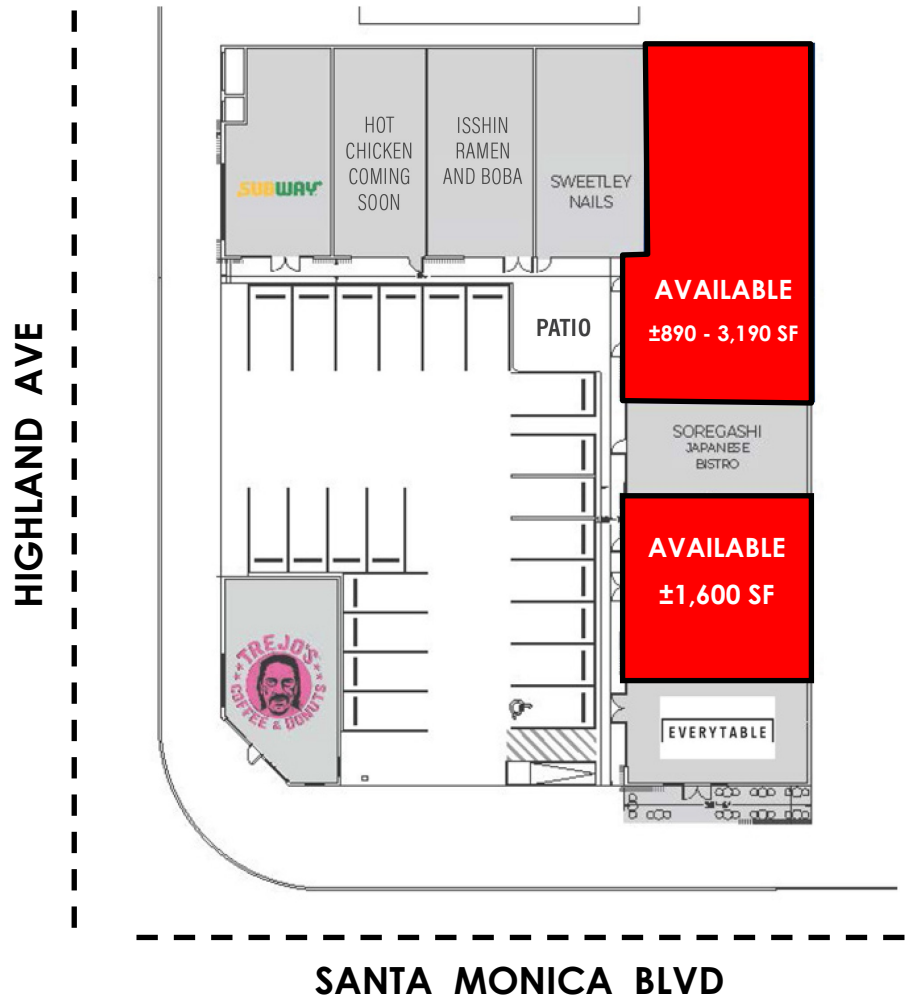
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