

6433
W. SUNSET BLVD.
HOLLYWOOD



CREATIVE OFFICE
MEDIA PRODUCTION

\$3.65/SF NNN



7,500SF



**LARGE SECURE REAR
SURFACE PARKING LOT**



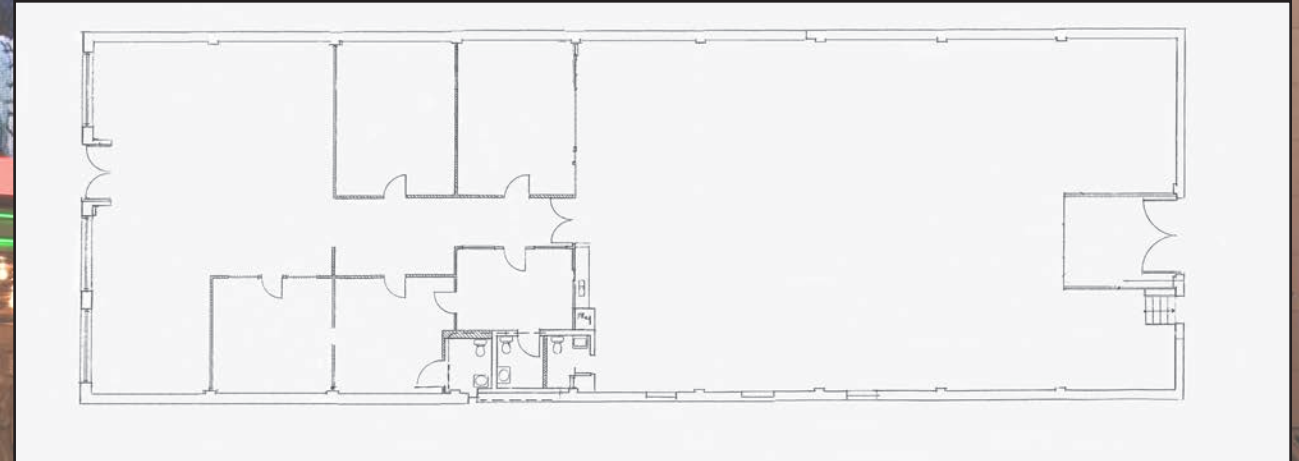
**EXPOSED BRICK, SOARING
BOW TRUSS CEILINGS AND
POLISHED CONCRETE FLOORS**

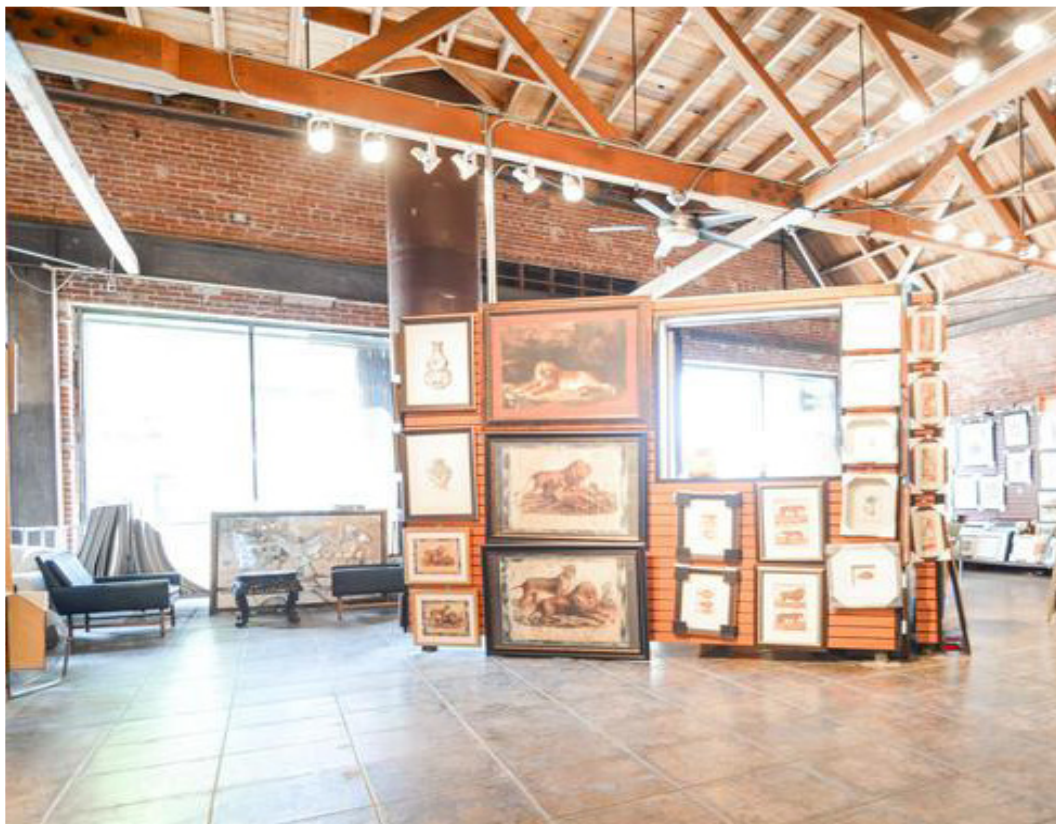


**LARGE OPEN WAREHOUSE
PORTION WITH KITCHEN**



**LOCATED IN THE HEART
OF HOLLYWOOD**

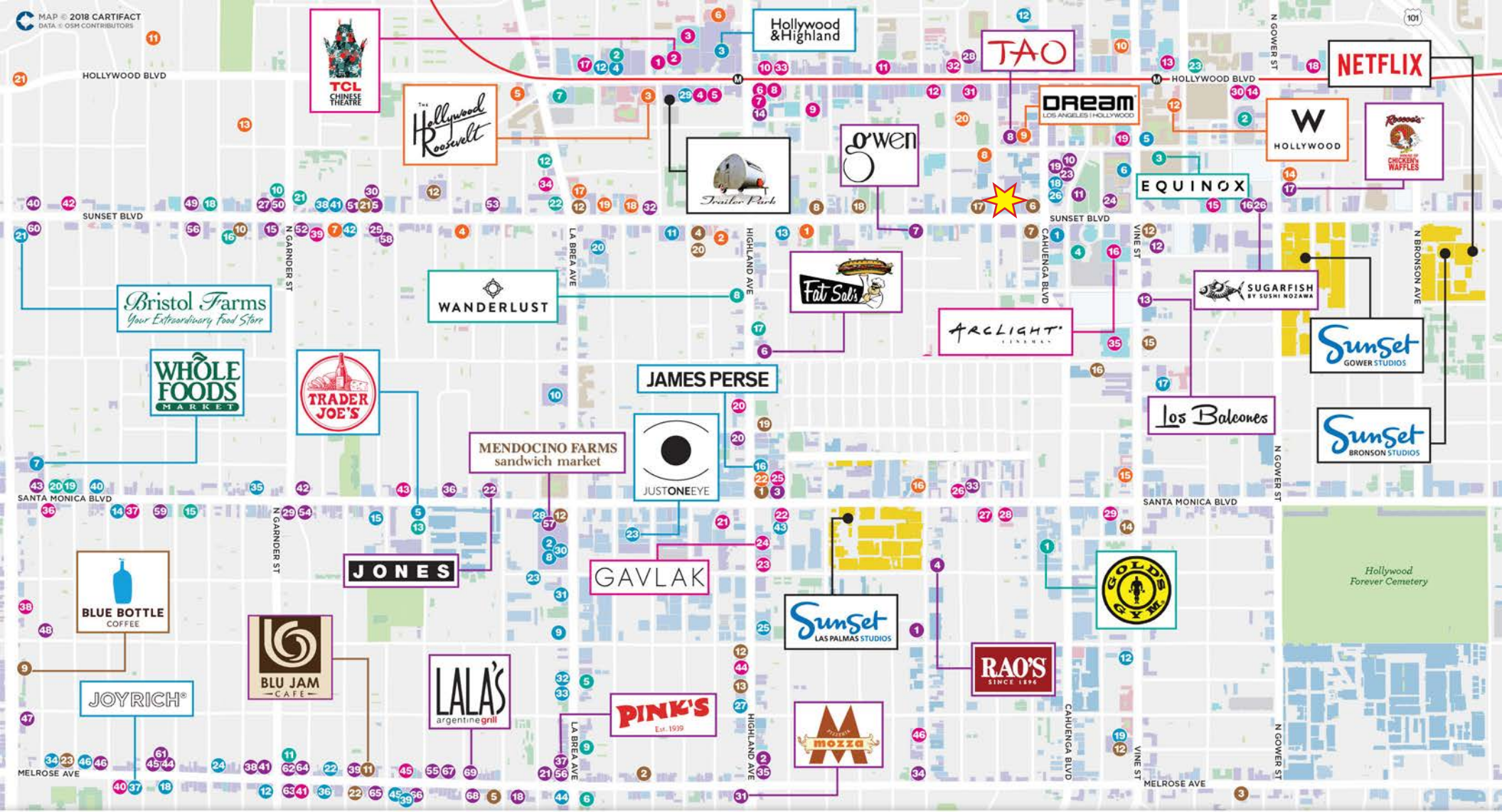






Hypothetical





EATERIES			SHOPPING			ATTRACTIONS			LODGING			FITNESS			CAFES		
1 Grub	24 BIBIBOP Asian Grill	47 Genghis Cohen	1 Amoeba Music	24 American Vintage	1 Madame Tussauds	1 Hollywood Guest Inn	1 Gold's Gym	1 Trejo's Coffee & Donuts									
2 Petit Trois	25 Urban Ramen	48 Oki Dog	2 Target	25 AlSCO	2 TCL Chinese Theatre	2 Rodeway Inn Hollywood	2 LA Fitness	2 Stir Crazy									
3 Crown of India	26 Sugarfish	49 Pikey	3 Hollywood & Highland	26 Free People	3 The Hollywood Roosevelt	3 The Hollywood Roosevelt	3 Equinox Hollywood	3 Coffee + Food									
4 Rao's Hollywood	27 Cheebo	50 Toi on Sunset	4 Peterson Building	27 Sherwin-Williams	4 Saharan Motor Hotel	4 Saharan Motor Hotel	4 24 Hour Fitness	4 DRNK coffee + tea									
5 Chibiscus	28 Hollywood Rock Cafe	51 Aroma Sunset Bar & Grill	5 Trader Joe's	28 BevMo!	5 Hollywood La Brea Inn	5 Hollywood La Brea Inn	5 Ultra Body Fitness	5 Fratelli Cafe									
6 Fat Sal's Deli	29 Breakfast by Salt's Cure	52 El Compadre	6 Bed Bath & Beyond	29 Zara	6 Loews Hollywood Hotel	6 Loews Hollywood Hotel	6 Orangetheory Fitness	6 Groundwork Coffee Co.									
7 Gwen	30 Big Mama's & Papa's	53 Bossa Nova	7 Whole Foods Market	30 GameStop	7 The Moment Hotel	7 The Moment Hotel	7 CorePower Yoga	7 Philz Coffee									
8 TAO	31 Pizzeria Mozza	54 Fatburger	8 Best Buy	31 Sit 'n Sleep	8 Mama Shelter	8 Mama Shelter	8 Wanderlust Hollywood	8 Javista Organic Coffee									
9 El Pollo Loco	32 In-N-Out Burger	55 Summer Buffalo	9 Sprouts Farmers Market	32 Jet Rag	9 Hollywood Dream	9 Hollywood Dream	9 Urban Exhale Yoga	9 Blue Bottle Coffee									
10 Trejo's Cantina	33 Eat This Cafe	56 Chipotle Mexican Grill	10 Ralphs	33 Rick Owens	10 Redbury Hotel	10 Redbury Hotel	10 Pure Barre	10 Elderberries Threefold Cafe									
11 The Oyster Boys	34 Xiomara on Melrose	57 Mendocino Farms	11 Off Broadway	34 IKON LA	11 Hollywood Hills Sanctuary	11 Hollywood Hills Sanctuary	11 Tiger Boxing Gym	11 Blu Jam Cafe									
12 Off Vine	35 Trois Mec	58 The Carving Board	12 CVS	35 Interbook	12 W Hollywood	12 W Hollywood	12 Hollywood Boxing Gym	12 Starbucks									
13 Los Balcones	36 Food Lab	59 Mechta Deli	13 Rite Aid	36 Wasteland	13 Dresden's Bed & Breakfast	13 Dresden's Bed & Breakfast	13 Club Pilates	13 Delicious Cookies & Milk									
14 Mel's Drive-In	37 Pink's Hot Dogs	60 Sam's Bagels	14 Heaven Books	37 Joyrich	14 Villa Delle Stelle	14 Villa Delle Stelle	14 Wild Card Boxing	14 Conscious Cup									
15 Electric Owl	38 Snake Pit Alehouse	61 Wolf	15 Smart & Final	38 Guitar Center	15 Hampton Inn & Suites	15 Hampton Inn & Suites	15 Retrofit	15 Winchell's Donuts									
16 Paley	39 Village Idiot	62 Vinotique	16 JAMES PERSE	39 Japan LA	16 Time Zone Hostel	16 Time Zone Hostel	16 Fortune Gym	16 Cocobella Creamery									
17 Roscoe's	40 Zankou Chicken	63 Antonio's	17 Office Depot	40 Odessa Grocery	17 Quality Inn	17 Quality Inn	17 Pilates Platinum	17 BREWWELL									
18 Murakami Sushi	41 Spartina	64 Blackbird Pizza Shop	18 Urban Outfitters	41 Sam Ash Drum Shop	18 Days Inn Hollywood	18 Days Inn Hollywood	18 The Barboza Method Studio	18 It's Boba Time									
19 Stout Burgers & Beers	42 Astro Burger	65 Sal's	19 Pavilions	42 Sam Ash Music Stores	19 Comfort Inn	19 Comfort Inn	19 Brick Crossfit Los Angeles	19 Confection Co-op									
20 Salt's Cure	43 Kung Pao Bistro	66 The Darkroom	20 Ross Dress for Less	43 Ralph Pucci	20 USA Hostels	20 USA Hostels	20 Training Mate	20 Owench Juice Bar									
21 Tatsu Ramen	44 Maison Richard	67 The Poke Shack	21 Bristol Farms	44 Viesso	21 Hollywood Bed & Breakfast	21 Hollywood Bed & Breakfast	21 True Warrior Fitness	21 Blackwood Coffee Bar									
22 Jones	45 Beefsteak	68 Frankie's on Melrose	22 Crossroads Trading	45 Round Two	22 Regency Stay	22 Regency Stay	22 GymPaws Inc	22 La Creme Cafe									
23 Umami Burger	46 Fala Bar	69 Lala's Argentine Grill	23 Just One Eye	46 Sportie LA	23 Hannah Hoffman Gallery	23 Hannah Hoffman Gallery	23 Barry's Bootcamp	23 Detention Cafe									



GRANT NEWMAN

310.442.3380

gnewman@madisonpartners.net

Lic # 01484705