

1724

HIGHLAND | HOLLYWOOD CA

RETAIL & RESTAURANT
SPACE FOR LEASE



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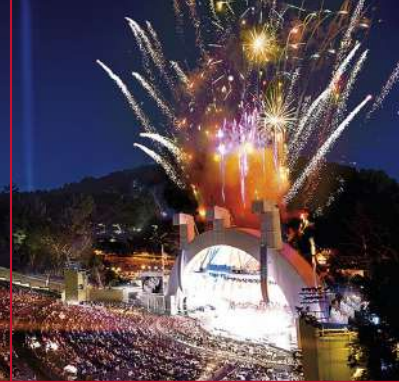
RETAIL & RESTAURANT
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_HIGHLIGHTS

RESTAURANT + PROPERTY

1724 Highland is the pinnacle of Hollywood retail with exposure to over 174,559 cars per day plus 20M visitors annually.

Situated on Highland Ave - across from Hollywood & Highland, the Loewe's Hotel and in close proximity to the Hollywood Bowl.



Abundant on-site parking with spaces dedicated to the public & possible valet service on Yucca Ave.

Restaurant ready infrastructure. Outdoor covered patio dining available & validated parking.



Modern all-glass design throughout & storefronts with accordion windows.



Mixed-use residential building consisting of 270 residential units with 8,584 SF of ground floor restaurant space.

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_AVAILABILITIES

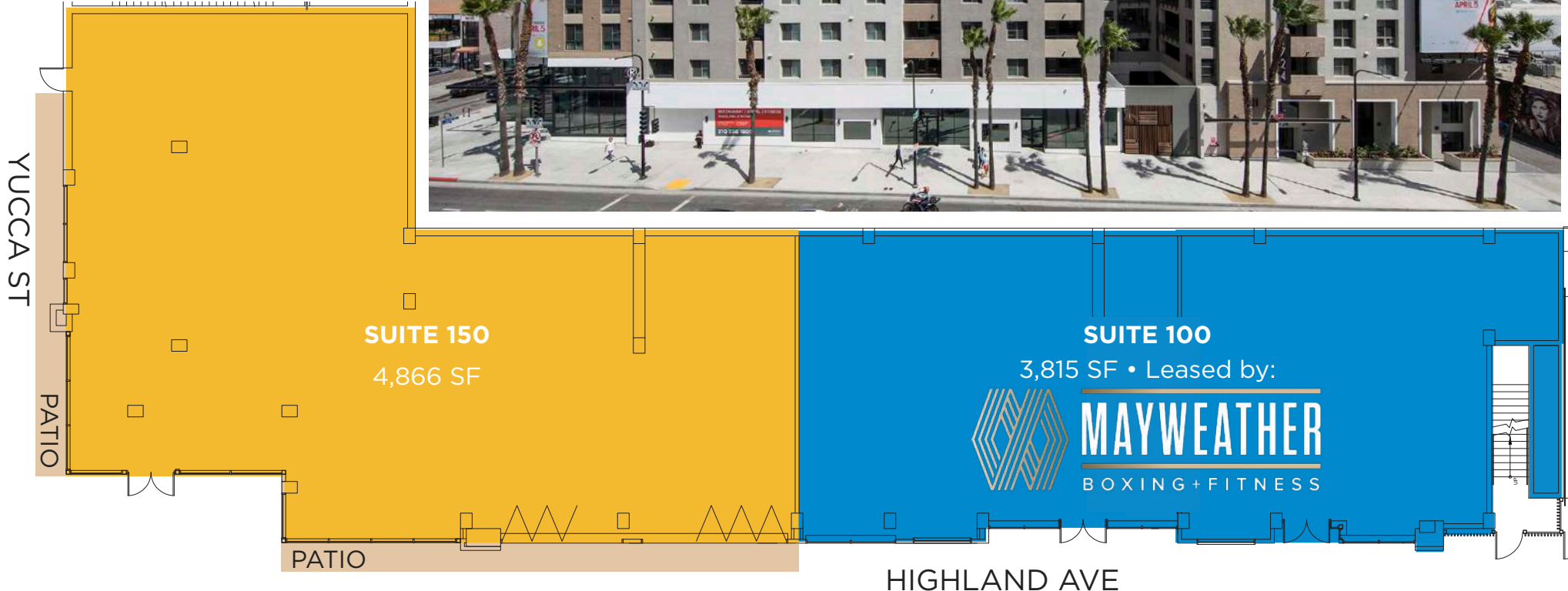
Located just off the world famous **Hollywood & Highland** intersection with countless creative industry employers, restaurants, clubs and shops within walking distance. A prime walkable address in an amazing neighborhood!

Total Size: 8,681 SF*
Suite 150: 4,866 SF
Suite 100: 3,815 SF
(Mayweather Boxing)

Frontage: 155' wraparound
on Highland Ave + Yucca St



Street View



*Per Stevenson Systems Boma Measurements

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_POSSIBLE FLOOR PLAN

4,866 SF **Indoor Restaurant** at Redwood Urban
with 122 indoor seats. 1,024 SF **Outside Dining**
with 58 outdoor seats.

- : Indoor Seating
- : Outdoor Seating



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_AREA OVERVIEW

TRAFFIC + POPULATION



TRAFFIC COUNT



Highland Ave @ Hollywood Blvd
174,559 AADT

Average pedestrian traffic ranges from 60-75,000 daily during the off-peak months, and 80- 95,000 daily during the awards season, summer & holiday months.

Sources:

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hollywoodandhighland.com



	1-mile	3-mile	5-mile
 TOTAL POPULATION	51,166	317,225	916,510
 AVG. HOME INCOME	\$87,809	\$97,086	\$91,831

Source: Esri, U.S. Census.

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_AMENITIES

In the **heart of Hollywood**, with views of the Hollywood Hills and Hollywood Sign to the north, Santa Monica Mountains to the west and downtown Los Angeles to the east.



For more information please contact:

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