

FLEX /RETAIL/ WAREHOUSE SPACE
FOR LEASE
7,500 SF

6433 Sunset Boulevard, Los Angeles 90028



For More Info, Please Contact:



Marty Shelton
Vice President
310.440.8500 x1439
mshelton@naicapital.com
Cal DRE Lic #00835288

11150 Santa Monica Blvd., Suite 1550
Los Angeles, 90025
www.naicapital.com

PROPERTY INFORMATION:

Location	6433 Sunset Blvd, Los Angeles CA 90028
Size	7,500 SF Flex/Retail/Warehouse space
Rent	\$3.25 PSF / NNN
Lease Term	Negotiable

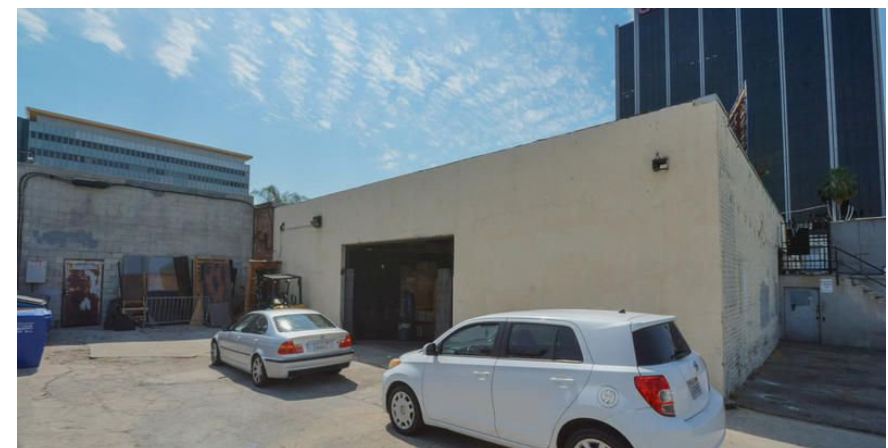
Space Description

- High ceiling with exposed truss beams
- Multiple skylights
- Rear loading area
- Concrete floors
- Three restrooms
- 400 AMPS service
- Zoned C4-2D-SN
- 6 surface parking spaces onsite
- Off-site parking available across the street

Location Description

- Hollywood Vinyl District
- Easy access to 101 Freeway
- Walking distance to Metro/Subway

The property is located in the Vinyl District, a trendy mini-neighborhood made up of world-class restaurants, entertainment and hospitality such as the Dream Hotel, Godfrey Hotel, Thompson Hotel, Tommie Hotel and Mama Shelter. The district includes restaurants such as Mother Wolf, Grandmaster Recorders, Superba Food + Bread, IKI Ramen, TAO, Beauty & Essex, etc. With entertainment venues like the Bourbon Room, Main Ro, etc., the Vinyl District has much to offer and is very walk-able.



Marty Shelton
Vice President
310.440.8500 x1439
mshelton@naicapital.com
Cal DRE Lic #00835288

LOS ANGELES ECONOMY:

Los Angeles' position as the entertainment capital of the world and the increased demand for video streaming and social media has been a boon to the L.A. economy during the past several years. Recent job gains in the sector have been solid, and as a result, total employment in the sector has recovered all the jobs lost in the pandemic. The entertainment business directly or indirectly employs one out of five workers in L.A. County.

HOLLYWOOD DEMOGRAPHIC STATS 2023

1 Mile Radius

64,873

TOTAL POPULATION

35,898

TOTAL HOUSEHOLDS

\$83,199

AVG. HH INCOME

40,236

TOTAL DAYTIME EMPLOYEES

2 Mile Radius

189,407

TOTAL POPULATION

95,024

TOTAL HOUSEHOLDS

\$110,428

AVG. HH INCOME

78,152

TOTAL DAYTIME EMPLOYEES

3 Mile Radius

378,241

TOTAL POPULATION

184,904

TOTAL HOUSEHOLDS

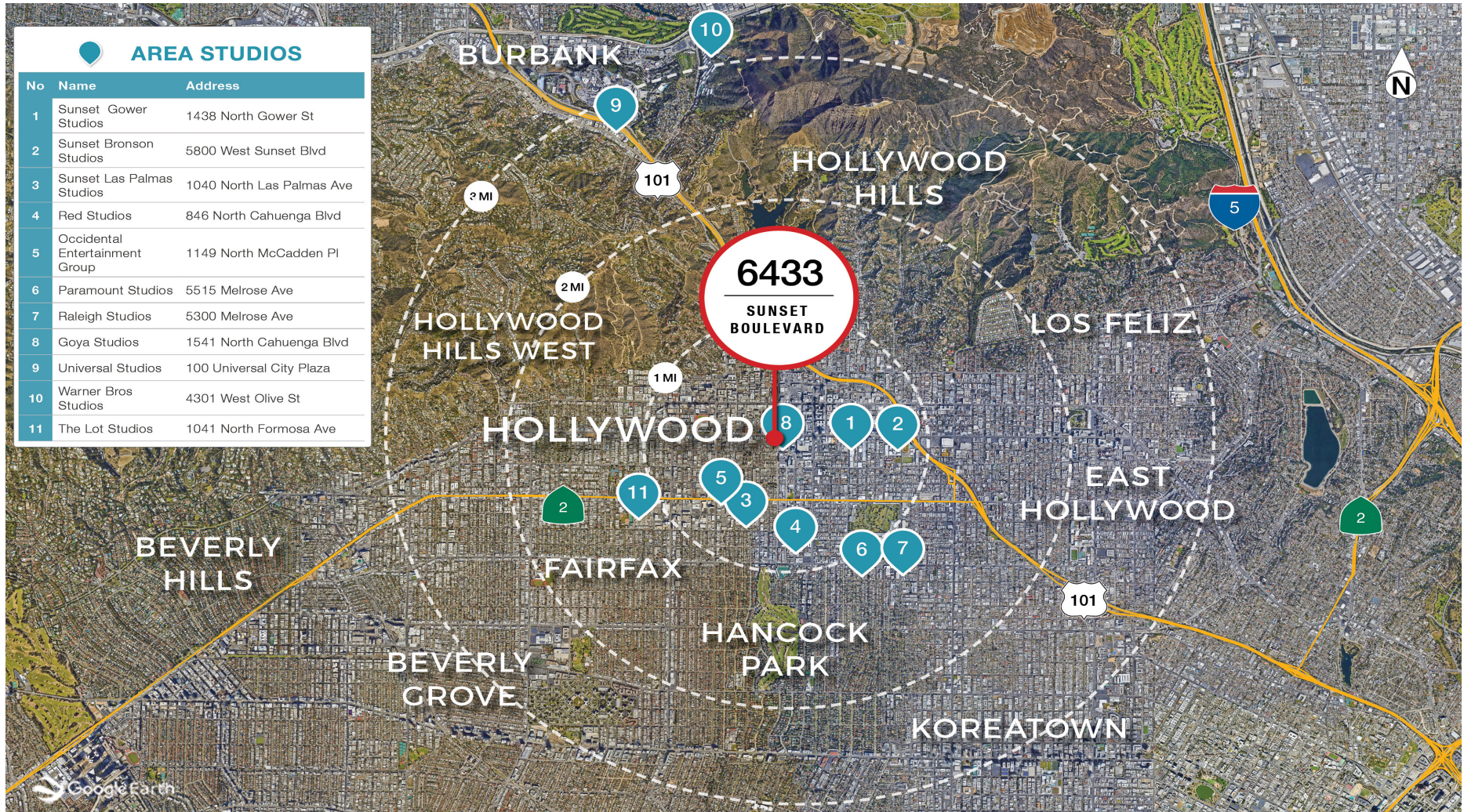
120,748

AVG. HH INCOME

165,781

TOTAL DAYTIME EMPLOYEES

AREA STUDIOS MAP



For More Info, Please Contact:



Marty Shelton
Vice President
310.440.8500 x1439
mshelton@naicapital.com
Cal DRE Lic #00835288

11150 Santa Monica Blvd., Suite 1550
Los Angeles, 90025
www.naicapital.com