

CREATIVE REDEVELOPMENT FOR LEASE OR SALE ON THE WALK OF FAME



THE KRESS



6608 HOLLYWOOD BOULEVARD, LOS ANGELES, CA 90028

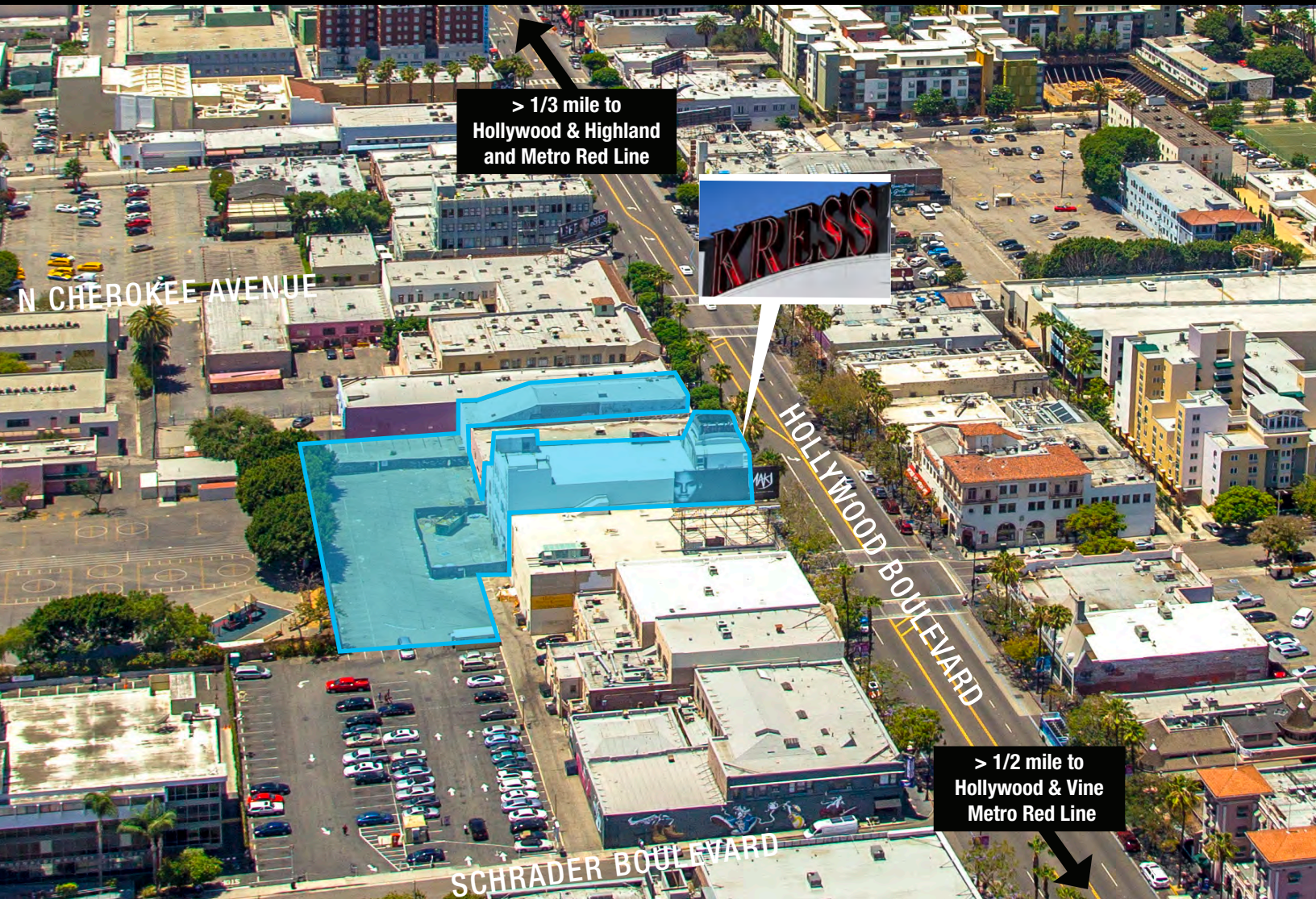
JLL is pleased to offer The Kress (“The Property”), an extraordinary creative and entertainment complex located on the world famous Hollywood Boulevard “Walk of Fame.” The Kress redevelopment opportunity is uniquely positioned for a variety of uses including **creative office, retail, design, showroom, entertainment and event venue.**

- Total Size of Buildings ±36,500 SF
plus ±4,660 SF Rooftop Deck & 80+ car Parking Lot
- Total Size of Land ±35,390 SF
- Rental Rate and Asking Price Negotiable

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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PROPERTY SUMMARY

6608 Hollywood Boulevard

- Art deco architectural building located at the signalized intersection of Hollywood Blvd and Whitley Avenue. This ±27,500 SF structure consists of three levels and a basement, plus an additional ±4,660 SF of rooftop lounge space.
- APN: 5547-015-012

6610 Hollywood Boulevard

- Rear parking lot consisting of ±12,620 SF, which together with the lot behind 6622 1/2 Hollywood Blvd., consists of a total of ±20,000 SF of parking area for 80+ cars.
- APN: 5547-015-027

6622 1/2 Hollywood Boulevard

- Two story building consisting of ±9,000 SF on ±13,242 SF of land.
- APN: 5547-015-028

Zoning: C4-2D-SN



THE KRESS

WALKSCORE OF 97 - A WALKER'S PARADISE



AREA AMENITIES

SUBJECT PROPERTY (6608 HOLLYWOOD)

CAFÉ/RESTAURANTS/BARS

33 Taps
Stella Barra
Aventine Restaurant / AV Nightclub
Blue Palms Brewhouse
Caffe Etc.
Cleo Restaurant & Library Bar
Dunkin' Donuts
Farmer's Kitchen
Starbucks
Groundwork Coffee
Hemingway's
Katsuya Hollywood
Kitchen 24
Loteria Grill
Magnolia
Musso & Frank's
Paley
Pressed Juicery
Rubies + Diamonds
Shake Shack
Stout Burgers
Sweetgreen
Sugarfish
Tender Greens
The Hungry Cat
The Waffle
The Well

Umami Burger
Wood & Vine

HOTELS

Dream Hotel
Kimpton Hotel
Loews Hollywood Hotel
Mama Shelter
The Redbury
W Hollywood

HEALTH/BEAUTY/FITNESS

24 Hour Fitness
Bar Method
Barry's Bootcamp
Bliss Hollywood Spa
Blo Bar
Equinox
Floyd's Barbershop
LA Fitness

THEATERS

Arclight Theatre/Cinerama Dome
Dolby Theatre
Egyptian Theatre
Fonda Theatre/Music Box
Grauman's Chinese Theatre
Hollywood Bowl
Palladium
Pantages Theatre

ENTERTAINMENT/NIGHTCLUB

Avalon
Boardner's
Piano Bar
Playhouse
The Colony
The Sayers Club
The Writer's Room

OTHER

Amoeba Records
Emerson College
Hollywood & Highland Center
K&L Wine Merchants
L.A. Film School
Musician's Institute
SAE Institute
Trader Joe's
Urban Outfitters
Walgreens

NEW RESIDENTIAL/MIXED USE

Jefferson at Hollywood
Eastown & Southblock
1600 Vine
Sunset & Vine Tower
Proper Residences
Champion@Cherokee
The Camden
Deluxe Hollywood

THE KRESS



AREA OVERVIEW

Over the past several years, Hollywood has experienced a tremendous renaissance, with over \$5 Billion of development within 1 mile of The Kress. The Property is strategically located on Hollywood Boulevard between the intersections of Highland Avenue and Vine Street, just steps from the hottest destination retail, restaurants, nightclubs, entertainment venues, studios, production facilities, and residences in Los Angeles.

Neighboring amenities include Trader Joe's, Loteria Grill, Beso, Napoleon Perdis, Musso & Frank's, the W Hotel, Redbury Hotel & Cleo Restaurant, Katsuya, Wood & Vine, Loews Hollywood Hotel, The Dolby Theatre, The Hollywood Bowl, Hard Rock Café, the Grill, Rolling Stone Restaurant, Lucky Strike Lanes, The Arclight Theater, Zara, H&M, and the El Capitan Theater. Over 15 million tourists visit the Hollywood Walk of Fame every year and ±60,000 cars drive by The Property each day, resulting in exceptional visibility.

Join Viacom, Fender, NeueHouse, Netflix and LiveNation in the center of the city!

EXCLUSIVE AGENTS

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