

5124

SUNSET BOULEVARD

AVAILABLE



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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

This unique freestanding building is available for the first time ever. It is located in the heart of rapidly growing East Hollywood, surrounded by up and coming developments, eclectic restaurants and entertainment. The property is well-positioned on throughfare Sunset Boulevard and Normandie Avenue in an enterprise zone. It consists of 14,375 SF of space and sits on a 0.57 acre lot, and features a roll-up door and walk-in refrigerator. There are also approximately 30 surface parking spaces available on the property.

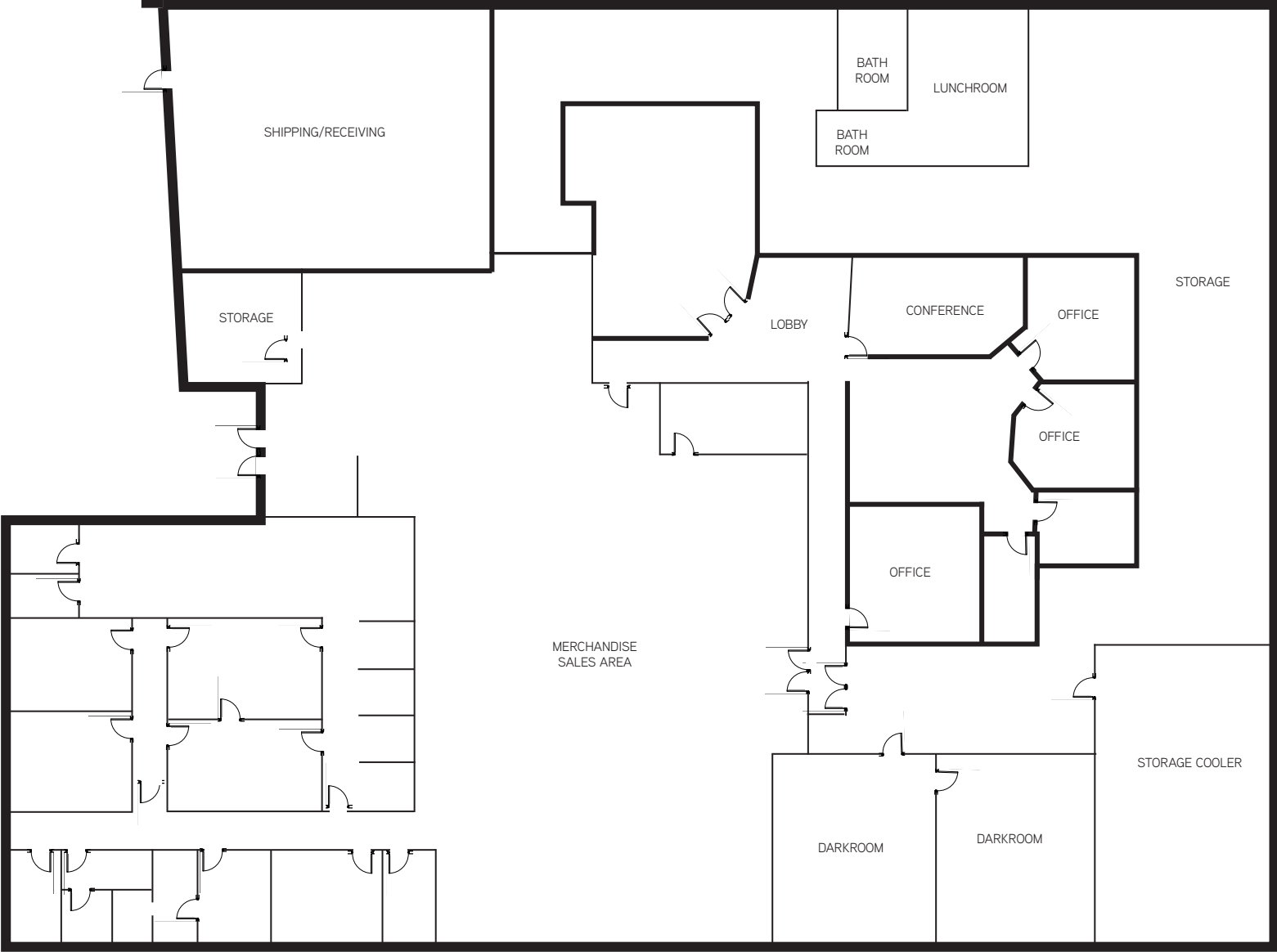
PROPERTY DESCRIPTION

- » PROPERTY ADDRESS
5124 W Sunset Boulevard
Los Angeles, CA 90027-5708
- » BUILDING SIZE
14,375 SF
- » LOT SIZE
24,709 SF (0.57 Acres)
- » APN
5544-037-017
- » YEAR BUILT
1972
- » ZONING
C2-1D; Enterprise Zone*
- » CEILING HEIGHT
18'
- » POWER
400 Amp 240-Volt Single Phase
plus 800 Amp Single Phase



SITE PLAN

Can be delivered in shell condition



Floor plan is not to scale and is for reference purposes only.



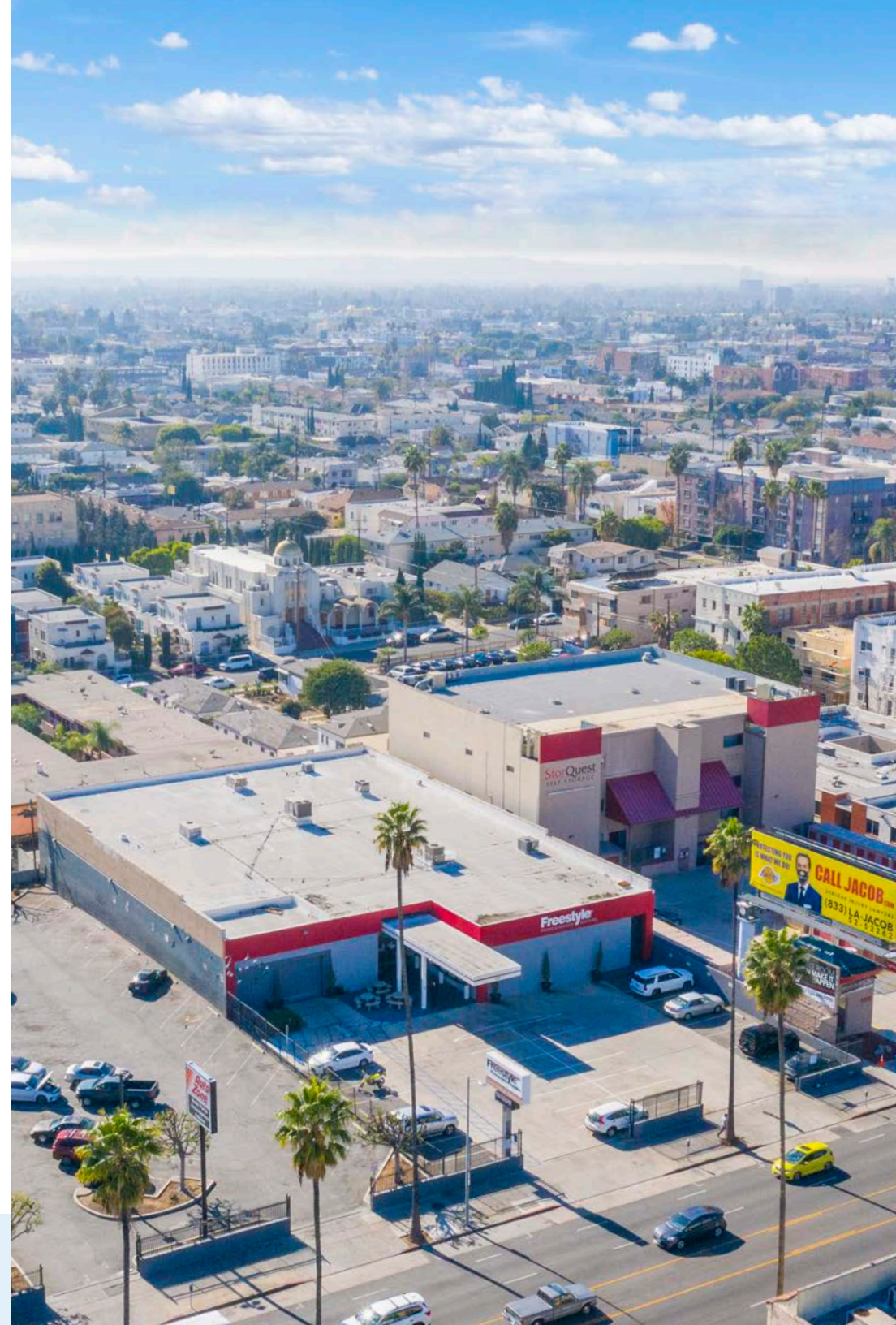
MARKET OVERVIEW

EAST HOLLYWOOD, CALIFORNIA

Widely known as the glamorous and historic home of the film industry, Hollywood is perhaps most recognized these days for its world-renown theaters, multilevel shopping centers and a wealth of production studios. Crowds vying for a glimpse of celebrity form daily along the Walk of Fame and at the Hollywood & Highland Center, which sit at the neighborhood's core. But behind the scenes, Hollywood's economy runs deeper than the glitz and the glam it portrays to the world. Anchored by a thriving creative community, the 3.5-square-mile community has attracted more than \$4.8 billion of investment dollars since 2000 for major retail, commercial, hospitality and business projects. Residents and business interests alike are drawn to the neighborhood by its excellent central location in the region, its superior connectivity via public transit and freeway access, and its booming economy.

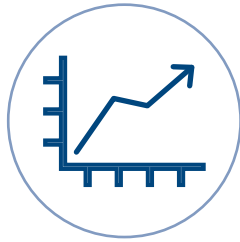
Hollywood is recognized worldwide as the home of the film and entertainment industry. Titans of the industry, including Capitol Records, Live Nation, Technicolor and the Academy of Motion Picture Arts and Sciences, have headquarters here, and new arrival Netflix is rapidly expanding its footprint in town. Thanks to the presence of Kaiser Permanente and the Children's Hospital of Los Angeles, Hollywood also has an above-average concentration of jobs associated with the healthcare industry.

Hollywood is well connected to the Greater Los Angeles area via various modes of public transportation. The Los Angeles Metro service operates the Red Line light rail, as well as several local and rapid busway routes that run through Hollywood. Meanwhile the Los Angeles Department of Transit also provides several local DASH routes that serve the area.



DEMOGRAPHICS

POPULATION



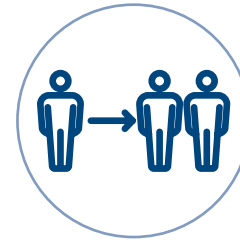
2025
Projection



2020
Estimate



2010
Census



Growth
2020-2025



Daytime
Population

	2025 Projection	2020 Estimate	2010 Census	Growth 2020-2025	Daytime Population
One Mile	79,483	78,259	76,525	1.6%	75,684
Three Mile	458,541	438,107	415,649	4.7%	420,620
Five Mile	1,125,580	1,080,969	1,010,287	4.1%	1,179,155

HOUSEHOLD INCOME

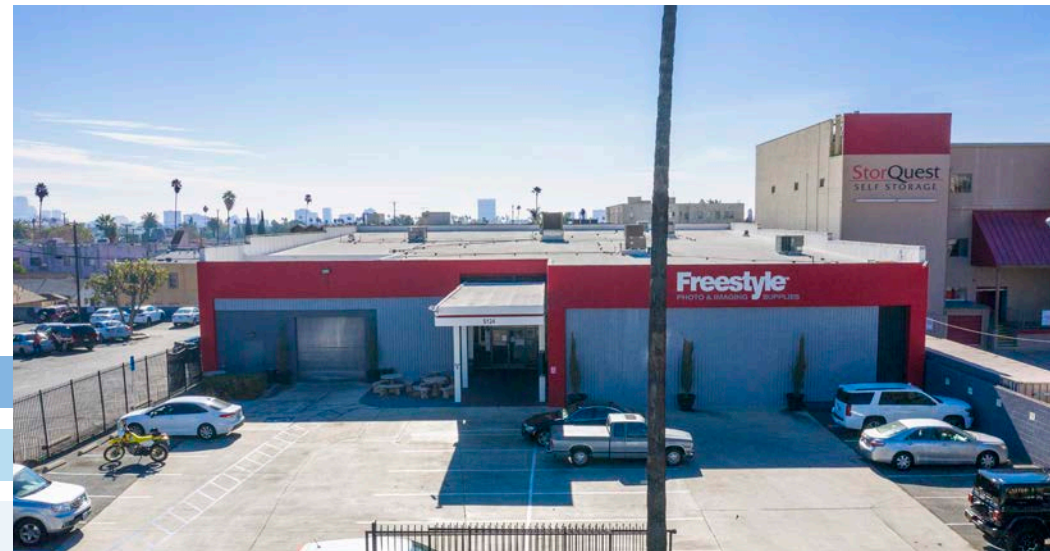


2020
Est. Average



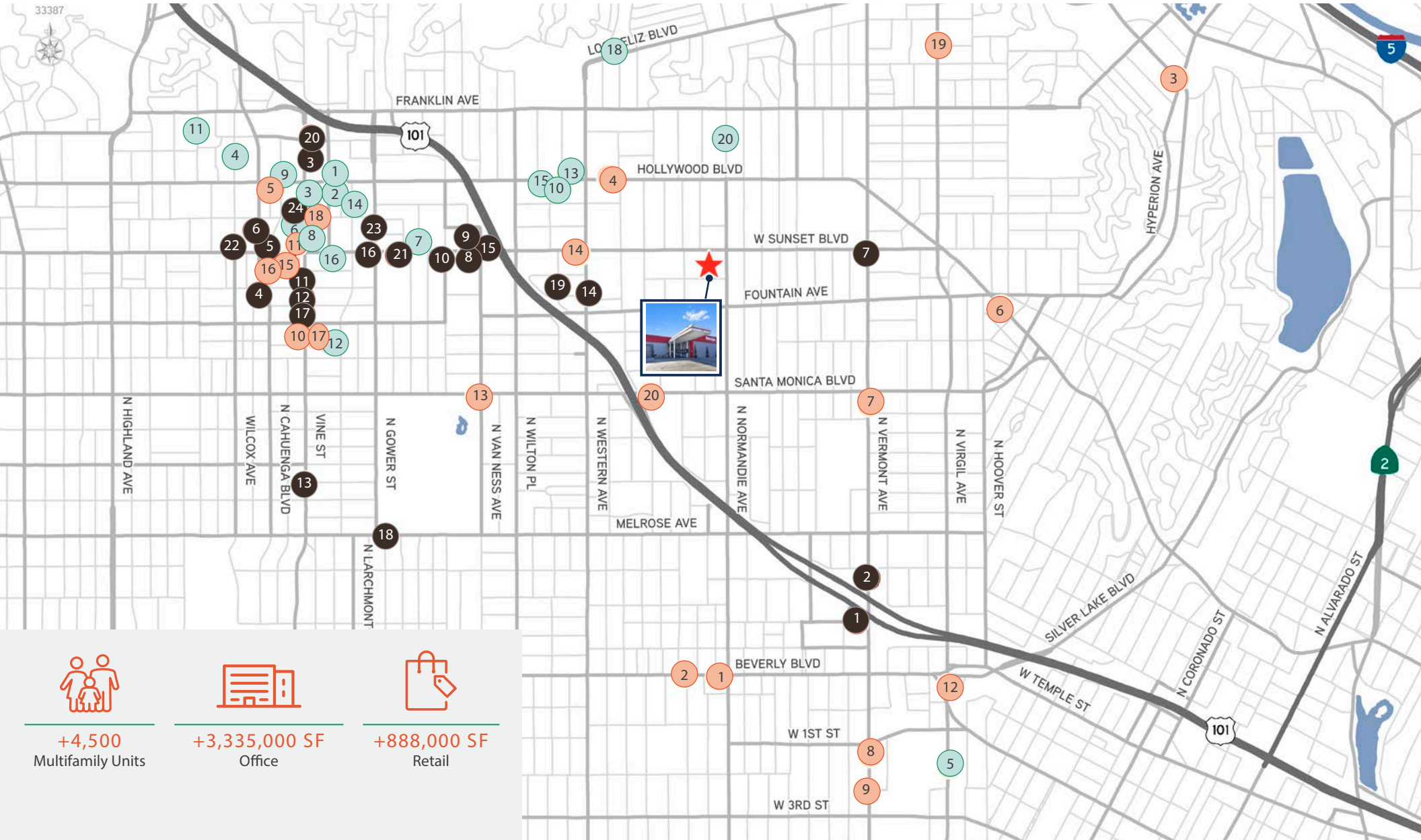
2020
Est. Median

	2020 Est. Average	2020 Est. Median
One Mile	\$63,215	\$42,069
Three Mile	\$82,154	\$52,067
Five Mile	\$85,746	\$53,790



SURROUNDING MARKET

● Multifamily
 ● Office
 ● Retail



MULTIFAMILY

	Units
① Easttown	535
② El Centro Apartments & Bungalows	507
③ 1600 Vine	375
④ Duet on Wilcox	345
⑤ Violet on Virgil	302
⑥ Sunset and Vine	300
⑦ Lumina Hollywood	299
⑧ The Camden	287
⑨ Hollywood Knickerbocker	282
⑩ The 5550	280
⑪ The Hollywood Ardmore	206
⑫ Hollywood Off-Vine Apartments	203
⑬ The Gershwin	202
⑭ Columbia Square Living	200
⑮ 5600 W Hollywood Blvd	200
⑯ Wallace on Sunset	200

OFFICE

① American Career College	4021 Rosewood Ave
② American Career College	590 N Vermont Ave
③ Capitol Records	1750 Vine St
④ Godfrey Hotel	1400 N Cahuenga Blvd
⑤ Hollywood Ivar Gardens	6409 W Sunset Blvd
⑥ Hyatt	1525 N Cahuenga Blvd
⑦ Kaiser Permanente	4700 W Sunset Blvd
⑧ KTLA	5800 W Sunset Blvd
⑨ Netflix	5800 W Sunset Blvd
⑩ Netflix	5901 W Sunset Blvd
⑪ Netflix	1375 Vine St
⑫ Netflix	1355 Vine St
⑬ Netflix	827 Vine St
⑭ Netflix	1350 N Western Ave
⑮ Netflix, Inc.	5800 W Sunset Blvd
⑯ NeueHouse	6121 W Sunset Blvd
⑰ Nicholl Fellowships	1313 Vine St
⑱ Paramount Pictures Corporation	5555 Melrose Ave
⑲ Second Home	1370 N St Andrews Pl
⑳ Spaces	1800 N Vine St
㉑ Technicolor	6040 W Sunset Blvd
㉒ Thompson Hollywood Hotel	1523-1541 Wilcox Ave
㉓ ViacomCBS	1575 N Gower St
㉔ WeWork	1601 Vine St

RETAIL

① 4202-4228 Beverly Blvd
② 4317 Beverly Blvd
③ 2712-2732 Griffith Park Blvd
④ 5417-5455 Hollywood Blvd
⑤ 6356 Hollywood Blvd
⑥ 4319-4341 W Sunset Blvd
⑦ Vermont Willowbrook Center
⑧ 126-198 S Vermont Ave
⑨ Vermont town Center
⑩ Fountain Vine Plaza
⑪ Sunset + Vine
⑫ 240 N Virgil Ave
⑬ Towne Center
⑭ 240 N Virgil Ave
⑮ The Dome Entertainment Center
⑯ 6400 W Sunset Blvd
⑰ SEC Vine St & Fountain Ave
⑱ Trader Joe's
⑲ Albertsons
⑳ JONS International Marketplace

SURROUNDING MARKET

Development

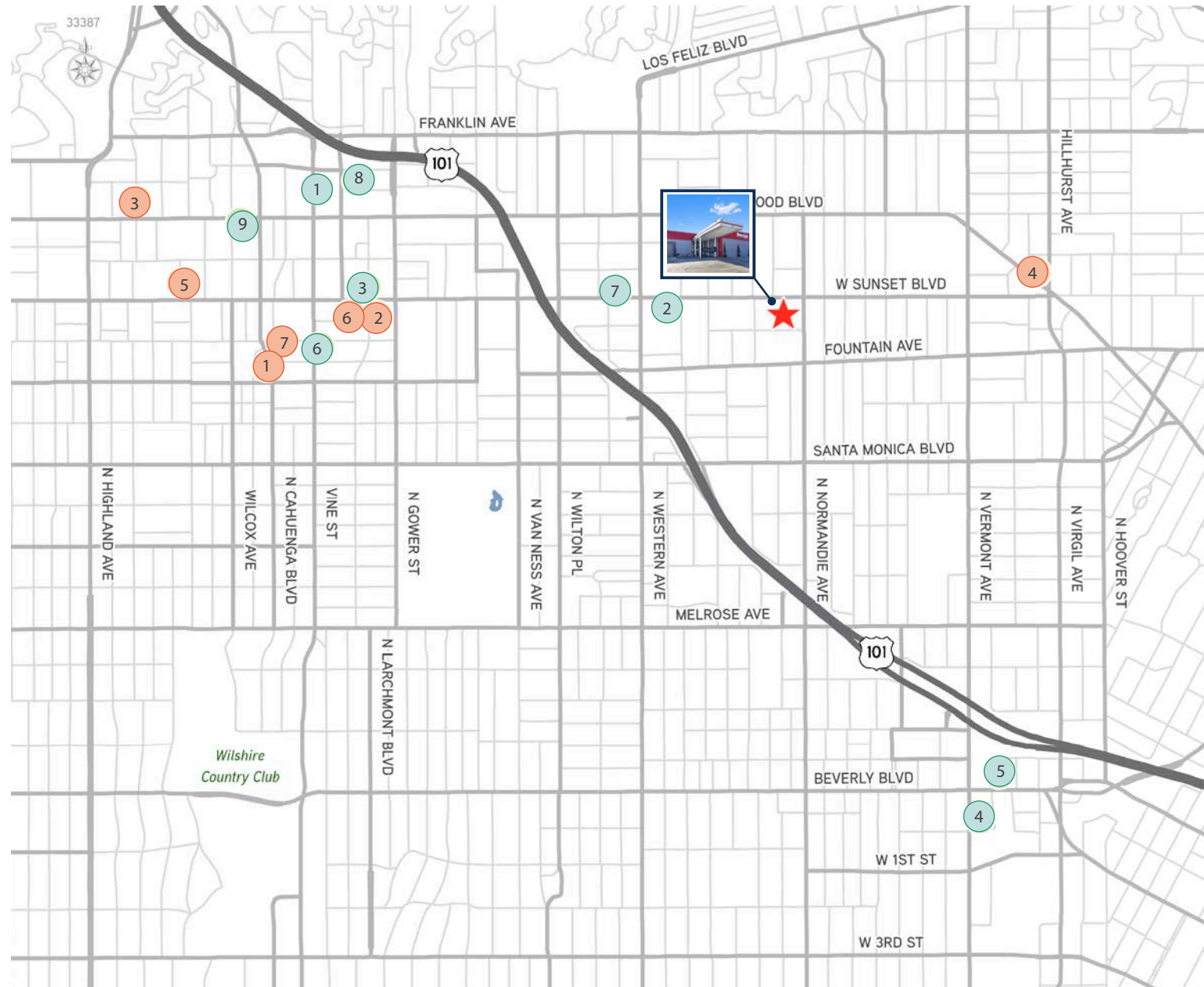
● Proposed
 ● Under Construction

PROPOSED

- 1 Hollywood Center
- 2 5420 W Sunset Blvd
- 3 Palladium Residences
- 4 200 N Vermont Ave
- 5 Enlightenment Plaza
- 6 1360 Vine St
- 7 5525 W Sunset Blvd
- 8 6220 West Yucca
- 9 Hollywood & Wilcox

UNDER CONSTRUCTION

- 1 Rise Hollywood
- 2 6200 W Sunset Blvd
- 3 1718 N Las Palmas Ave
- 4 City Lights
- 5 1522-1538 N Cassil Pl
- 6 Wallace on Sunset
- 7 Jardine





Sunset Boulevard
38,000 VPD

Normandie Avenue
19,000 VPD

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