

KENNEDY WILSON

RESTAURANT & RETAIL SPACES FOR LEASE

4850 HOLLYWOOD BOULEVARD
LOS ANGELES, CA 90027

 [CLICK FOR PROPERTY VIDEO](#)



LEE SHAPIRO

EVP, Director of Retail

310-887-6226

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CalBRE #00961769

Commercial Spaces for Lease

4850 HOLLYWOOD BOULEVARD, LOS ANGELES, CA 90027

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AVAILABLE

- Size:** ±1,338 - 8,716 SF
- Rent:** \$5.50 - \$6.50 PSF/Mo., NNN (±\$1.00 PSF/Mo.)
- Parking:** Ample on-site parking for visitors
- Delivery:** Q4 2021

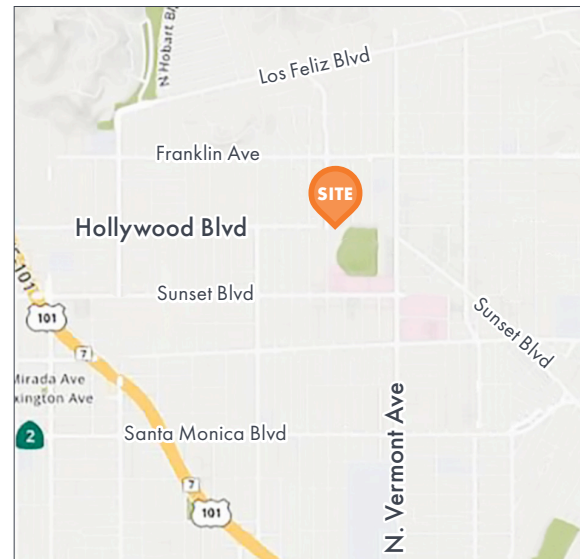
HIGHLIGHTS

- Click [here](#) to view property video
- Prime Los Feliz location across from Kaiser Permanente's administrative offices
- 1/2 mile from Kaiser Permanente, Children's Hospital Los Angeles and Metro's Sunset/Vermont Station
- ±15,000 medical jobs between Kaiser Permanente and Children's Hospital Los Angeles
- Below 96 new luxury apartments
- Close proximity to Barnsdall Art Park and Hollyhock House, receiving 45,000 annual visitors
- 5 minute drive from the ±750,000 SF Netflix offices at Sunset and the 101 freeway
- 51,000 cars per day at Hollywood and Vermont
- 198,334 population within a 2-mile radius
- Located in a Federal Qualified Opportunity Zone. Click [here](#) for program details.

**Prospective tenants are hereby advised that all uses are subject to City approval*



LOCATION



NEIGHBORING TENANTS



KAISER
PERMANENTE®



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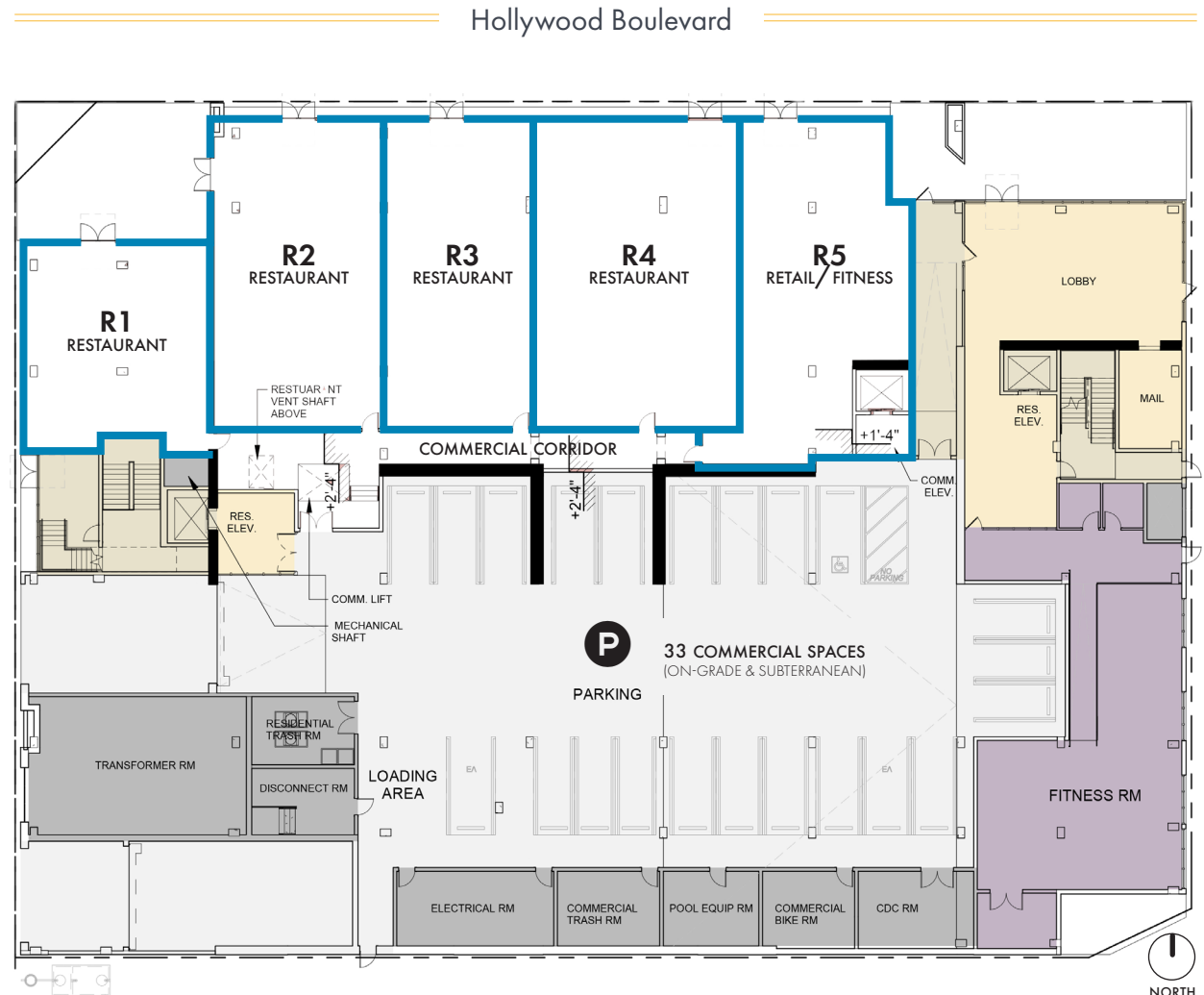
Site Plan

Suite	Size (±SF)	Power* (AMPS)	Rent (PSF/Mo., NNN)
R1	1,338	400	\$6.50
R2	1,821	400	\$6.25
R3	1,572	400	\$6.00
R4	2,204	400	\$5.75
R5	1,781	200	\$5.50

* 120/208 V



N. Edgemont Street



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Trade Area



1. Lucifer's Pizza
2. Jeni's Splendid Ice Creams
3. Alcove Cafe / Big Bar
4. House of Pies
5. Fred 62
6. Tacos Tu Madre
7. The Punchbowl
8. The Dresden
9. Il Capriccio
10. Bank of America
11. Starbucks
12. US Bank
13. Ye Rustic Inn
14. Home
15. H Coffee House
16. Umami Burger
17. Chase Bank
18. Wells Fargo
19. HomeState
20. Butter Cake Shoppe
21. Good Luck Bar
22. Vista Theater
23. Tiki-Ti



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Demographics

					
	HOUSEHOLDS	POPULATION	BUSINESSES	EMPLOYEES	AVG. INCOME
1/2 MILE	9,047	19,095	1,545	17,902	\$61,208
1 MILE	29,066	64,775	3,391	29,597	\$73,292
2 MILES	85,748	198,334	7,811	73,482	\$82,591

	1/2 Mile	1 Mile	2 Miles
POPULATION			
2018 Estimated Population	19,095	64,775	198,334
2023 Projected Population	19,415	65,519	200,429
2010 Census Population	18,417	61,538	184,667
2000 Census Population	20,822	67,742	200,317
Projected Annual Growth 2018 to 2023	0.3%	0.2%	0.2%
Historical Annual Growth 2000 to 2018	-0.5%	-0.2%	-0.1%
2018 Median Age	37.9	37.9	36.4
HOUSEHOLDS			
2018 Estimated Households	9,047	29,066	85,748
2023 Projected Households	9,336	29,952	88,526
2010 Census Households	8,488	26,839	77,507
2000 Census Households	8,806	27,098	78,494
Projected Annual Growth 2018 to 2023	0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2018	0.2%	0.4%	0.5%
RACE & ETHNICITY (2018 Estimates)			
White	64.9%	57.6%	52.4%
Black or African American	4.0%	4.2%	4.2%
Asian or Pacific Islander	14.0%	16.1%	16.5%
American Indian or Native Alaskan	0.5%	0.6%	0.7%
Other Races	16.6%	21.5%	26.3%
Hispanic	28.2%	35.2%	43.9%

	1/2 Mile	1 Mile	2 Miles
INCOME (2018 Estimates)			
Average Household Income	\$61,208	\$73,292	\$82,591
Median Household Income	\$46,145	\$52,707	\$60,014
Per Capita Income	\$29,937	\$33,328	\$36,017
EDUCATION (2018 Estimates)			
Elementary (Grade Level 0 to 8)	8.6%	10.2%	11.5%
Some High School (Grade Level 9 to 11)	5.4%	6.4%	7.5%
High School Graduate	18.0%	18.3%	17.9%
Some College	18.0%	16.9%	16.3%
Associates Degree Only	6.4%	6.7%	5.9%
Bachelors Degree Only	31.0%	28.6%	28.5%
Graduate Degree	12.6%	12.9%	12.4%
BUSINESS (2018 Estimates)			
Total Businesses	1,545	3,391	7,811
Total Employees	17,902	29,597	73,482
Employee Population per Business	11.6	8.7	9.4
Residential Population per Business	12.4	19.1	25.4

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