

# Prime Corner Retail Space in High-Rise Building Lobby

For Lease



6464 Sunset Blvd. | Hollywood, CA 90028

# Property Information

## Property Description

A fantastic retail space is available on the ground floor of the high-rise office building at the prime, high-traffic corner of Sunset Blvd. and Wilcox Ave. 1700 square feet of space are available, currently divided into two separate spaces, but can be combined. The spaces feature tall ceilings and floor-to-ceiling glass windows. The building features on-site management, 24 hour security guards, and ample parking is available in the building as well as in the back parking lot.

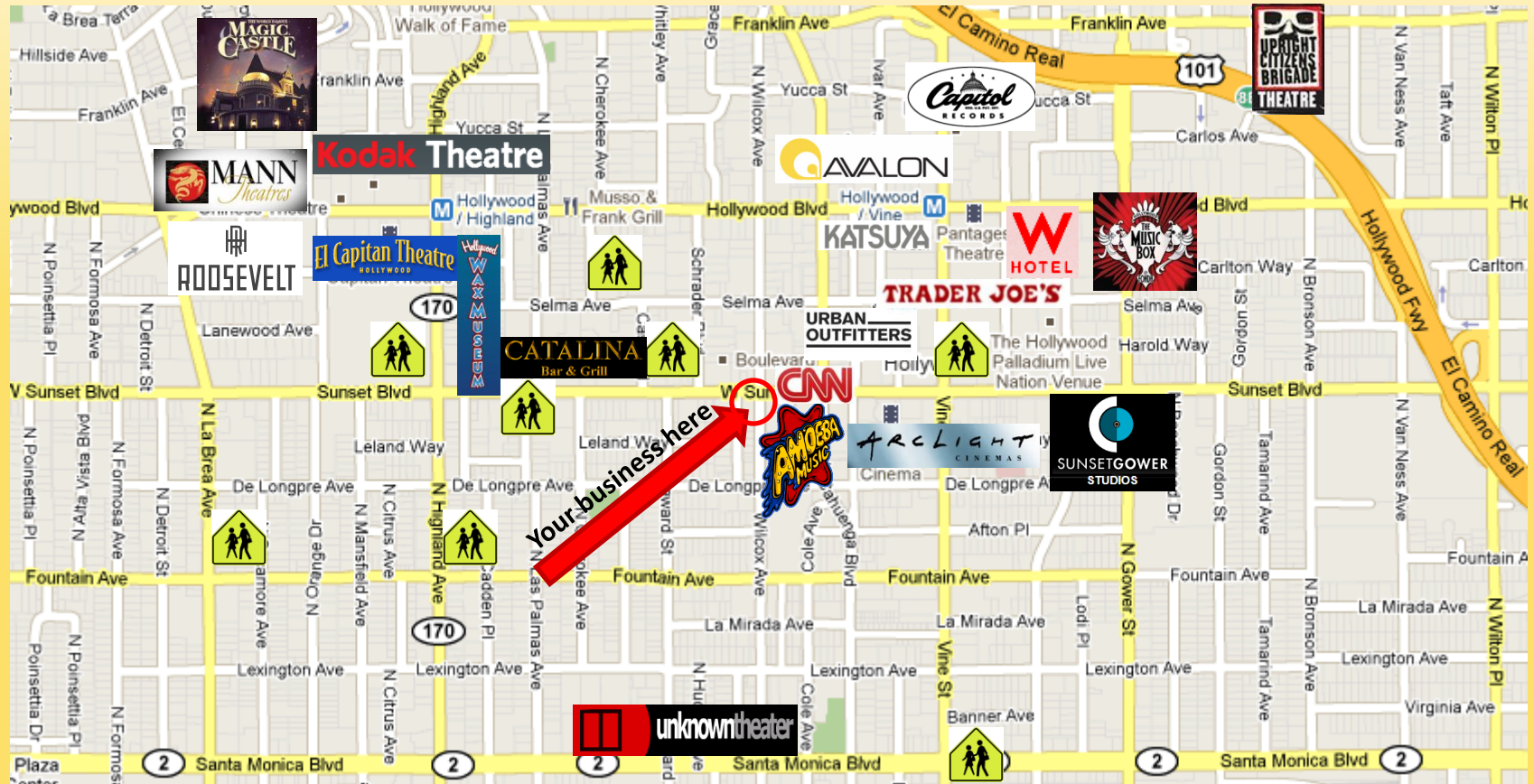
## Property Facts

Space 1	800 sqft
Space 2	900 sqft
Rate	\$2-3.50
Lease Type	NNN
CAM	\$0.40
Building Size	110,000 sqft
Latest Remodel	2003

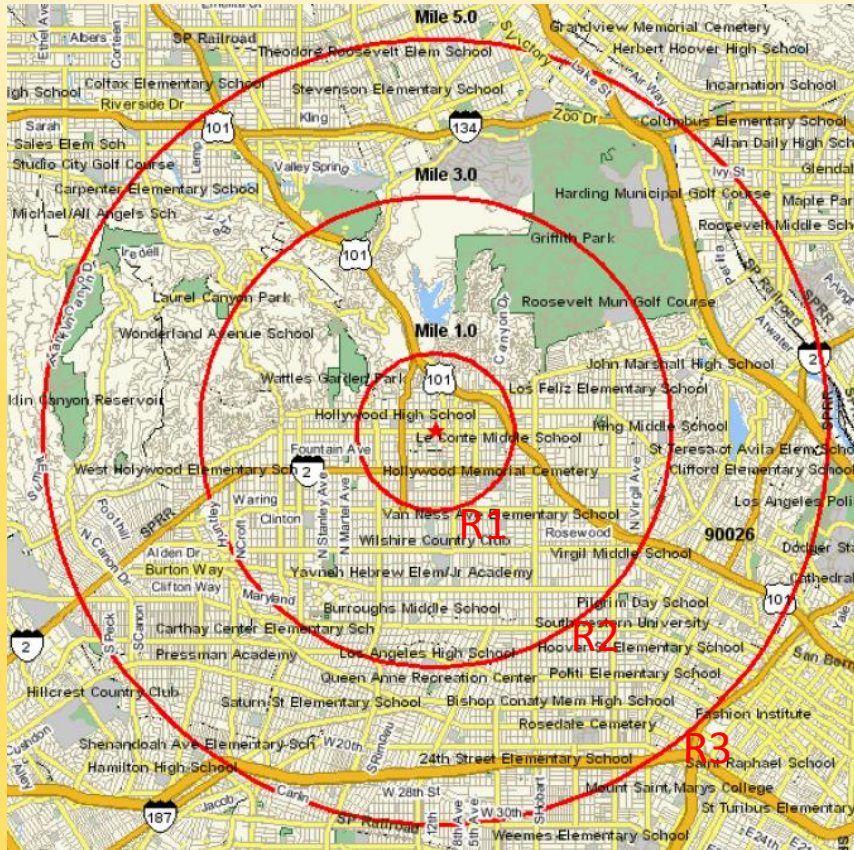


# Neighborhood

It doesn't get better than this. At 6464 Sunset, you'll be in the epicenter of Hollywood's hustle-bustle business community, tourist attractions, schools, shops, and nightlife.



# Demographics



	R1	R2	R3
Current population	60,877	397,594	1,023,060
Projected population in 2015	62,764	413,895	1,069,098
Households	29,866	176,061	409,947
Households with \$75K+ income	3661	30,969	72,110
Average per household income	\$49,143	\$65,397	\$66,208

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