

WALLACE ON SUNSET • NEW LUXURY DEVELOPMENT

Restaurant/Retail Spaces for Lease

KENNEDY WILSON

BROKERAGE

6240 W. Sunset Blvd., Los Angeles, CA 90028



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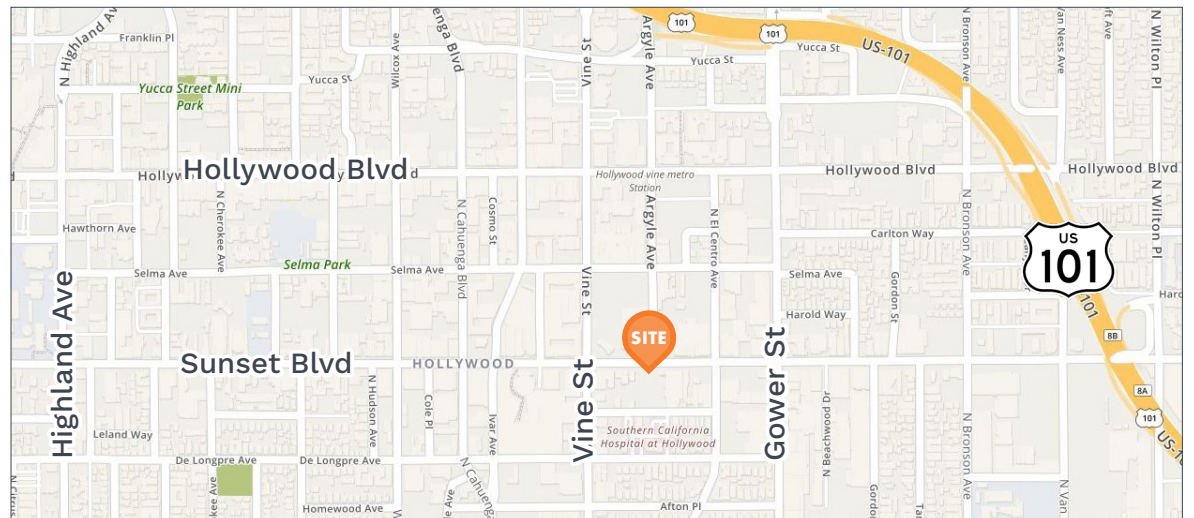
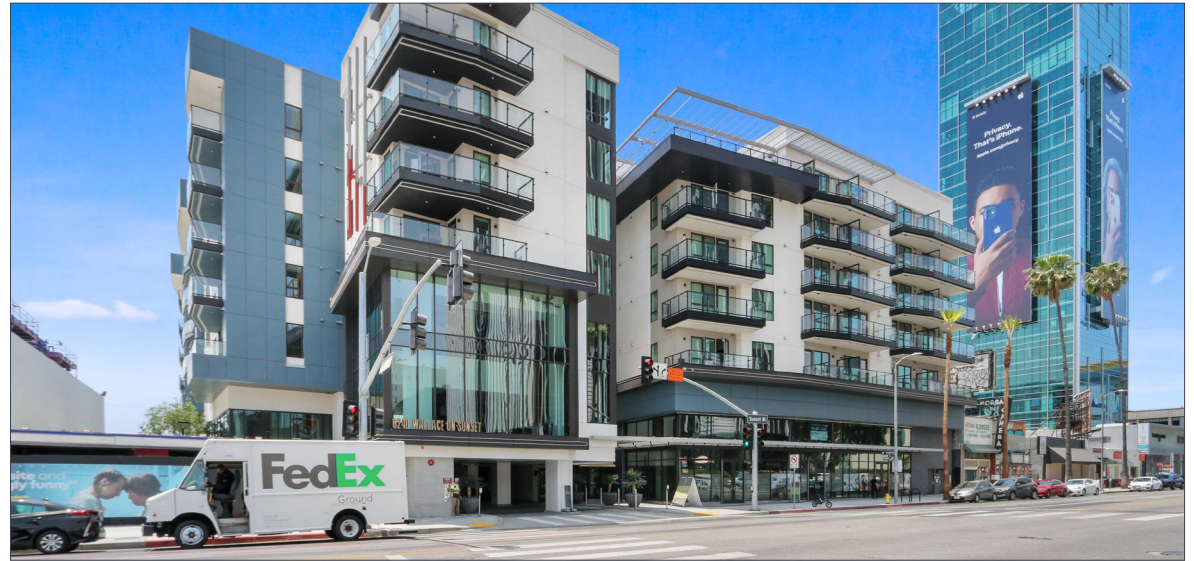
AVAILABLE

Size: ±1,146 - 4,978 RSF (divisible)
Rent: \$5.25 - \$5.75 PSF/Mo., NNN
NNN: \$1.40 (estimated)
Parking: Over 70 commercial spaces on site
Available: Immediately

PROPERTY HIGHLIGHTS

- High ceilings - over 20 ft.
- Below 200 residential units
- Patio seating available
- Incredible location on Sunset Blvd. in the heart of Hollywood; adjacent to the historic Earl Carroll Theatre and across from the Palladium
- One block from desirable amenities including: Walgreens, Chase Bank, Tender Greens, Chipotle, Veggie Grill, The Waffle, Coffee Bean & Tea Leaf and much more.
- Dense trade area with significant office and mixed-use developments nearby
- Annual HHI within 3 miles: \$150,000+
- Less than one mile from the 101 Freeway
- 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*



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Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

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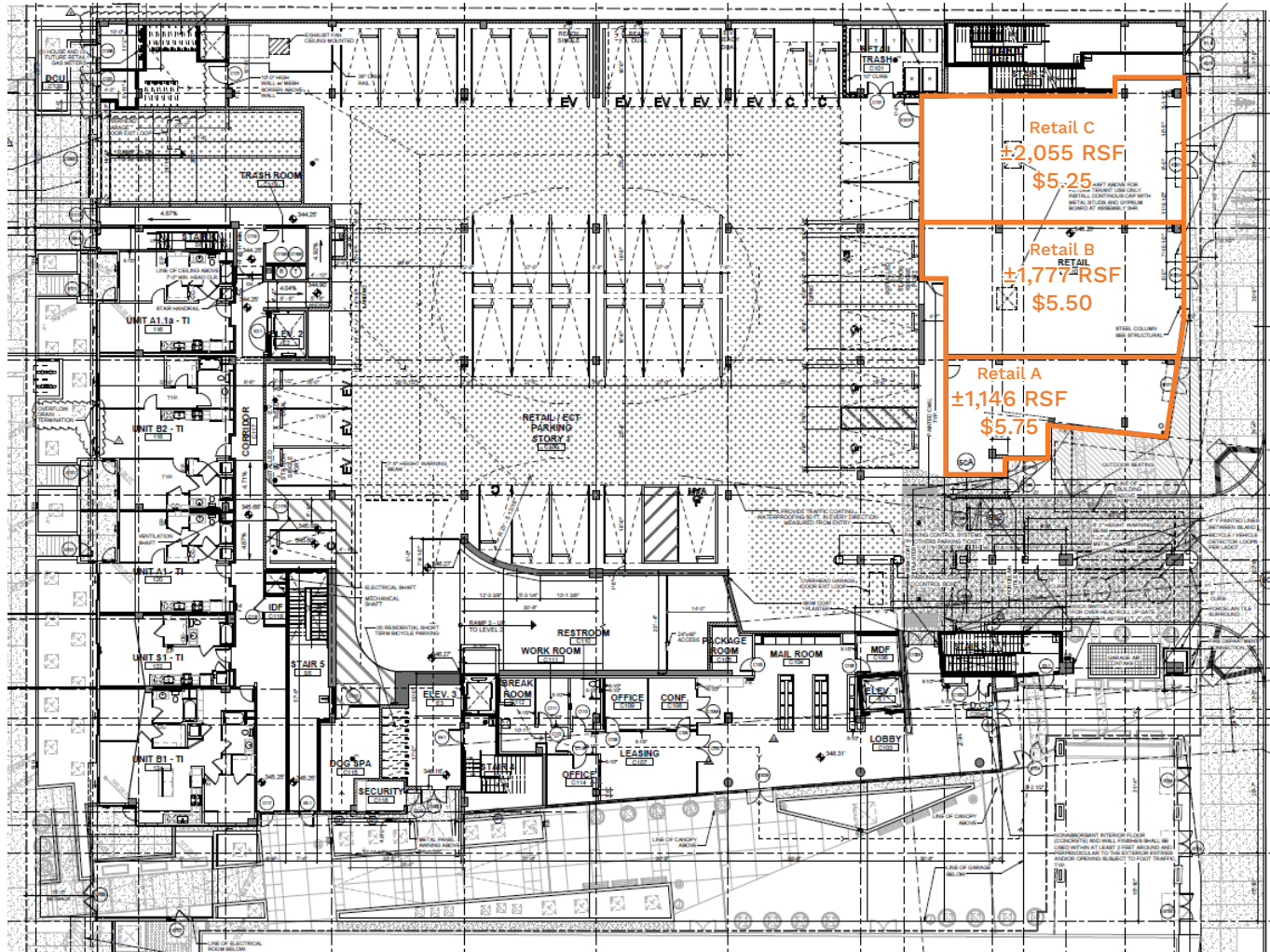
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Floor Plan



All rents are PSF/Mo.,NNN

Sunset Blvd.



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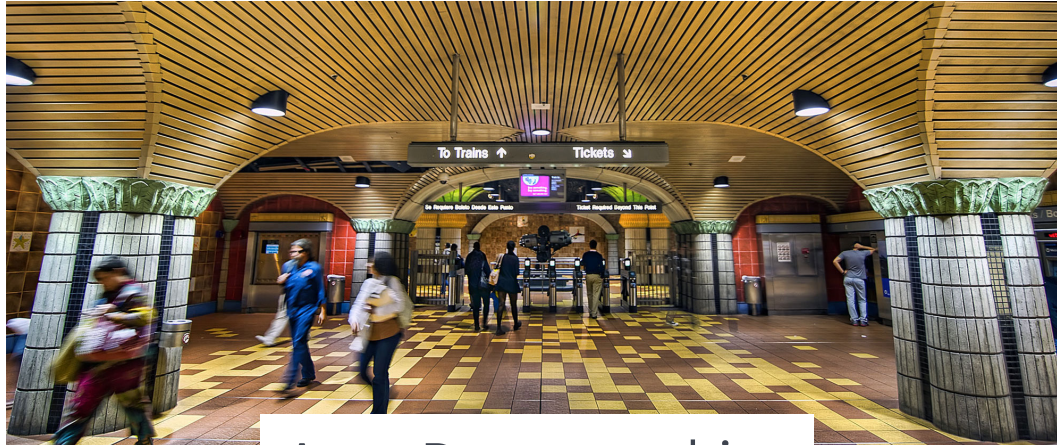
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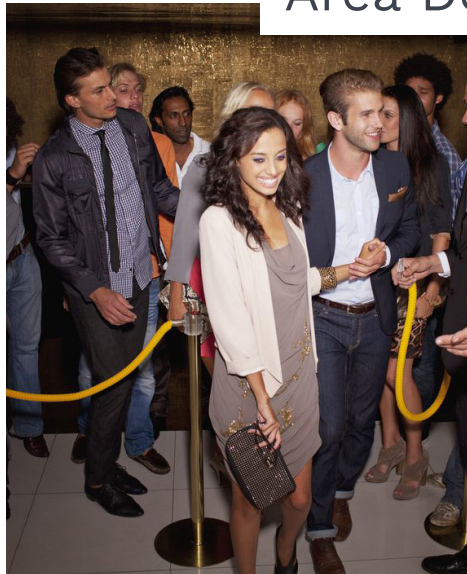
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Area Demographics



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2019 Estimated Population	66,313	198,195	406,407
2024 Projected Population	67,065	200,263	410,111
2010 Census Population	57,125	181,235	377,012
2000 Census Population	61,895	194,355	398,143
Projected Annual Growth 2019 to 2024	0.2%	0.2%	0.2%
Historical Annual Growth 2000 to 2019	0.4%	0.1%	0.1%
2019 Median Age	34.7	36.6	36.6
HOUSEHOLDS			
2019 Estimated Households	32,981	95,321	194,405
2024 Projected Households	34,081	98,436	200,842
2010 Census Households	27,273	83,966	174,443
2000 Census Households	27,317	84,432	174,669
Projected Annual Growth 2019 to 2024	0.7%	0.7%	0.7%
Historical Annual Growth 2000 to 2019	1.1%	0.7%	0.6%
RACE & ETHNICITY			
2019 Estimated White	57.7%	59.4%	53.4%
2019 Estimated Black or African American	6.6%	4.9%	4.9%
2019 Estimated Asian or Pacific Islander	10.1%	13.8%	21.0%
2019 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2019 Estimated Other Races	25.0%	21.3%	20.1%
2019 Estimated Hispanic	41.5%	35.2%	33.4%
INCOME			
2019 Estimated Average Household Income	\$65,888	\$82,807	\$90,212
2019 Estimated Median Household Income	\$55,384	\$63,262	\$66,870
2019 Estimated Per Capita Income	\$33,185	\$40,121	\$43,351
EDUCATION			
2019 Estimated High School Graduate	16.7%	16.5%	16.1%
2019 Estimated Some College	18.0%	17.0%	16.0%
2019 Estimated Associates Degree Only	5.1%	5.8%	5.6%
2019 Estimated Bachelors Degree Only	32.8%	32.8%	34.3%
2019 Estimated Graduate Degree	11.5%	13.4%	14.3%
BUSINESS			
2019 Estimated Total Businesses	4,642	11,387	26,895
2019 Estimated Total Employees	46,649	93,624	192,347
2019 Estimated Employee Population per Business	10.0	8.2	7.2
2019 Estimated Residential Population per Business	14.3	17.4	15.1

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