

# FOR LEASE: RETAIL OR RESTAURANT SPACE



**1641-1651 CAHUENGA BLVD.**

Los Angeles, CA 90028



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**NAI Capital**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



## Property Highlights

- **Newly renovated creative retail space**
- **Delivered Permit Ready Restaurant Space (Permit plans on P.4)**
- **Enormous walking and vehicle traffic**
- **Located on two major streets (Cahuenga Ave X Hollywood Blvd)**
- **Walking distance to great restaurants, hotels, and nightlife.**

## Availabilities

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Unit : 1647

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SF: 1,620

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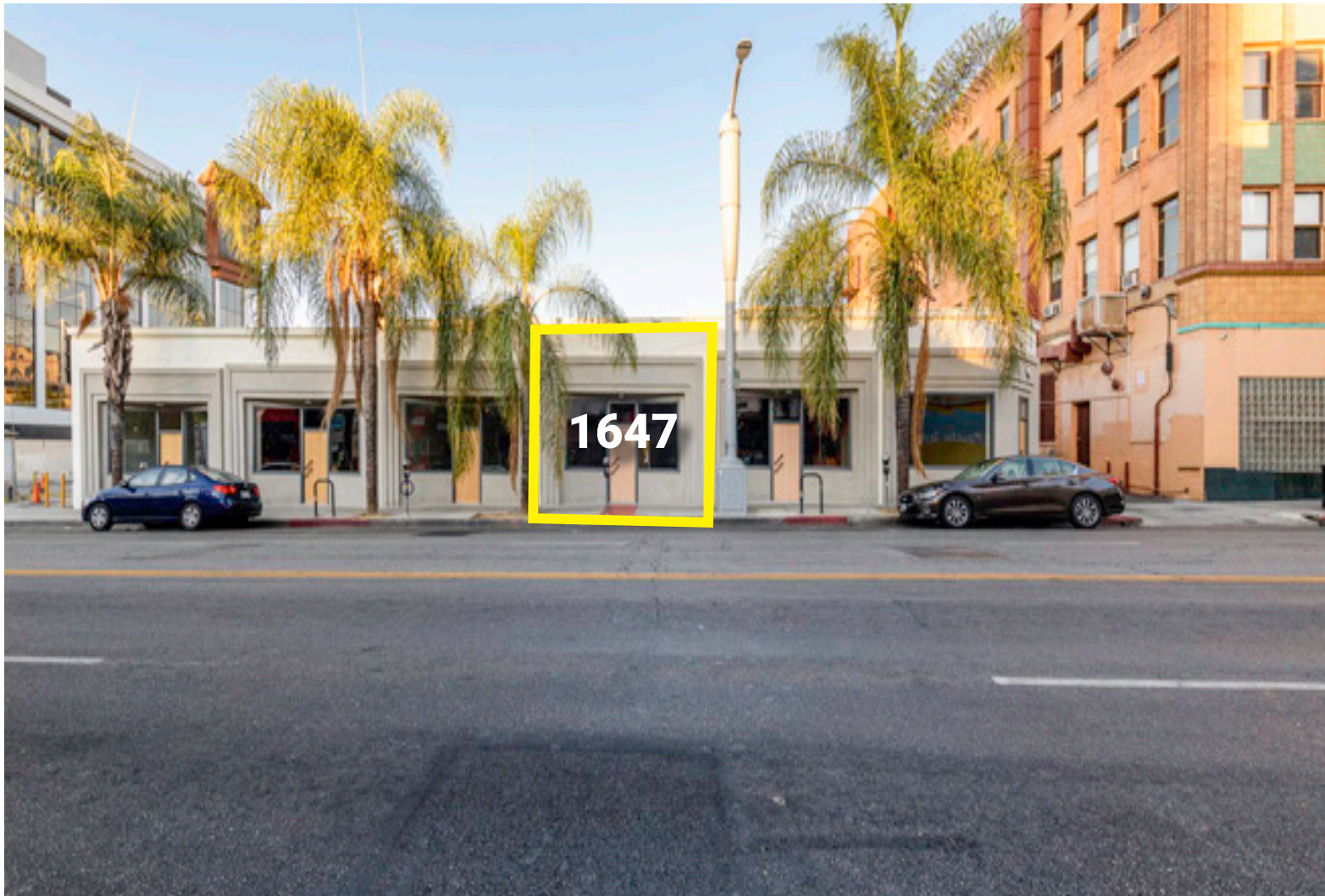
Retail Price: \$2.50/SF NNN

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Restaurant Price: \$3.25/SF NNN      TI allowance may be available

## Property Description

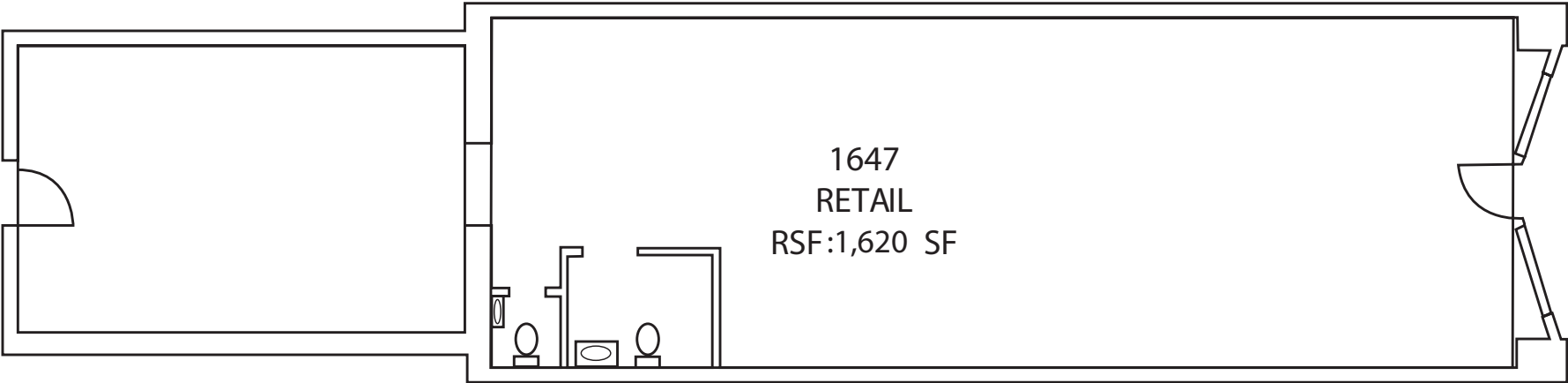
1,620 SF creative retail or restaurant space zoned C4 in the heart of downtown Hollywood walking distance to great restaurants, hotels and nightlife. This space has an open floor plan, private restroom, great natural light, 1 dedicated parking space (additional available at the adjacent lot) and signage opportunity. The functionality of the space gives you the ability to customize the space for your needs and allows for many different uses. Landlord is flexible on shorter lease terms (min. 1 year) to qualified tenants.



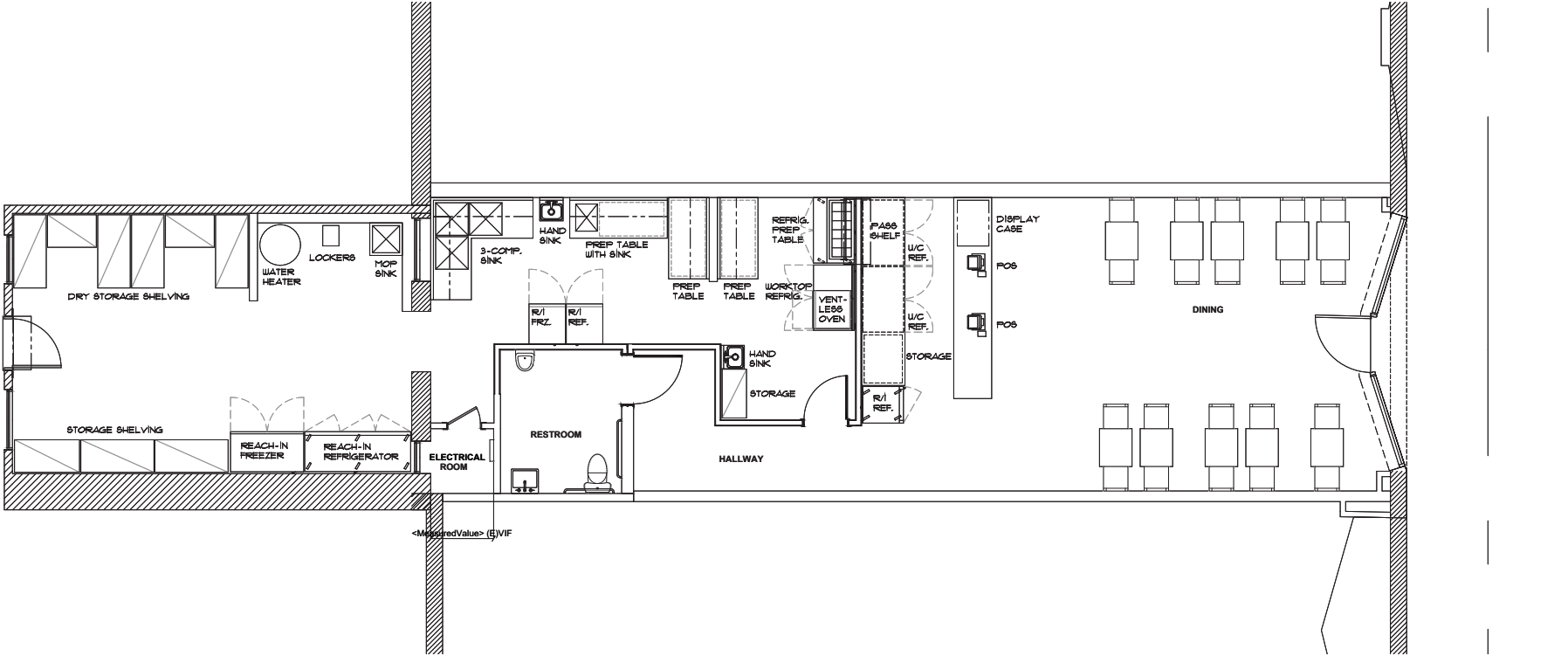
# Interior Photos



# Retail - Floor Plan

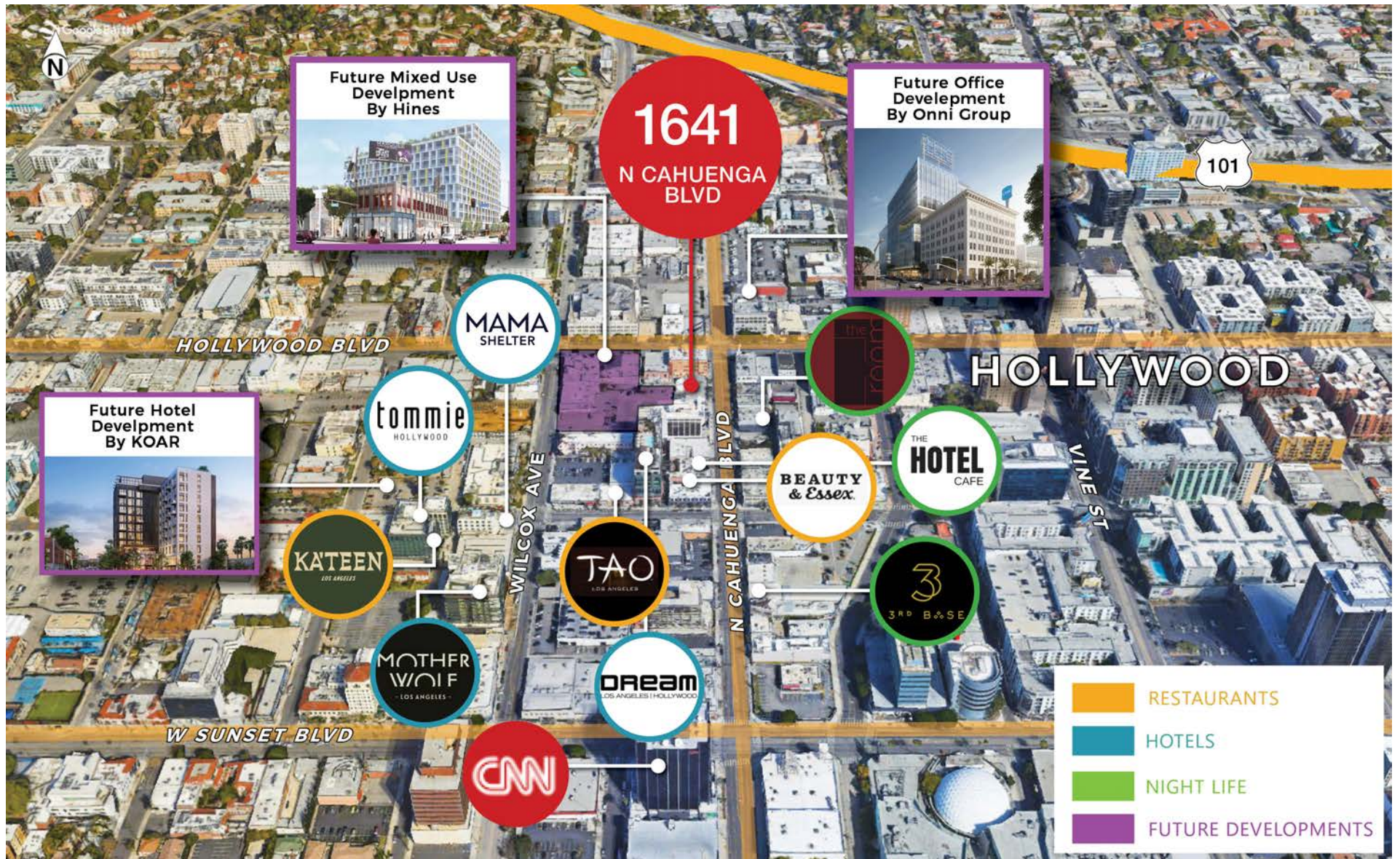


# Delivered Permit Ready Restaurant Plan



CAHUENGA BLVD  
75'-0" R.O.W.

# Retail - Aerial



# Vehicles Per Day & Demographics



Demographics	1 Mile	2 Miles	3 Miles
Estimated Average Household Income (2021)	\$82,932	\$100,414	\$108,408
Total Employees	38,052	77,883	166,709
Adj. Daytime Demographics	55,116	130,325	271,941
Total Household Expenditure	\$1.83 B	\$5.96 B	\$12.45 B

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