

FOR LEASE

4531 Hollywood Blvd

THE ELINOR

@ HOLLYHILL

MIXED USE DEVELOPMENT
AT THE INTERSECTION OF LOS FELIZ AND SILVERLAKE



JOIN



California
FISH GRILL
CASUAL KITCHEN

HANDELS
HOMEMADE ICE CREAM SINCE 1945

LaserAway

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

S I T E P L A N

4531 HOLLYWOOD BLVD



H I G H L I G H T S

- Mixed-use development at the highly trafficked intersection of Hollywood Blvd., Hillhurst Ave., and Sunset Blvd. (±86,000 VPD)
- ±14,121 SF ground floor retail space along Hollywood Blvd. located below 202 apartments
- Restaurant use is allowable in all retail spaces
- 55 on-grade retail parking spaces
- Adjacent to **Children's Hospital of Los Angeles** and **Kaiser Permanente** (±15,000 employees)
- 1 block from Vermont/Sunset Red Line station
- Less than half a mile from ABC Studios and The Prospect Studios
- Less than a mile from Los Angeles City College (±18,756 students)
- The project is located within California State Enterprise Zone
- Mendocino Farms and California Fish Grill are open
- Laseraway and Handel's Ice Cream are under construction

31 HOLLYWOOD BLVD





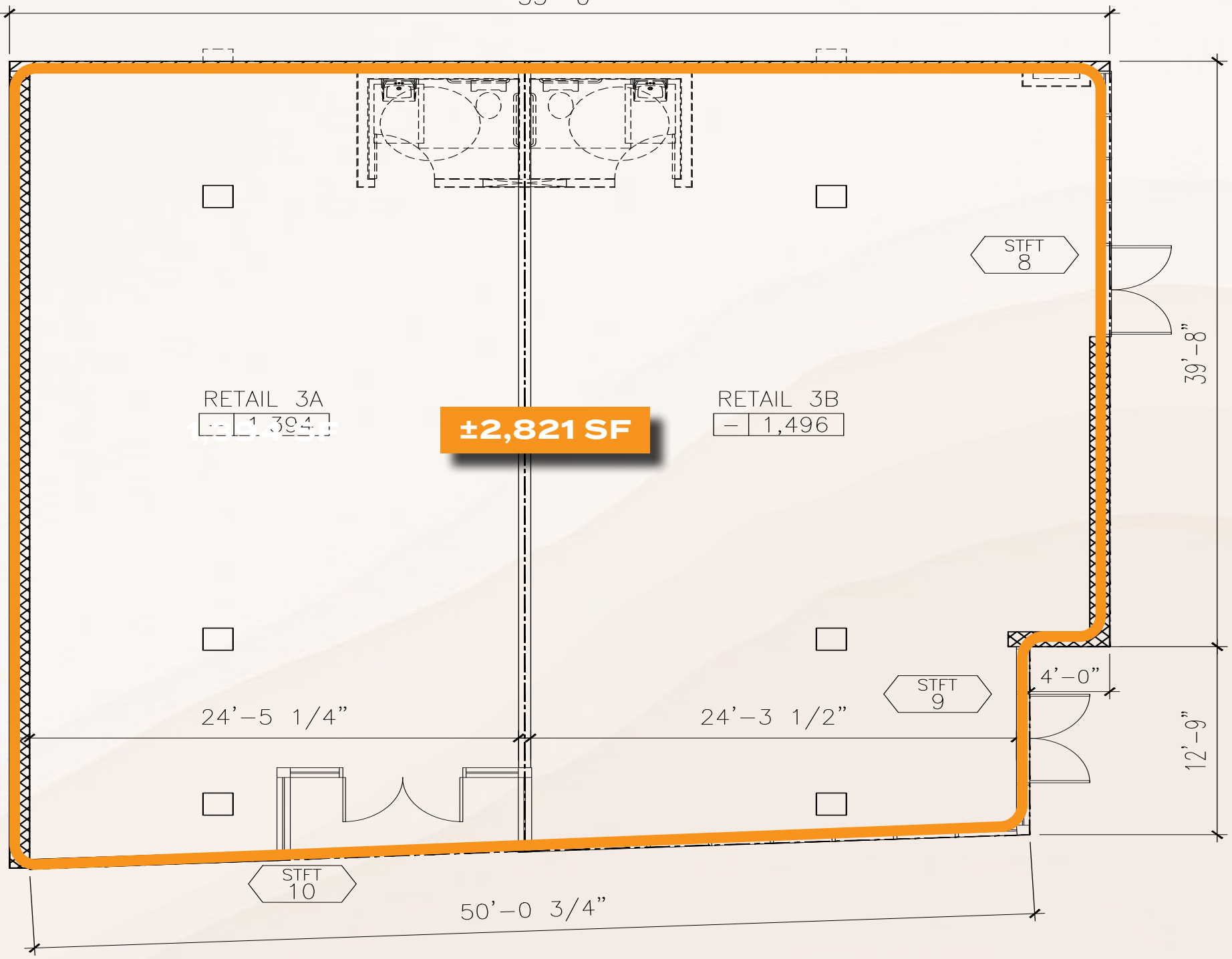
4531 HOLLYWOOD BLVD

UNIT 3

LEASE PENDING

55'-0"

54'-8"



±2,821 SF

RETAIL 3A
- 1,394

RETAIL 3B
- 1,496

STFT 8

STFT 9

STFT 10

24'-5 1/4"

24'-3 1/2"

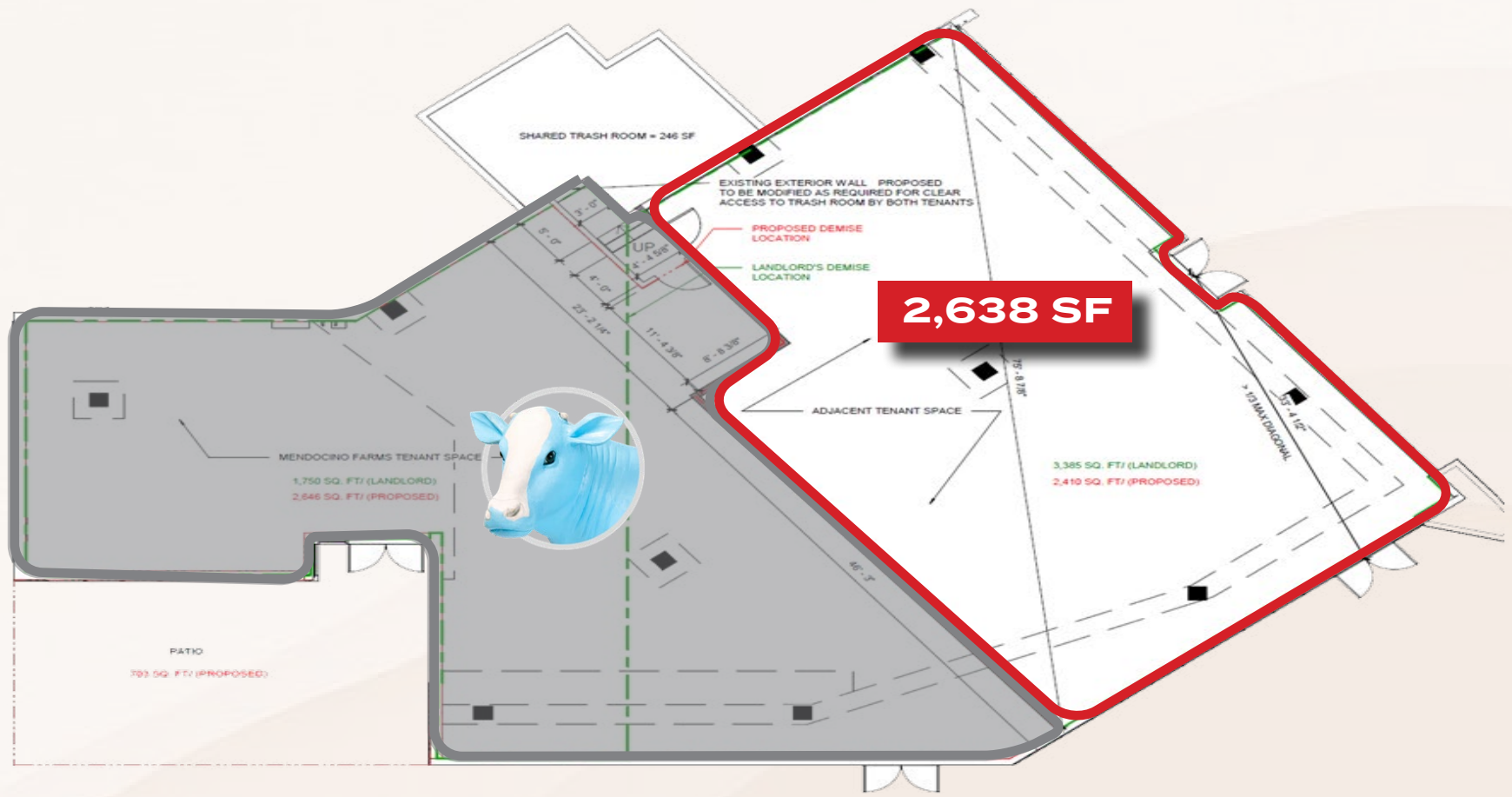
50'-0 3/4"

39'-8"

4'-0"

12'-9"

UNIT 4A



UNIT 5



INTERSECTION OF SILVERLAKE & LOS FELIZ - HOME OF THE TRENDIEST EAST SIDE RESTAURANTS & BARS

4531 HOLLYWOOD BLVD



jenie's HOT CHICKOS
 alcove
 MES SHALL KITCHEN MARU COFFEE
 LASSENS NATURAL FOODS & VITAMINS
 BLUE BOTTLE COFFEE
 farfalla Bakery
 McCall's Meat & Fish Co.
 NOSSA
 THE GUEST HOUSE
 GREEN LEAVES VEGAN

Works of ART
 SOAP PLANT - WACKO
 KLMI
 ST

Starbucks
 US Bank

SPITZ - RESTAURANT & BAR

B
 LOS ANGELES FIRE DEPARTMENT
 FOUNDED 1889

HOLLYWOOD BLVD.
 ± 29,700 VPD

SOUTHERN CALIFORNIA
 arththerapy ASSOCIATION
 KISMET
 HomeState TEXAS KITCHEN
 Hotel Covell
 zget

VERMONT/SUNSET
 METRO LINE

The Elinor
 at Holly Hill

Potential Day Time Traffic from Children's Hospital Employees

4531 HOLLYWOOD BLVD

DOWNTOWN LOS ANGELES
± 5 MILES

HOLLYWOOD BLVD.
± 29,700 VPD



ADMITS 14,600 INPATIENTS
PER YEAR

NEARLY 343,753 OUTPATIENT
VISITS PER YEAR

NEARLY 72,000 EMERGENCY
DEPARTMENT VISITS PER YEAR

MORE THAN 6,400 EMPLOYEES AND
APPROXIMATELY 862 MEDICAL STAFF

CURRENT ACTIVE HOSPITAL BED COUNT: 401

MARION AND JOHN E. ANDERSON
PAVILION BED COUNT: 317

106 PEDIATRIC CRITICAL CARE BEDS
(MORE THAN ANY OTHER HOSPITAL IN THE
WESTERN UNITED STATES)

The Elinor
at HollyHill

@ THE INTERSECTION OF
HILLHURST AVE, SUNSET BLVD,
AND HOLLYWOOD BLVD

4531 HOLLYWOOD BLVD

The Elinor
at HollyHill

SUNSET BLVD.
± 28,000 VPD

HILLHURST AVE.
± 29,000 VPD

HOLLYWOOD BLVD.
± 29,700 VPD



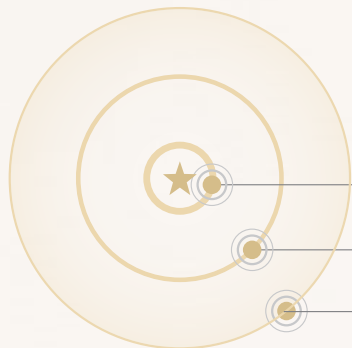
SURROUNDING AREA

4531 HOLLYWOOD BLVD



DEMOGRAPHICS

4531 HOLLYWOOD BLVD



POPULATION

HOUSEHOLDS

INCOME

2022
ESTIMATE

2027
PROJECTION

2022
ESTIMATE

2027
PROJECTION

2022
AVG. HH INCOME

1-MILE

58,592

57,678

25,499

25,017

\$86,928

3-MILE

443,872

445,103

177,573

177,672

\$81,155

5-MILE

1,103,650

1,106,553

438,130

439,226

\$85,955

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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