

**FOR LEASE**

# SEC W SUNSET BLVD & N MCCADDEN PL

16K SF RETAIL / OFFICE / MEDICAL AVAILABLE

**AVAILABLE  
±16,000 SF**



SUNSET BLVD - 46,000 CPD

HIGHLAND AVE - 43,000 CPD



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245



# PROPERTY HIGHLIGHTS

- **Free-standing 16,000 SF former Rite Aid** in the heart of Hollywood
- 35 spaces of onsite parking with **existing drive-thru and loading dock**
- Located near the intersection of **Sunset Blvd & Highland Ave** with **over 89,000 CPD combined**
- **Clear Height** - 15 ft clear height throughout sales floor

## DEMOGRAPHICS



### POPULATION

**1 MILE** | 66,843  
**3 MILE** | 358,747  
**5 MILE** | 945,253



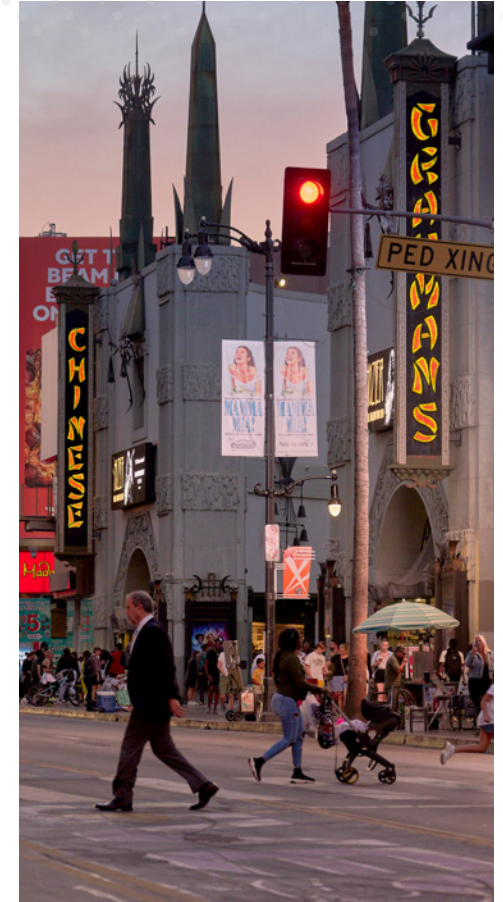
### DAYTIME POPULATION

**1 MILE** | 61,154  
**3 MILE** | 281,485  
**5 MILE** | 718,741



### AVG. HOUSEHOLD INCOME

**1 MILE** | \$113,747  
**3 MILE** | \$138,588  
**5 MILE** | \$135,467



## TRADE AREA HIGHLIGHTS

Densely populated with **366k** estimated residents with income exceeding **\$101k**, nearly **51%** with a college degree and over **322k** daytime employees

Within 1 mile of the site, there is **8.3M SF** of office space with **666k SF** under construction, **5.4M SF** of existing retail and **31k** existing multi-family units

Hollywood is home to over **25M** annual visitors and entertainment companies like Netflix, Paramount Pictures and CBS, attracting a captive audience of thousands of young professionals and families

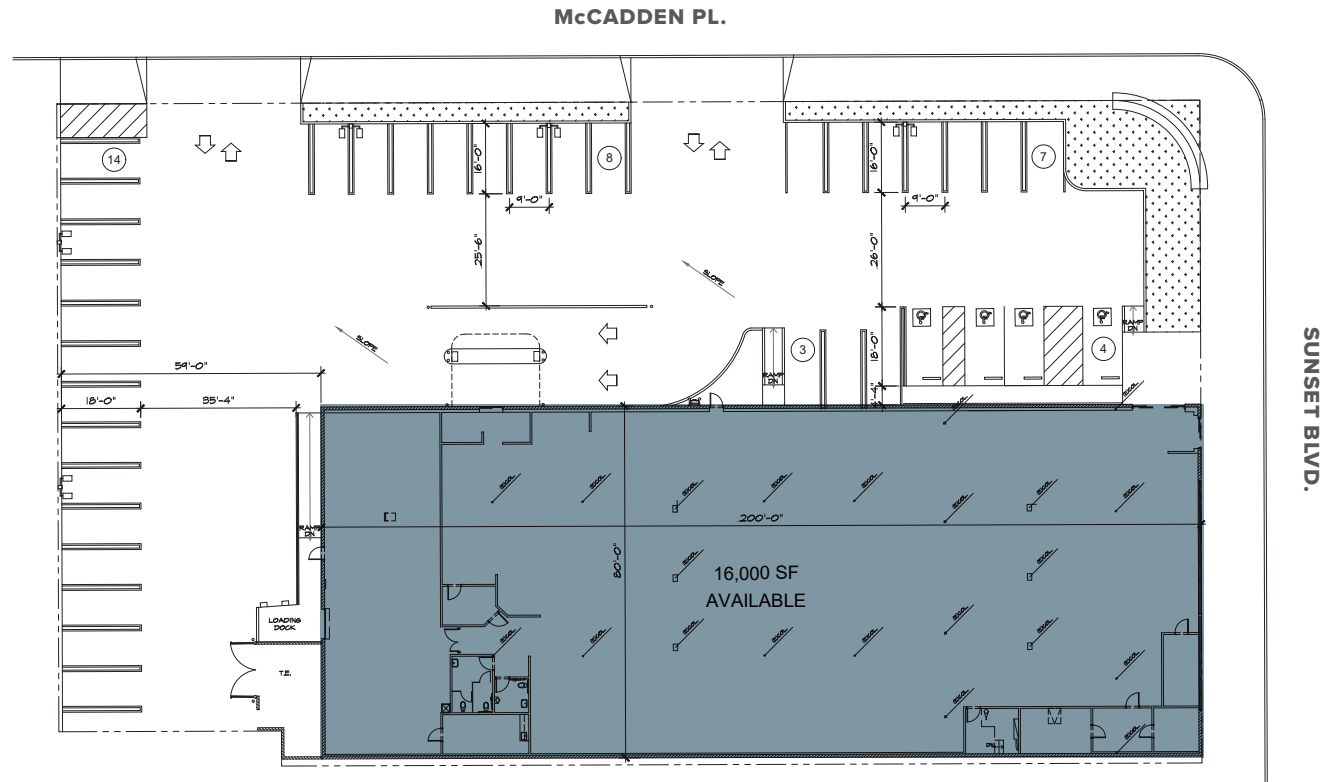
**Across from Hollywood High School** with over 1,500 students and steps away from Hollywood & Highland thousands of young professionals and families

# SITE PLAN



Explore virtual tour of premises

[CLICK HERE](#)



# FLOOR PLAN





# SEC W SUNSET BLVD & N MCCADDEN PL

Hollywood, CA





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LOS ANGELES, CA 90028

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