

## RETAIL & RESTAURANT OPPORTUNITY

# FOR LEASE | $\pm 4,000$ - $14,800$ SF

NWC Hollywood Blvd & Western Ave | Hollywood, CA



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**beta.**

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137 Eucalyptus Dr, El Segundo, CA 90245



RETAILER MAP

HOLLYWOOD  
& WESTERN



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## PROJECT HIGHLIGHTS

- **FOR LEASE |  $\pm 4,000$  -  $14,800$  SF**
- Open and operating, move-in ready restaurant available
- Daytime population exceeds 127,000 within 2 miles
- Traffic count exceeds 69,000 CPD
- 0.4 miles from the 101 Freeway
- Adjacent to: Hollywood & Western Subway Station (est. 1.8M annual riders)

## DEMOGRAPHICS



**Population**

**1 Mile**

63,138

**2 Miles**

182,721

**3 Miles**

362,426



**Daytime Population**

37,472

127,081

252,617

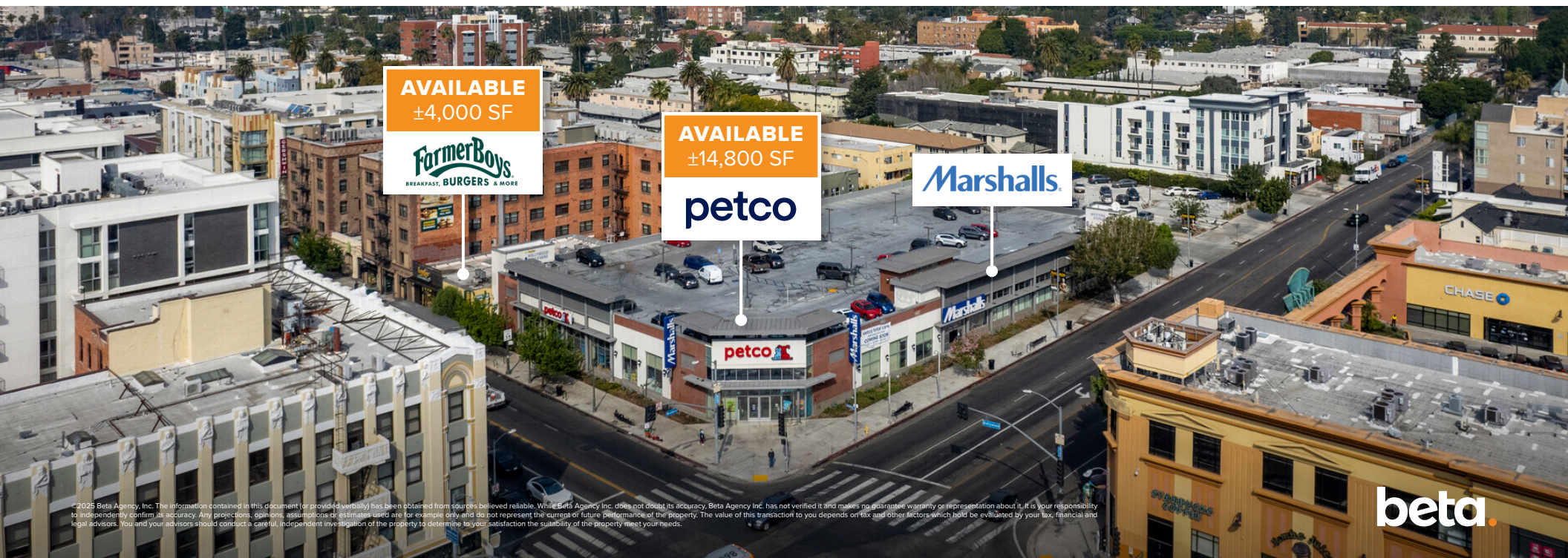


**Avg. Household Income**

\$97,712

\$112,382

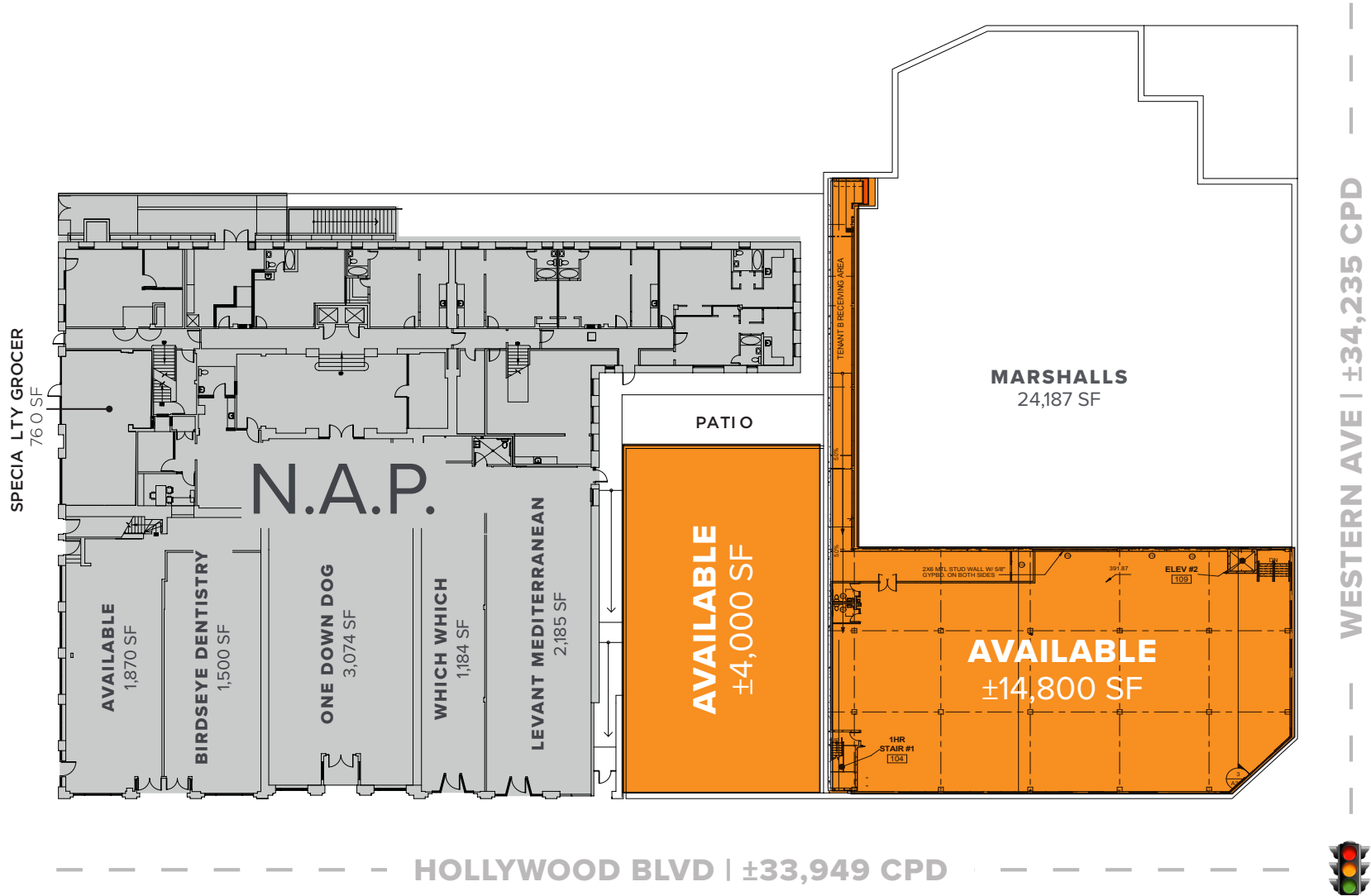
\$122,946





SITE PLAN

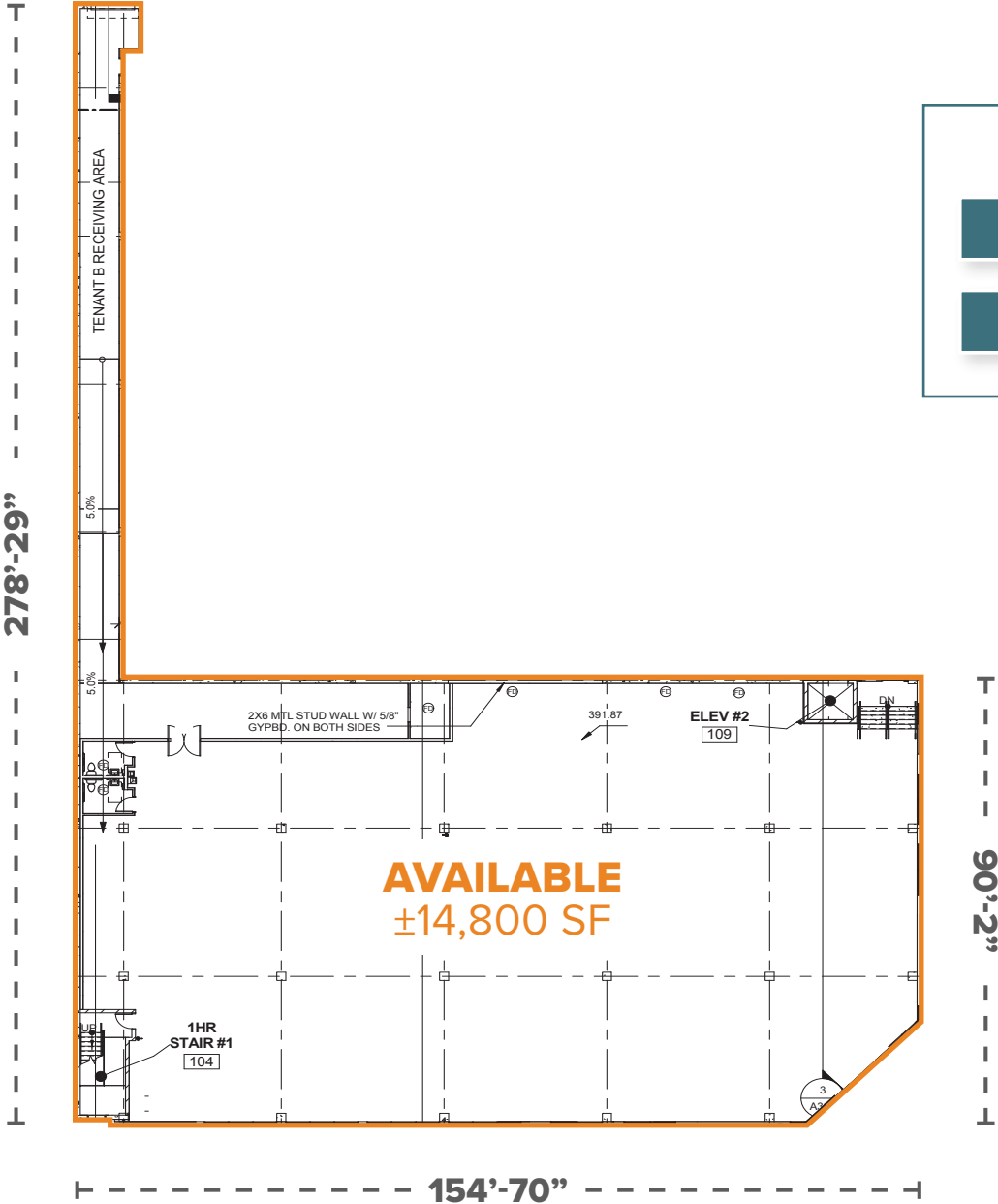
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PETCO FLOOR PLAN

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