

For Lease | ±10,685 SF

Sunset & Western | Target Center

Hollywood, CA



View from Sunset Blvd

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±10,685 SF AVAILABLE

Hard Corner | Last Remaining Space

AVAILABLE
±10,685 SF

FedEx

MATTRESS
FIRM



New Development
5420 Sunset Blvd

WHOLE FOODS MARKET SEPHORA

PROJECT HIGHLIGHTS



Intersection SWC Sunset Blvd & Western Ave

Anchor Tenant Target

Population (3 mi) 409,391

Avg. HH Income (3 mi) \$116,981

Employees (3 mi) 278,997

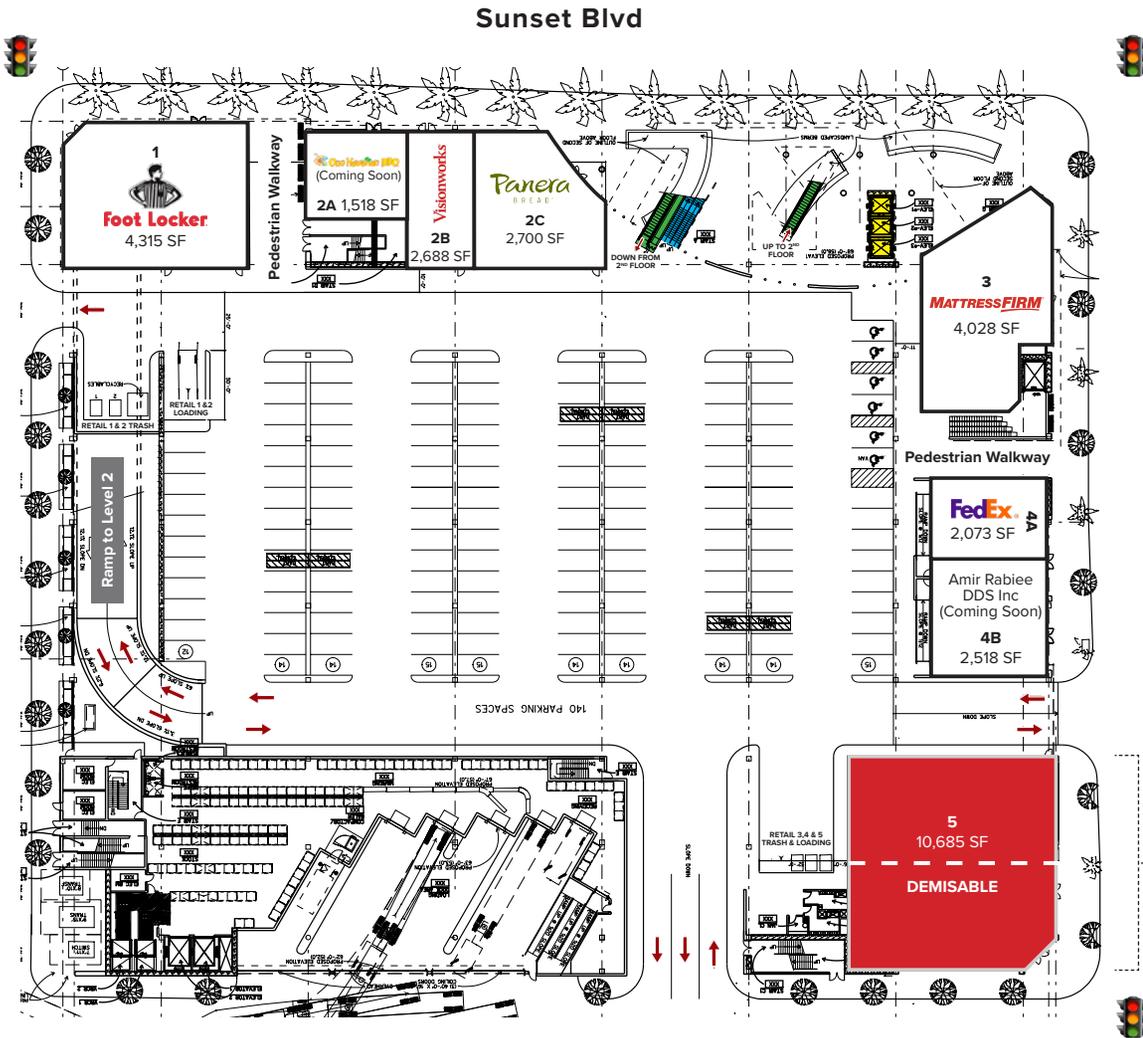
Traffic Counts Sunset Blvd ±75,532 CPD
Western Ave ±54,274 CPD

- Dominant Target Anchored shopping center located off the 101 freeway
- Adjacent to new Whole Foods development
- Parking located on the ground floor and span the second floor, ±464 spaces
- 150,000 SF Target located on the 3rd floor
- 2 mile population in excess of 220,000 people and growing
- Limited availability remaining

GROUND FLOOR / STREET LEVEL

SECOND LEVEL - PARKING

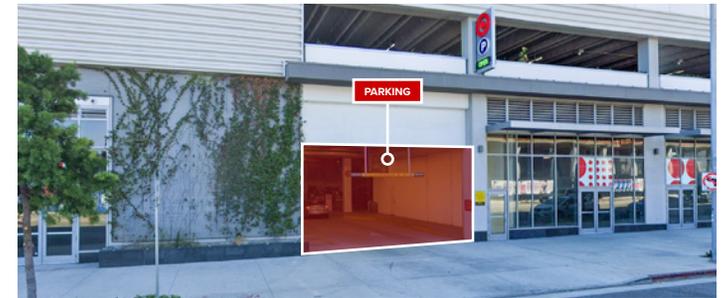
THIRD LEVEL - TARGET (150K SF)



■ Available

146 Total Parking Spaces (6 Handicapped)

■ Stairway ■ Escalator ■ Elevator



TRADE AREA HIGHLIGHTS



**Avg.
Household
Income**

**Median
Housing
Value**

Hollywood Hills

\$132K

\$1.6M

Los Feliz

\$233K

\$1.7M

Silver Lake

\$184K

\$1.2M

Echo Park

\$128K

\$1M

