

**MATTHEWS™**

**FOR LEASE**

**5334 HOLLYWOOD BLVD**

**LOS ANGELES, CA 90035**



**PROPERTY RENDERING**

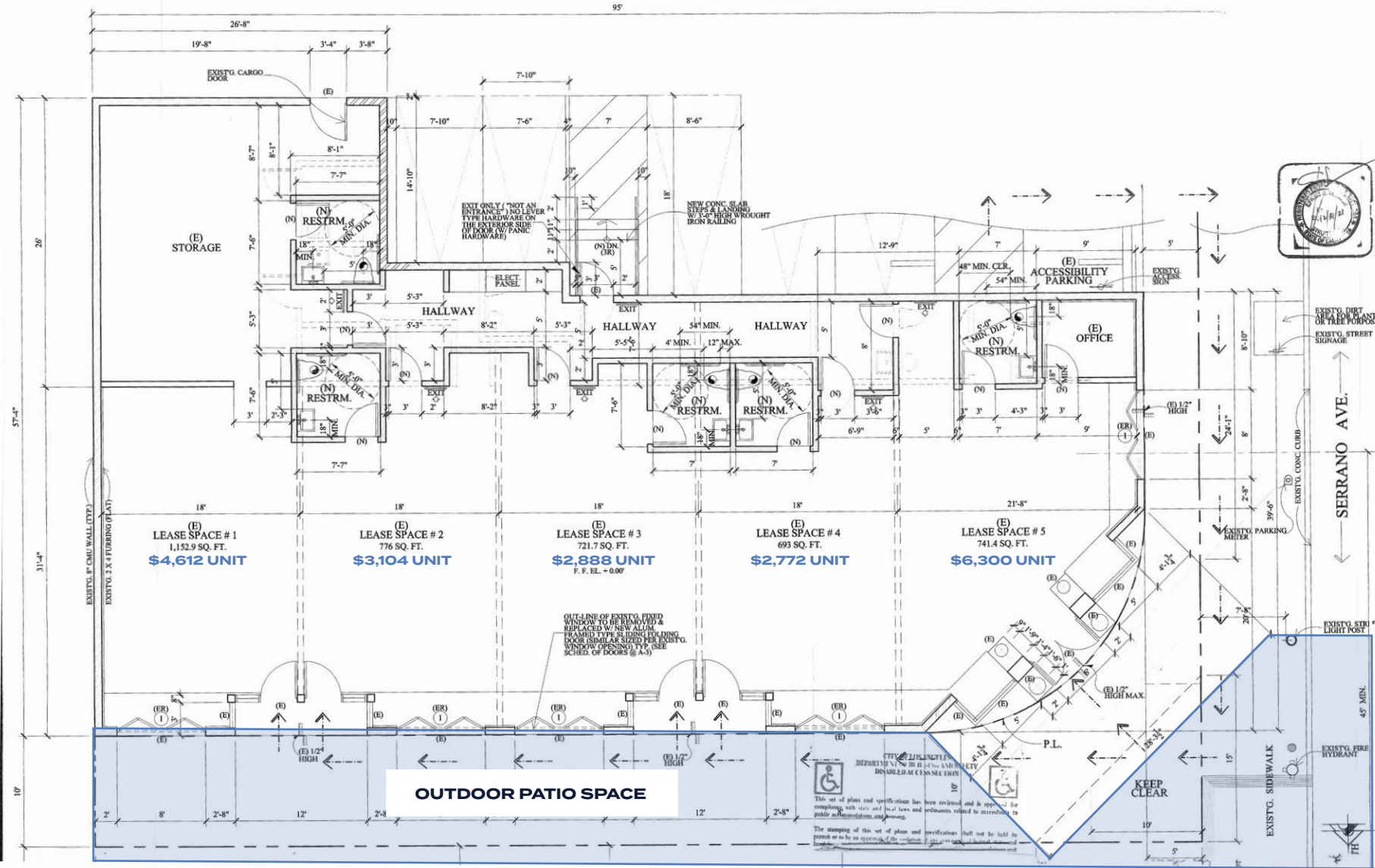


**VARTAN JANGOZIAN &  
ASSOCIATES**  
design planning • interior

**RETAIL/RESTAURANT SPACE AVAILABLE ON HOLLYWOOD BLVD**

# PROPERTY DETAILS

Facility Name	Stor-A-Way Mini Storage
Address	915 E Georgia Ave
City, State	Ruston, LA
County	Lincoln Parish
Parcel Number	5981
Lot Size (Acres)	±3.99
Year Built	1995



# INTERIOR PHOTOS



**PREMIER RETAIL & LIFESTYLE CORRIDOR**



±24,700 VPD  
INTERSTATE 5

**Roosevelt Golf Course**  
Golf Course



**John Marshall High School**  
±2,300 Students

**Hollywood Reservoir Trailhead**

**LAZY ACRES**  
natural market



**BANK OF AMERICA**  
**Pino's Sandwiches**  
**sidewalkgrill**  
mediterranean kitchen



**Los Feliz Elementary**  
±428 Students



101



Hollywood Blvd ±32,500 VPD

**Thomas Starr King Middle School**  
±1,593 Students

**The Fifty Five Fifty Apartments**  
±280 Units

**Subject Property**



**Barnsdall Art Park**  
±10 Miles Away

**CIA HOLLYWOOD PRESBYTERIAN MEDICAL CENTER**



**KAISER PERMANENTE**

**Wilshire Country Club**  
Golf Course



**JONS**  
fresh marketplace

**EREWHON**

**PAVILIONS**



**Los Angeles City College**  
±18,000 Students

±23,000 VPD

**Mario's**  
PERUVIAN RESTAURANT



**West Coast University**  
Center for Graduate Studies  
±2,687 Students

Google Earth

# MARKET OVERVIEW

## HOLLYWOOD

Hollywood is a place where history and modern culture meet. Known for its deep ties to the film industry, it's home to historic landmarks like the Hollywood Sign, the Walk of Fame, and classic theaters that still host major premieres. But beyond the tourist draws, Hollywood is also a working neighborhood—filled with production studios, small businesses, and a steady stream of creatives. It's a dynamic area that reflects both the legacy of entertainment and the realities of a constantly evolving city.

### DEMOGRAPHIC HIGHLIGHTS

WITHIN 3 MILES OF THE SUBJECT PROPERTY



**\$1,070,815**  
MEDIAN HOME VALUE



**\$92,302**  
AVG HOUSEHOLD INCOME



**\$4.8B**  
CONSUMER SPENDING

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LOS ANGELES, CA 90035

## EXCLUSIVE LEASING AGENTS

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Broker of Record

Firm No. 02168060 (CA)

#### Confidentiality Agreement & Disclaimer

This Leasing Package contains select information pertaining to the business and affairs of **5334 Hollywood Blvd, Los Angeles, CA 90027** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

# MATTHEWS™