

SECOND-GEN RESTAURANT AVAILABLE | PRIME LOCATION & FOOT TRAFFIC | VIBRANT ENTERTAINMENT HUB

6201 HOLLYWOOD BLVD

Available

LOS ANGELES, CA 90028

Your Sign Here



MATTHEWS™

Retail
Leasing Opportunity
Leasing Brochure

6201 HOLLYWOOD BLVD

LEASE TERMS

LEASE TYPE

Absolute NNN

SIZE

±1,326 SF

MONTHLY RENT

Contact Broker

THE OPPORTUNITY

SECOND-GEN RESTAURANT AVAILABLE

- Currently home to Afters Ice Cream.
- Fully built-out, second-generation dessert/cafe space.
- Rare “plug-and-play” opportunity at the base of the premier Eastown development.

PRIME LOCATION & FOOT TRAFFIC

- Located directly on the world-famous Hollywood Walk of Fame.
- Positioned at a high-volume intersection with over 40,000 VPD.
- Directly across from the Pantages Theatre, capturing massive pre- and post-show crowds.

VIBRANT ENTERTAINMENT HUB

- Steps from the Hollywood/Vine Metro Station, ensuring constant tourist and local traffic.
- Built-in customer base from the 1,000+ luxury apartment units located directly above at Eastown and El Centro.
- Surrounded by elite co-tenants including Shake Shack, Barry’s Bootcamp, and Dunkin’.

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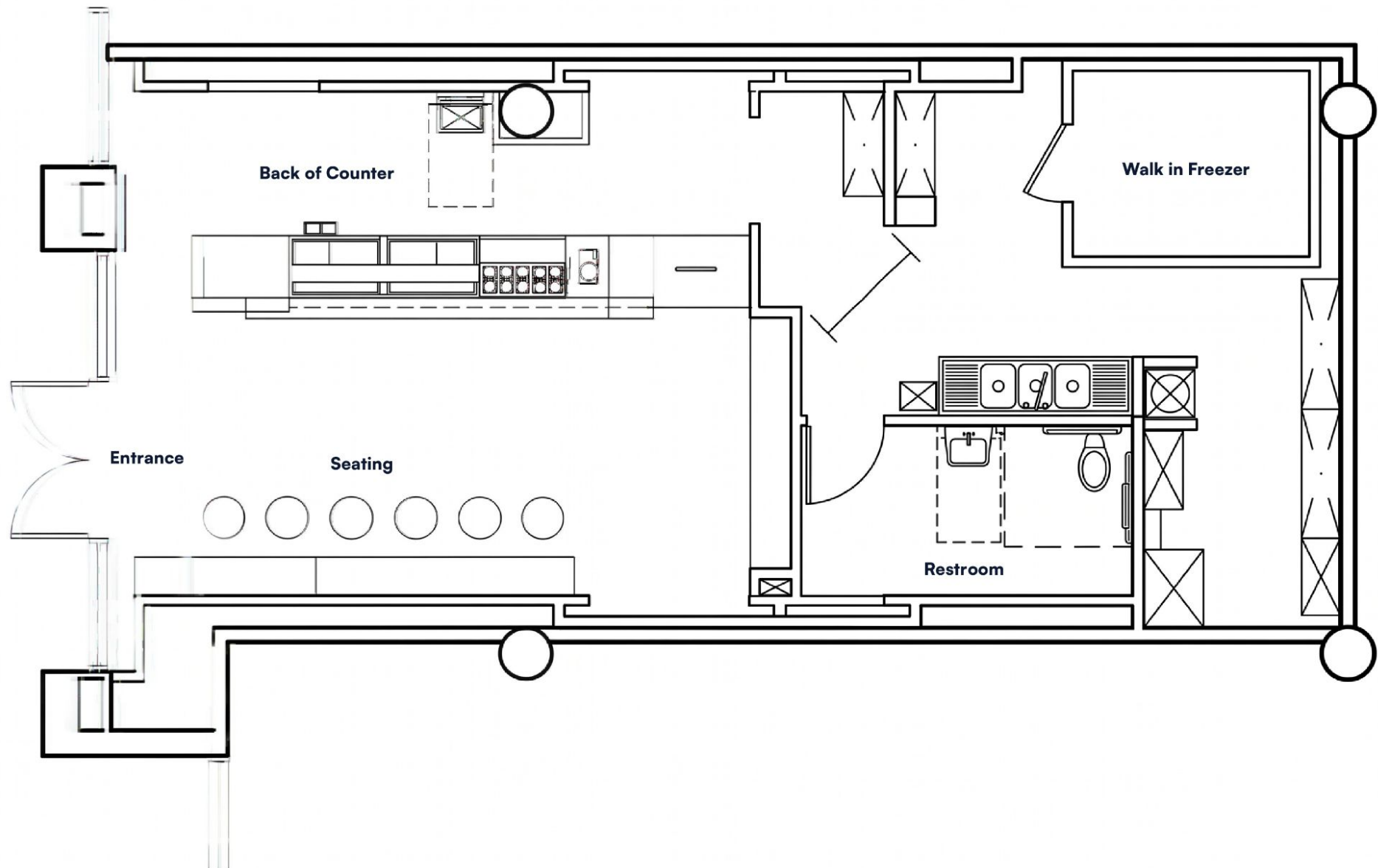
6201 HOLLYWOOD BLVD
Los Angeles, CA 90028



SITE PLAN

6201 HOLLYWOOD BLVD

Los Angeles, CA 90028



Dolby Theatre

GRIFFITH OBSERVATORY

THE GREEK THEATRE



TCL CHINESE THEATRE

HOLLYWOOD

Subject Property

Vermont Ave
LOUPIOTTE KITCHEN
House of Pies
GUAC DADDY
100% REAL FRESH 25 YEARS & COUNTING

Hillhurst Ave
all time TU MADRE
CASA LEO
MARU COFFEE

Hollywood Blvd ± 32,532 VPD

THE El Capitan Theatre HOLLYWOOD

±10M Annual Visitors

HOLLYWOOD WALK OF FAME

Hollywood Promenade

Ralphs ROSS DRESS FOR LESS
Jersey Mike's jamba NORMAN
ups WELLS FARGO

Vermont/Sunset Metro B Line

Melrose Ave
Reformation URBAN OUTFITTERS Paul Smith ARITZIA Vivienne Westwood

2

± 40,500 VPD

TRADER JOE'S EQUINOX

Barnsdall Art Park
Home to Frank Lloyd Wright's iconic Hollyhock House and offering green space, galleries, and community arts programs with sweeping city views

MENDOCINO FARMS sandwich market
PACIFIC SALES BEST BUY
BevMo!

Paramount

Chick-fil-A McDonald's

± 208,000 VPD

EREWON

101

The Grove
NORDSTROM
American Girl Brandy Melville TOPSHOP The Container Store SEPHORA
MICHAEL KORS alo COACH
Apple Nike GAP

Wilshire Country Club Golf Course

Alexandria Ave Elementary School ±503 Students

Downtown Los Angeles ±7 Miles Away

Google Earth

MARKET OVERVIEW

Hollywood is a dense, high-profile district of Los Angeles that functions as both a major economic engine and one of the most recognizable tourist destinations in the world. The area blends historic studios, commercial corridors, hotels, and entertainment venues, drawing millions of visitors each year while supporting a strong local economy built on tourism, media production, and retail. Landmarks like the TCL Chinese Theatre, Dolby Theatre, and Hollywood Boulevard anchor a steady flow of foot traffic and drive consistent economic activity.

The local economy is heavily driven by tourism and entertainment, with continued investment in hotels, mixed-use developments, and production facilities fueling growth. Hollywood's central location and global brand recognition make it a key revenue generator for Los Angeles, with tourism spending, film production, and related industries sustaining thousands of businesses. The area continues to evolve with infrastructure upgrades and new developments aimed at increasing visitor capacity.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

10 MILLION+

Walk Of Fame Visitors Per Year

40 BILLION+

Visitor Spending Per Year

\$131,317

Average HH Income
(5-Mile Radius)



6201 HOLLYWOOD BLVD

LOS ANGELES, CA 90028

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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.

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