

1604 N. Cahuenga Blvd.

LOS ANGELES, CA 90028

FOR LEASE



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# Hollywood's Vinyl District is the Hottest Neighborhood in L.A. Right Now

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The Hollywood Vinyl District, between Hollywood and Sunset Boulevard, and Schrader Boulevard and Gower Street, reflects the heritage of one of Los Angeles' most legendary neighborhoods. The revitalized area offers a fresh perspective on the cultural and historical influence of the music industry.

Hollywood continues to provide best in class hotels, restaurants, and the world's leading media platforms/studios (Netflix, Paramount/Viacom, CNN, Universal), continue the unrivaled influence, bringing the new artists, professionals, entrepreneurs, seeking an immersive environment to live, work and create.



# Space Highlights

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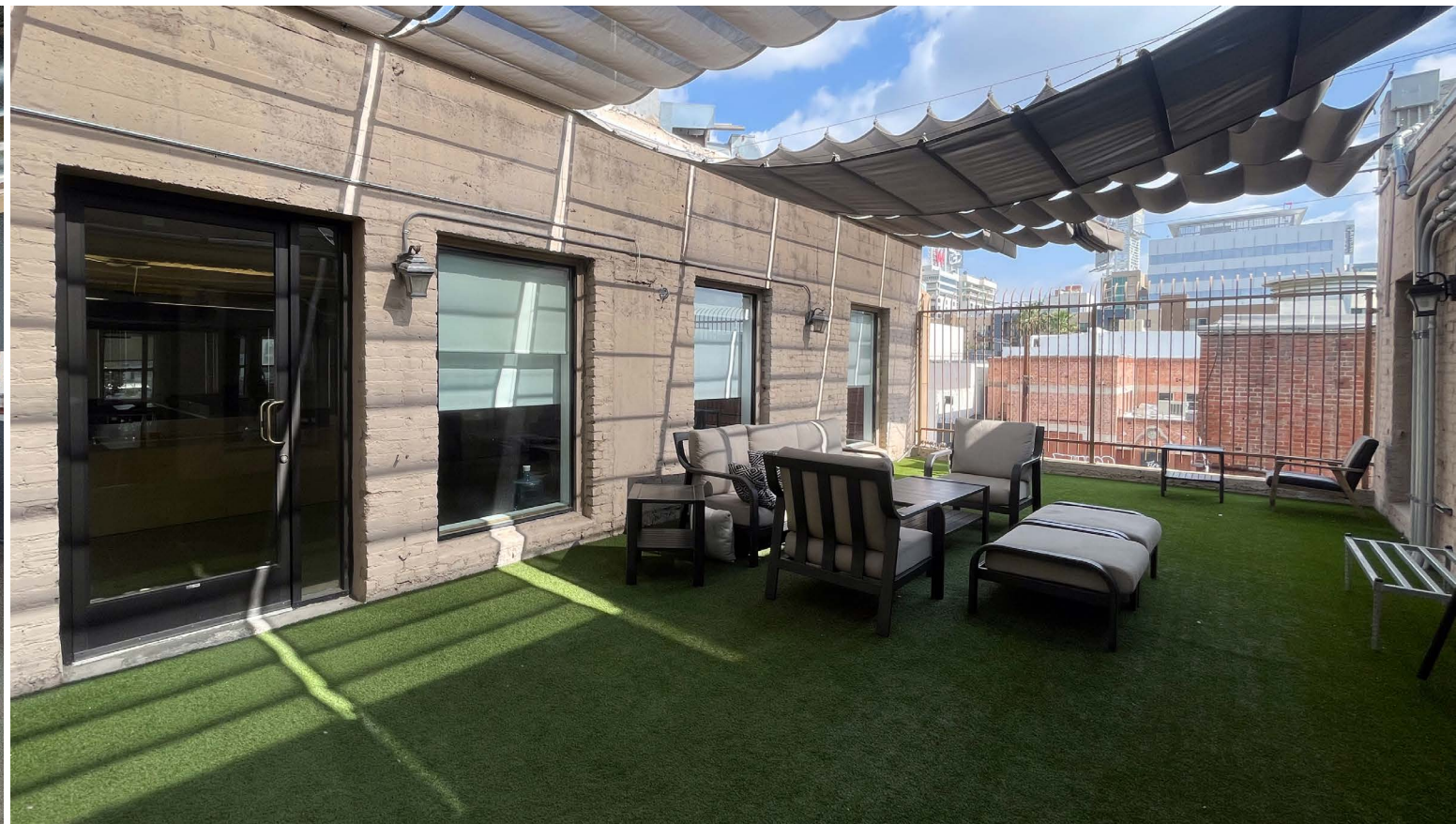
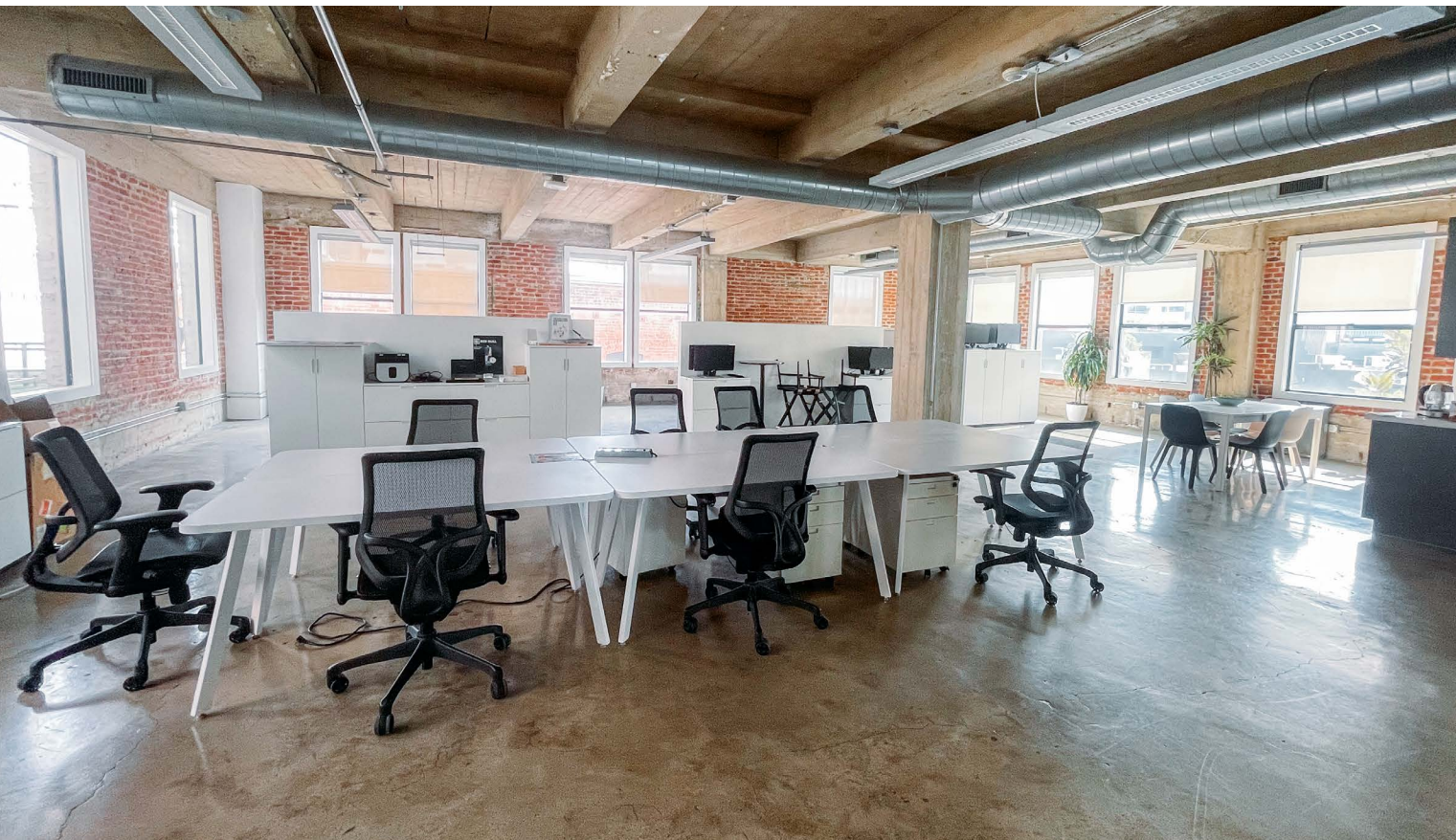
CityStreet Commercial is pleased to present **1604 N. Cahuenga Blvd.** to the market. This stunning 2nd generation space was formerly home to Adidas corporate. With 270-degree view, this unique, open-air loft, features restored brick and brushed concrete floors. Nearby Premiere Office Tenant's: Skims Body HQ, Netflix Campus, Viacom, NeueHouse. Leading Neighboring Hotels: The Dream Hotel, Mama Shelter, Thompson Hotel, The Godfrey Hotel.

## What You Need to Know

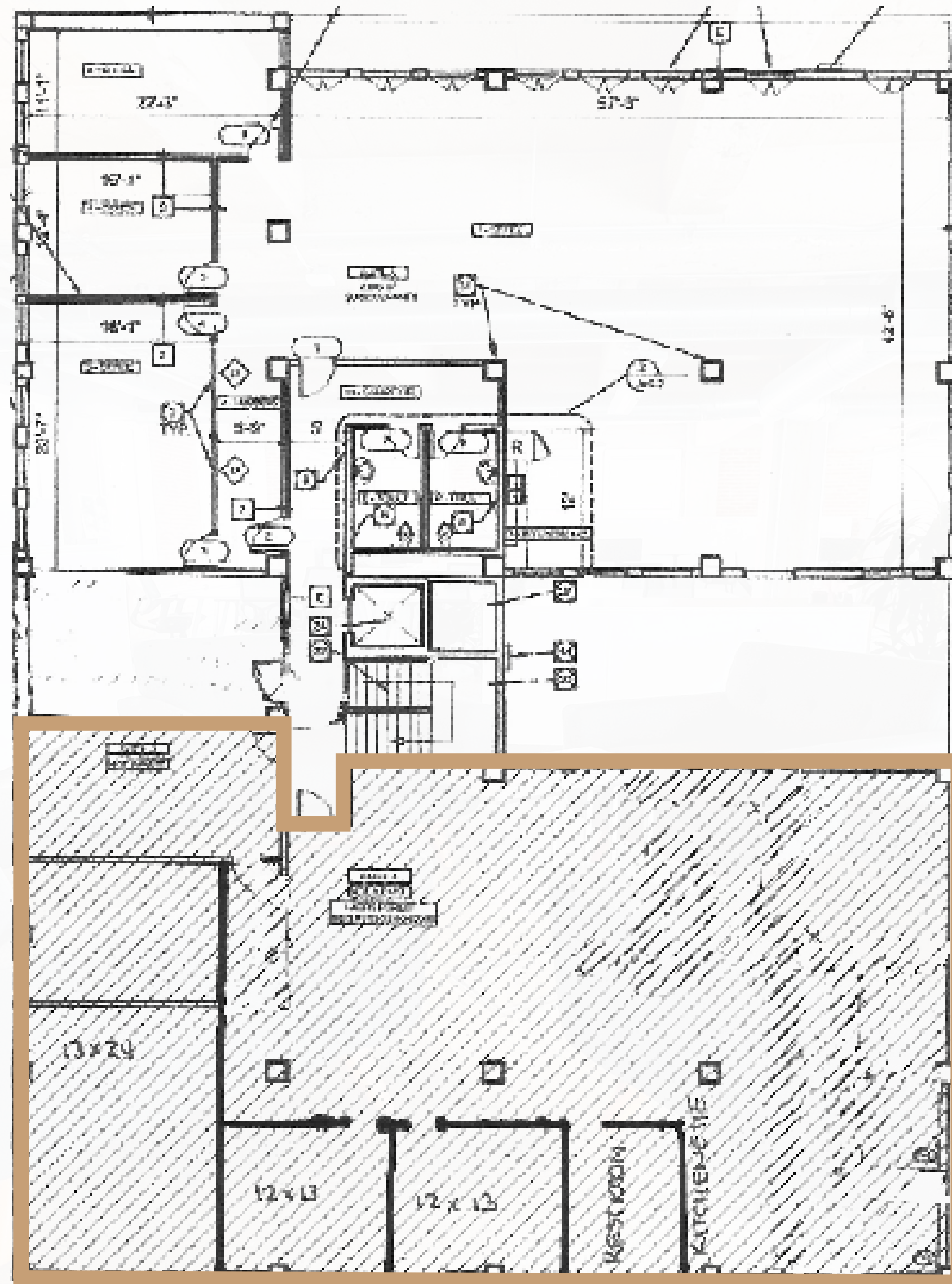
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- + Rent: \$4.50 PSF/Month, MG
- + Size: Appx 4,100 SF
- + Lease Term: Negotiable
- + Direct Lease with Landlord
- + Plug & Play
- + 5 Glass-Enclosed offices
- + Large Conference room
- + Outdoor Courtyard
- + High Ceilings
- + Open Floor plan
- + Floor-to-ceiling windows with unobstructed views
- + Polished concrete flooring
- + Kitchenette
- + Restroom in space
- + Space can be delivered with all furnishings and equipment





# Floor Plan



SELMA



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# Demographic Data

- HED
- Hollywood Trade Area
- Los Angeles, CA

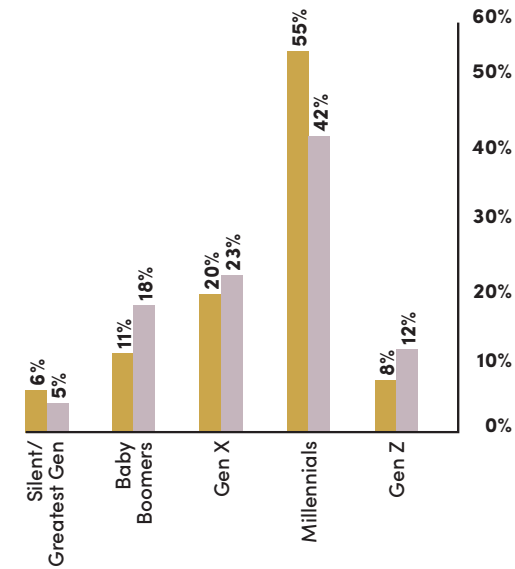
This demographic analysis of Hollywood examines two geographies within the greater Hollywood area: the HED and the Hollywood Trade Area (the Hollywood neighborhood and Hollywood Hills). The Hollywood Trade Area roughly includes the area within a two-mile radius of Hollywood & Highland.

These areas are examined side-by-side for two reasons. The first – it is important to The HP to understand the demography of the area it manages, the HED. Understanding the unique traits of the HED can lead to more intentional and impactful services. Secondly, the Hollywood Trade Area reflects the range of residents and employees that play an essential role in supporting the Hollywood economy.

## 19%

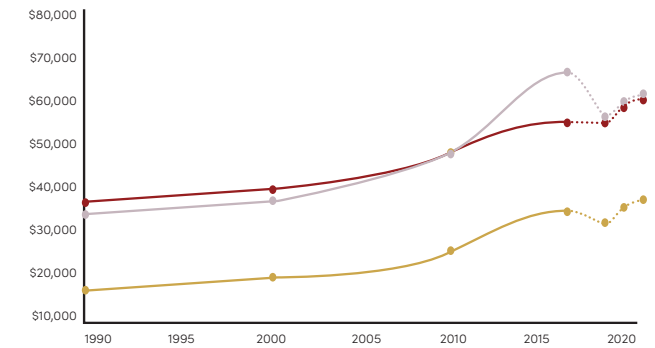
population growth between 2010 and 2020 within the HED census tracts, compared to 3% growth within the city of Los Angeles as a whole.

## Generations



Source: MySidewalk

## Average Household Income



Source: GIS Planning

## Educational Attainment

# 50%

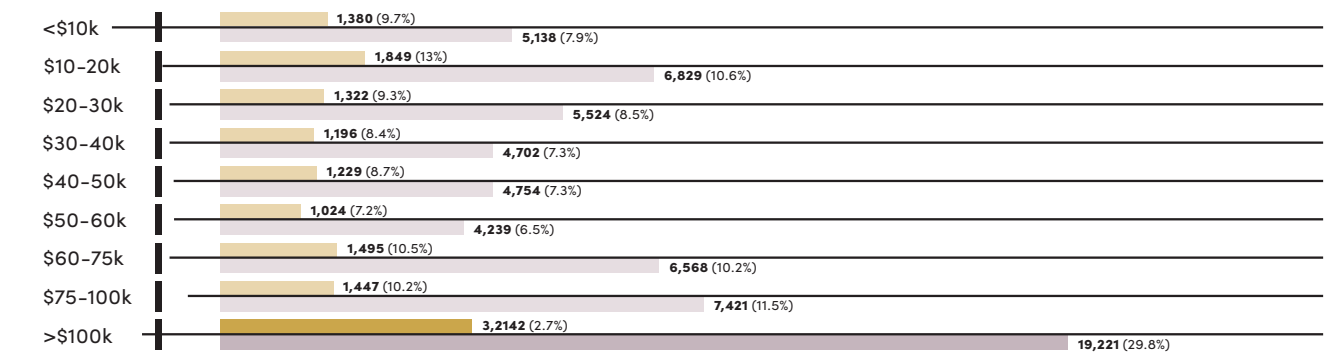
of residents over the age 25 in the HED and Hollywood Trade Area have attained a Bachelor's degree or higher.

Source: MySidewalk

## Hollywood Trade Area Enrollment Numbers

**10,500** K-12: Public/Private  
**7,500** Post-Secondary

## Household Income Distribution



Source: GIS Planning

## Race & Ethnicity

- White
- Asian
- Two or More Races Other
- American Indian
- Hispanic or Latino
- Black
- Single Race Other
- Hawaiian

### HED

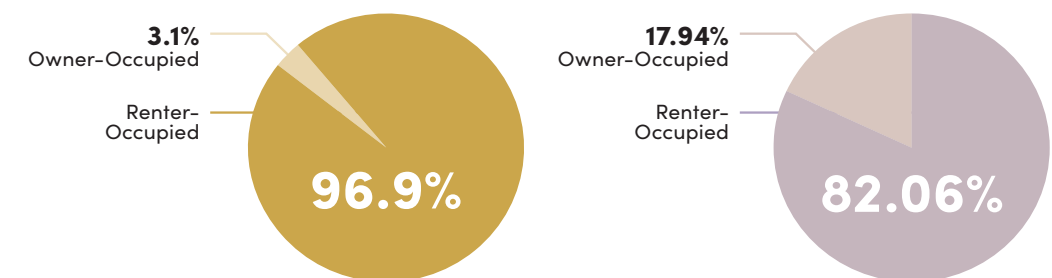


### Hollywood Trade Area



Source: MySidewalk

## Owner- vs. Renter-Occupied Units



Source: GIS Planning

# Hotel Developments

○ Completed

● Under Construction

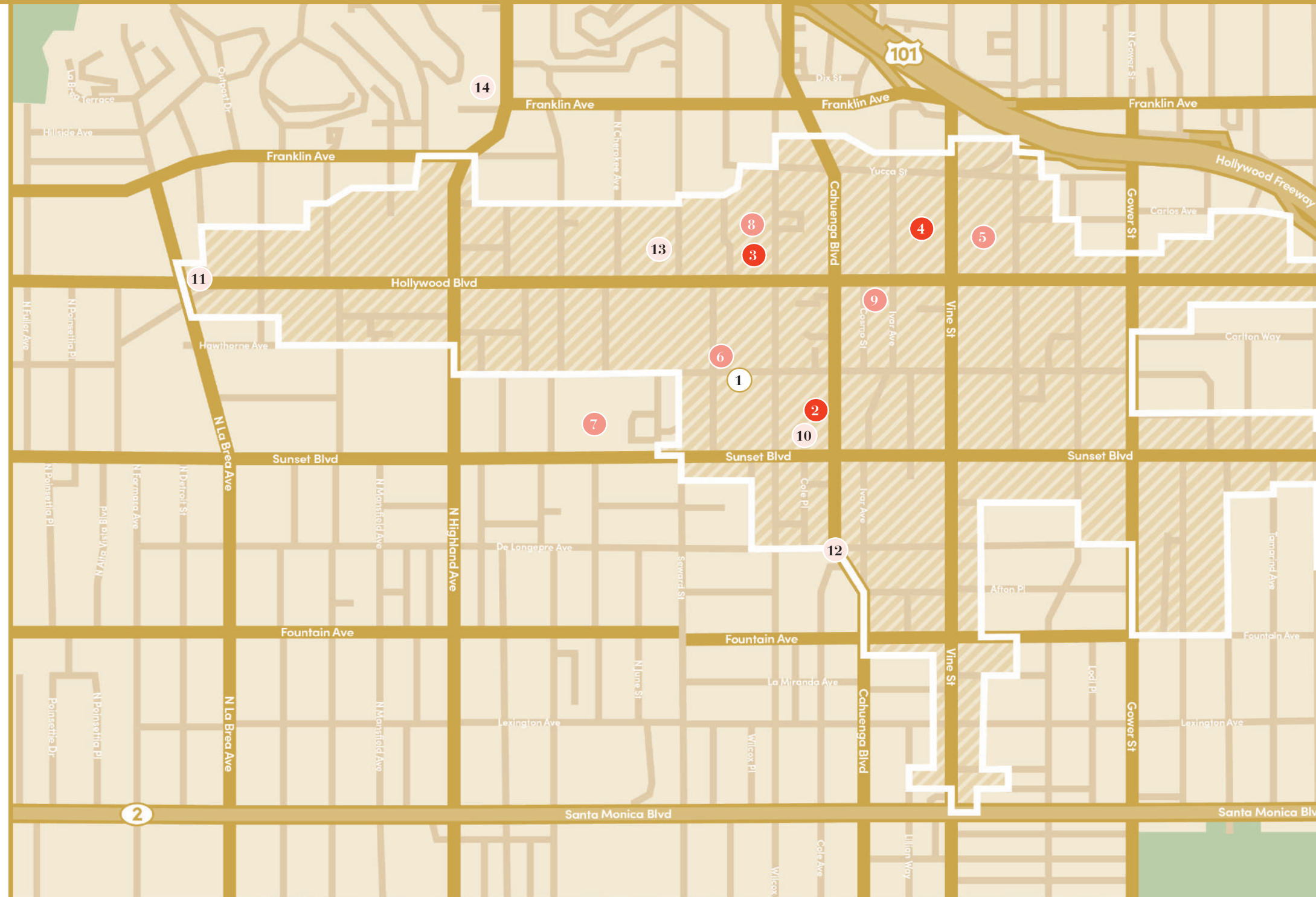
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▨ HED Boundary

○ Seeking Entitlement

- ① tommie Hotel
- ② Hyatt's Unbound Collection Hotel
- ③ Whiskey Hotel
- ④ The Aster
- ⑤ Citizen M
- ⑥ Schrader Hotel
- ⑦ Crossroads Hollywood
- ⑧ 1723 Wilcox Ave

- ⑨ Palmer Hotel
- ⑩ 6445 W Sunset Blvd
- ⑪ 1700 N La Brea Ave
- ⑫ 1415 N Cahuenga
- ⑬ Whitley Hotel
- ⑭ 1909-1915 N Highland Ave



# Multifamily Developments

Completed

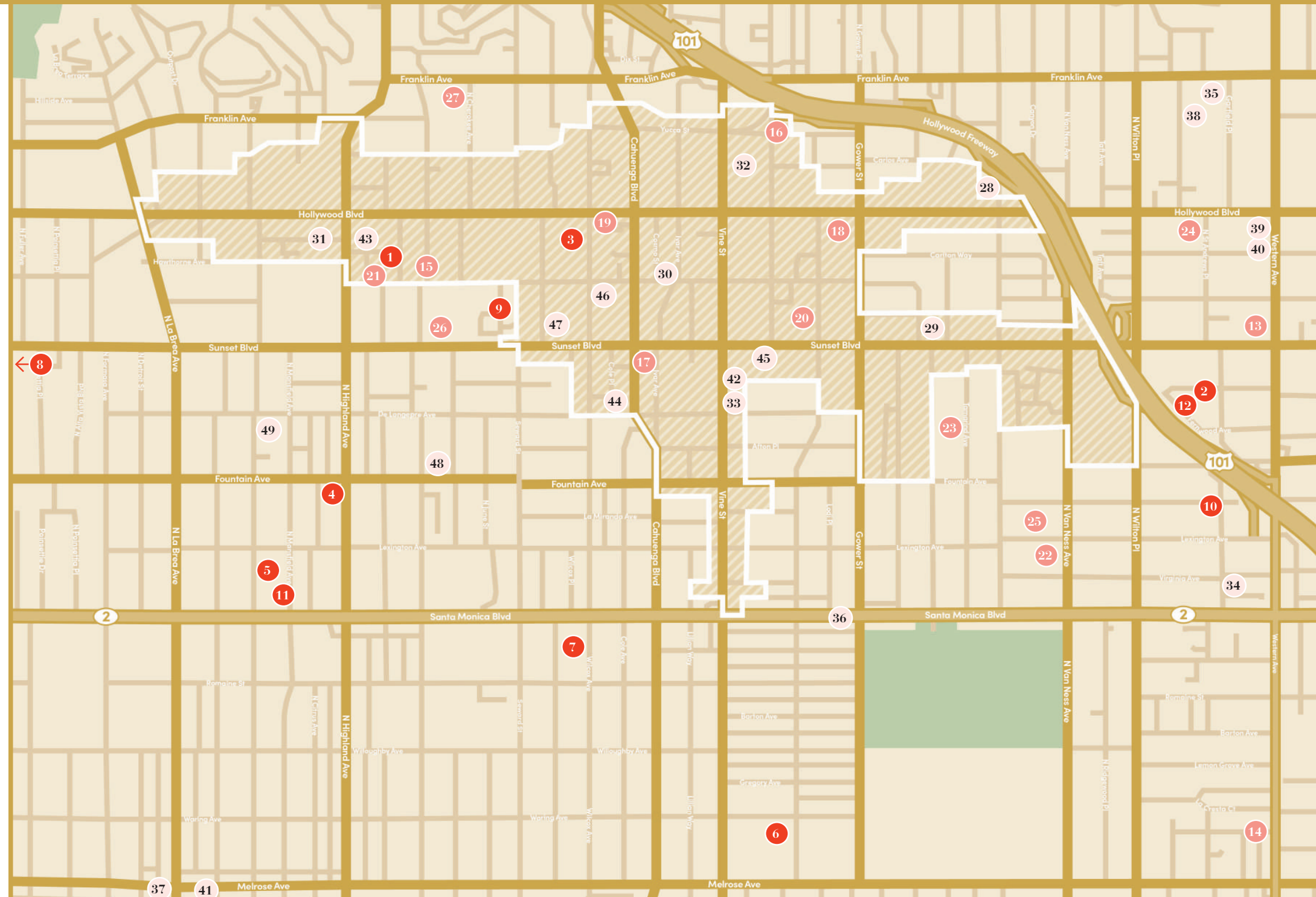
Under Construction

Entitled

HED Boundary

Seeking Entitlement

- 1 1621 N McCadden Pl
- 2 1375 St Andrews Pl
- 3 Hollywood Arts Collective
- 4 Citrus & Highland
- 5 1130-1134 N Orange Dr
- 6 5801-5809 Camerford Ave
- 7 1025 N Wilcox Ave
- 8 The Sunset Lofts and Sunset Regency Residences
- 9 Inspire Hollywood
- 10 La Mirada at Central Park
- 11 MR2 Lofts
- 12 PATH Villas Hollywood
- 13 SunWest
- 14 747 N Western Ave
- 15 1601 North Las Palmas Ave
- 16 6220 Yucca St
- 17 6400 Sunset Blvd (Amoeba Tower)
- 18 Hollywood & Gower
- 19 Hollywood & Wilcox
- 20 Palladium Residences
- 21 Selma Place
- 22 5806 Lexington Ave
- 23 1333 Tamarind Ave
- 24 5600 Hollywood Blvd
- 25 5817 W Lexington Ave
- 26 Crossroads Hollywood
- 27 Montecito II
- 28 The Lombardi
- 29 6007 Sunset Blvd
- 30 Artisan Hollywood Tower
- 31 The Bonnie
- 32 Hollywood Center
- 33 Hollywood Tower
- 34 1114 N St Andrews Pl
- 35 5600 Franklin Ave
- 36 6104-6118 W Santa Monica Blvd
- 37 7100 Melrose Ave
- 38 1853 N Garfield Place
- 39 5500 W Hollywood Blvd
- 40 1657 N Western Ave
- 41 7000 W Melrose Ave
- 42 1400 Vine
- 43 6766 W Hawthorn
- 44 1415 N Cahuenga
- 45 6266 Sunset Blvd
- 46 FOUND Residences
- 47 1600 N Schrader Blvd
- 48 1301 N Cherokee Ave
- 49 1352 N Orange Drive





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