

FOR LEASE

# 2nd Generation Restaurant Space

KENNEDY WILSON

FORMER HOUSE OF MACAU • 1600 VINE ST., HOLLYWOOD, CA 90028



## NEIGHBORING TENANTS



KATSUYA

WOOD & VINE



The Redbury  
HOLLYWOOD/VINE

PANTAGES



SHAKE SHACK



DELPHINE  
EATERY & BAR

## PROPERTY DESCRIPTION

Size: ±5,219 SF on 2 Floors

- Ground Floor: ±4,251 SF
- Mezzanine: ±968 SF

Rent: \$3.95 PSF/Month, NNN (±\$0.70PSF/Mo.)

Patios: Exclusive front entry patio and very large 2nd floor patio for dining

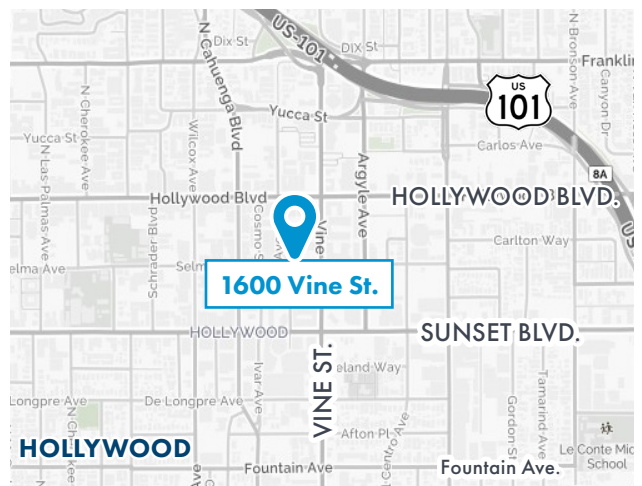
Parking: 1 Hour free parking for visitors, Valet at W. Hotel

## HIGHLIGHTS

- Prime mixed-use development with ±28,000 SF commercial space and beneath 375 luxury condominiums
- Excellent location next to the W Hotel at the epicenter of Hollywood
- Fixtured second generation restaurant space
- Outdoor balcony (±1,983 SF - not included in rent charge)
- Adjacent to the Metro Red Line Hollywood/Vine station
- Co-tenants include Trader Joe's and Wells Fargo

*Prospective tenants are hereby advised that all uses are subject to City approval.*

## LOCATION



LEE SHAPIRO

Executive Vice President

310-887-6226 • lshapiro@kennedywilson.com

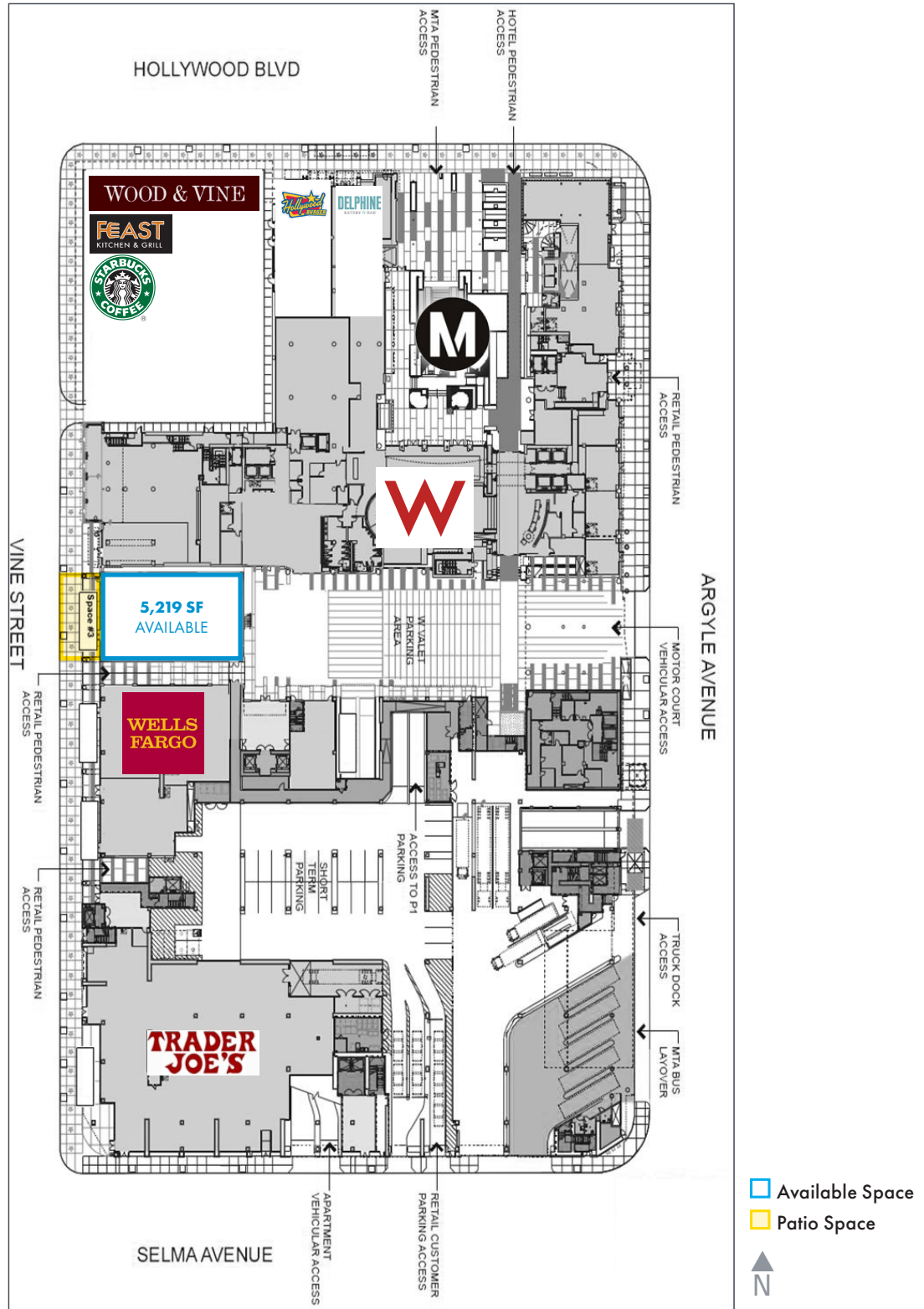
CalBRE #00961769

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## Site Plan



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## Interior - Former House of Macau



Interior of the former House of Macau with high ceilings and mezzanine level; balcony overlooks W Hotel valet area



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## Trade Area - Hollywood Submarket

The Hollywood district of Los Angeles is one of the most popular tourist destinations in California. With roots in the entertainment industry, attractions like the TCL Chinese Theatre, Hollywood & Highland, El Capitan Theatre, and the historic Roosevelt Hotel, and billions of dollars in investment over the last decade, Hollywood has become a thriving submarket within Greater Los Angeles. Over the years urban real estate investment firms have renovated the area and created an attractive retail market, not just a tourist destination, with a current inventory of 8.7 million square feet of commercial retail space.



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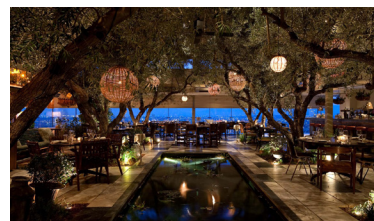
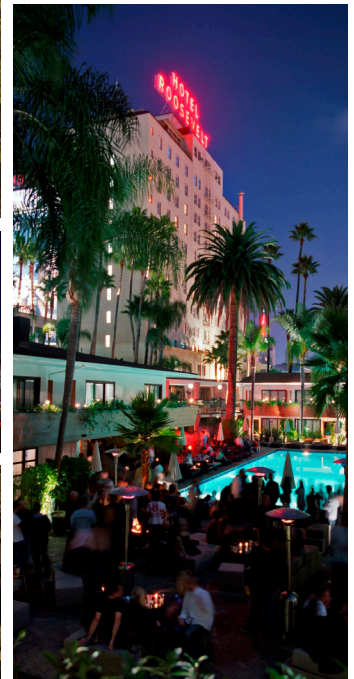
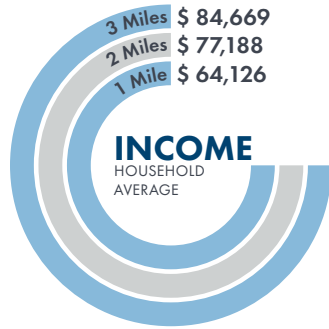
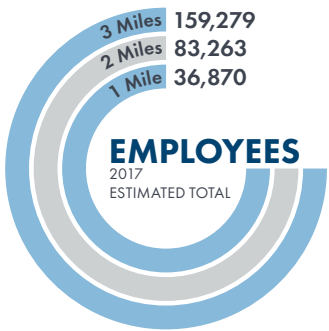
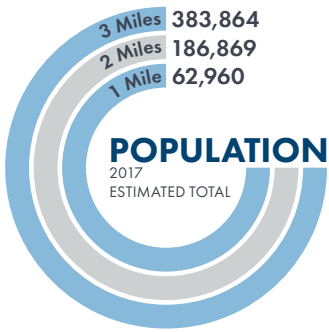




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## Hollywood Submarket



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## Area Demographics

	1 Mile	2 Miles	3 Miles
<b>POPULATION</b>			
<b>2017 Estimated Population</b>	<b>62,960</b>	<b>186,869</b>	<b>383,864</b>
2022 Projected Population	65,862	194,694	399,384
2010 Census Population	54,740	172,105	359,035
2000 Census Population	58,805	184,460	378,602
Projected Annual Growth 2017 to 2022	0.9%	0.8%	0.8%
Historical Annual Growth 2000 to 2017	0.4%	0.1%	0.1%
2017 Median Age	34.7	36.3	36.3
<b>HOUSEHOLDS</b>			
2017 Estimated Households	31,790	89,111	180,655
2022 Projected Households	33,490	93,497	189,529
2010 Census Households	27,116	80,683	166,672
2000 Census Households	27,194	81,049	166,888
Projected Annual Growth 2017 to 2022	1.1%	1.0%	1.0%
Historical Annual Growth 2000 to 2017	1.0%	0.6%	0.5%
<b>RACE &amp; ETHNICITY</b>			
2017 Estimated White	60.7%	60.4%	54.9%
2017 Estimated Black or African American	6.6%	4.9%	4.8%
2017 Estimated Asian or Pacific Islander	9.1%	12.8%	19.6%
2017 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
2017 Estimated Other Races	23.0%	21.3%	20.1%
2017 Estimated Hispanic	38.7%	35.3%	33.5%
<b>INCOME</b>			
<b>2017 Estimated Average Household Income</b>	<b>\$64,126</b>	<b>\$77,188</b>	<b>\$84,669</b>
2017 Estimated Median Household Income	\$50,090	\$57,478	\$61,709
2017 Estimated Per Capita Income	\$32,790	\$37,098	\$40,036
<b>EDUCATION</b>			
2017 Estimated Elementary (Grade Level 0 to 8)	8.9%	9.6%	9.2%
2017 Estimated Some High School (Grade Level 9 to 11)	7.3%	6.7%	6.2%
2017 Estimated High School Graduate	15.5%	16.1%	15.9%
2017 Estimated Some College	18.8%	17.9%	16.9%
2017 Estimated Associates Degree Only	5.9%	6.2%	5.9%
2017 Estimated Bachelors Degree Only	32.0%	30.9%	32.3%
2017 Estimated Graduate Degree	11.6%	12.6%	13.6%
<b>BUSINESS</b>			
<b>2017 Estimated Total Businesses</b>	<b>3,551</b>	<b>8,970</b>	<b>18,953</b>
2017 Estimated Total Employees	36,870	83,263	159,279
2017 Estimated Employee Population per Business	10.4	9.3	8.4
2017 Estimated Residential Population per Business	17.7	20.8	20.3

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