



# 5550

THE  
FIFTY FIVE  
FIFTY

- RETAIL
  - RESTAURANT
  - CREATIVE OFFICE
- AVAILABLE FOR LEASE

5550 HOLLYWOOD BLVD, LOS ANGELES



**JLL**

*Achieve  
Ambitions*



## PROPERTY HIGHLIGHTS

- Retail and restaurant and creative spaces available
- Prime East Hollywood location
- A half block west of Western Avenue Metro Red Line station
- Below 280 new luxury apartment units
- Residents within the project have \$174k annual household income
- Surrounded by YogaWorks, Marshalls, Petco, CVS and Ralph's
- 70,110 cars per day at the Hollywood/Western intersection

FIFTY FIVE FIFTY

**RETAIL 3**  
±2,032 SF



**RETAIL/CREATIVE SPACE 1**  
±6,734 SF 2-LEVEL



**RETAIL 2**  
±1,000 - 3,256 SF

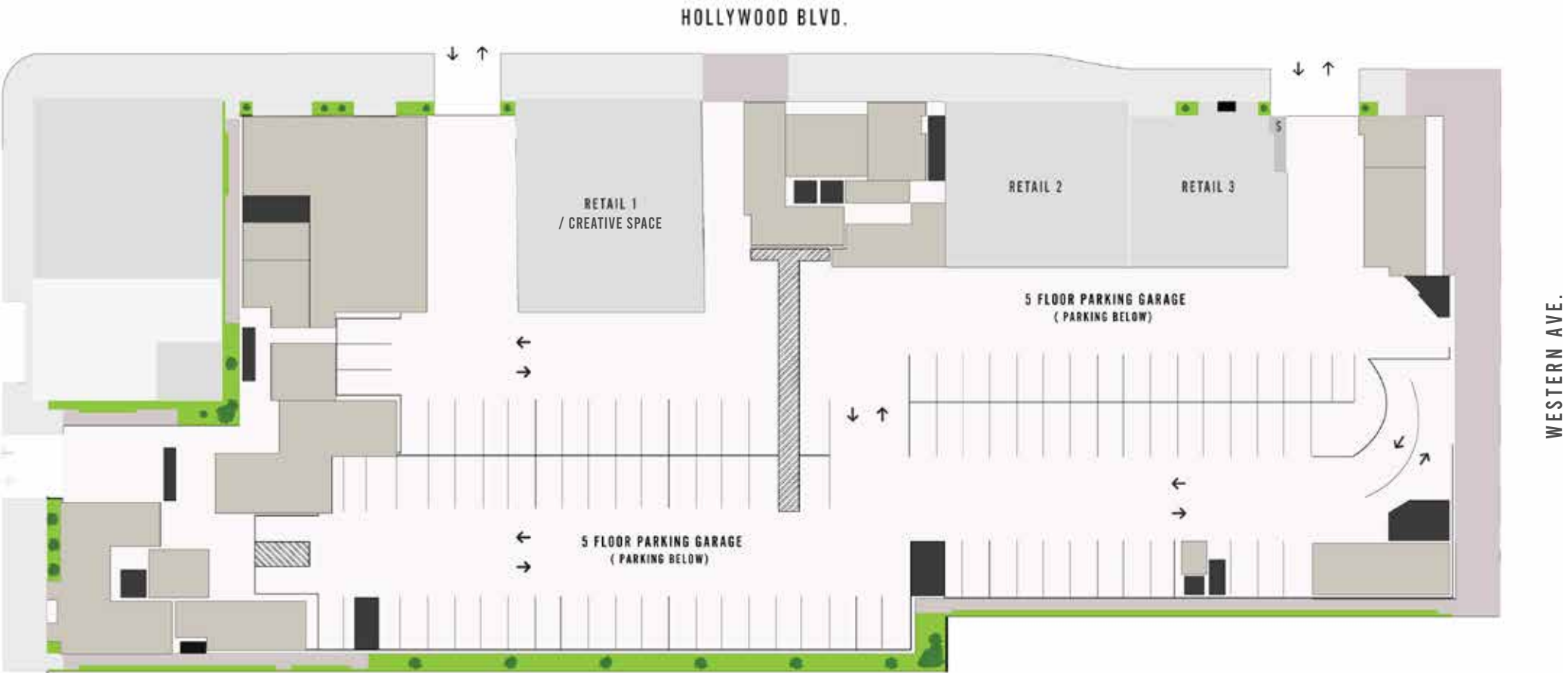




# EXHIBIT AREA RETAIL/HOTEL OVERVIEW

# AVAILABLE SPACES

LOCATION: 5550 Hollywood Blvd., Hollywood, 90028	
RETAIL 1 / CREATIVE SPACE:	±6,734 SF 2-level historic free-standing building
RETAIL 2:	±1,000 - 3,256 SF Spaces may be combined
RETAIL 3:	±2,032 SF Very high ceilings
RENT:	\$3.50 - \$4.25 SF/Month (NNN, ±\$1.00 SF/Month)
PARKING:	Over 30 on-grade visitor spaces on site





Branded as the epicenter of the world’s consciousness for media and entertainment, Hollywood, CA has become internationally synonymous with the film industry. A major tourist draw, Hollywood Boulevard is filled with media attractions and cinematic cultural touchstones. A full-day adventure on Hollywood Boulevard may include taking selfies with surprisingly realistic celebrity wax replicas at the Hollywood Wax Museum, followed by gawking at the quirky displays at Ripley’s Believe It or Not Odditorium, and navigating the crowds trying to follow the footsteps of their favorite movie stars along the Hollywood Walk of Fame. Over the past two decades, Hollywood has been experiencing a major commercial and economic renaissance, in part because of the retail overhaul at the intersection of Hollywood and Highland, as well as the Red Line subway system that now firmly ties the Hollywood neighborhood to Downtown Los Angeles and the San Fernando Valley.

## DEMOGRAPHICS



Total  
Population

62,993

1 mile

400,915

3 miles

1.01 M

5 miles



Household  
Size

1.9

1 mile

2.00

3 miles

2.3

5 miles



Average  
Household  
Income

\$66,743

1 mile

\$91,195

3 miles

\$91,509

5 miles



Median  
Home  
Value

\$720,254

1 mile

\$773,203

3 miles

\$747,286

5 miles

HOLLYWOOD  
AREA PROFILE

# EXPLORE OFFICE & RESIDENTIAL DEVELOPMENTS

## Hollywood Facts:

- Over \$6 Billion invested in recent Hollywood Development
- Approximately 200,000 SF of office space in development for 2018/2019 timing (including Clarion's Vine Studios and CIM's 953 Sycamore)
- Close to 775,000 SF of office in development for 2020/2021 timing –Kilroy's Academy (350k sf), Hudson's EPIC (325k sf) and the Harlow at Sunset Las Palmas (100k sf)
- 630,000 SF of office in planning stage for Sunset Gower Campus
- Hollywood has become the pre-eminent work/live/play destination

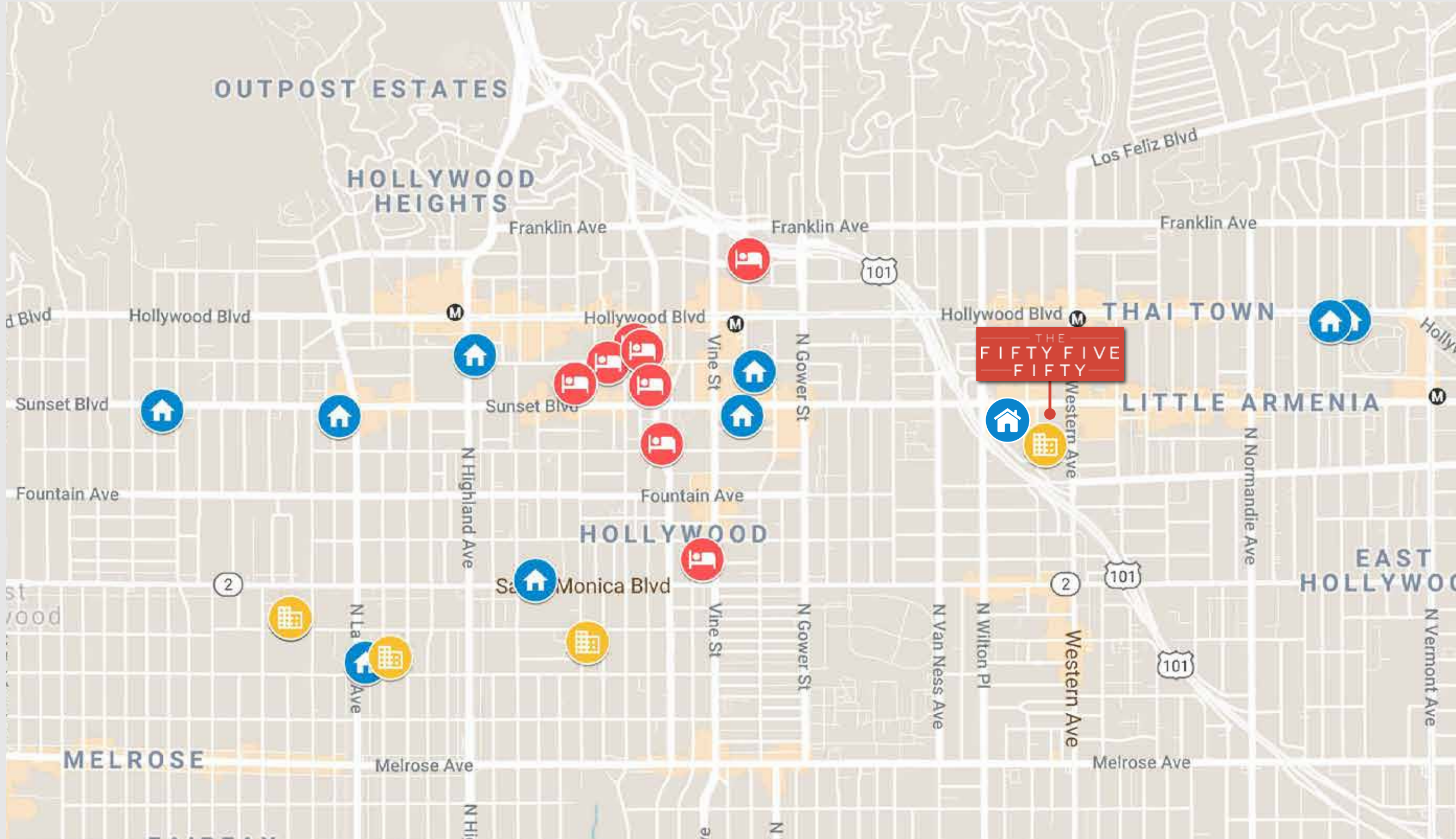
## Major Hollywood Tenants:

- Media/Entertainment: Netflix, Trailer Park, Viacom, Live Nation
- Tech: BuzzFeed, Operam, OpenTable, StyleHaul
- Education: L.A. Film School, SAE, AMDA, Full Sail
- Apparel: Global Brands, Chrome Hearts, Vince, James Perse
- Healthcare: Kaiser, CHLA, Hollywood Presbyterian



# EXPLORE

## AREA DEVELOPMENTS



Proposed/Under Construction  
Residential Developments



Recently Opened/Under Construction/  
Planning Hotel Developments



Under Constrction Office Developments

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