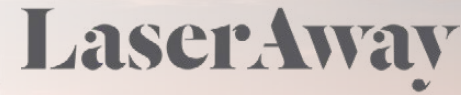


THE ELINOR @ HOLLYHILL

JOIN
EXISTING TENANTS



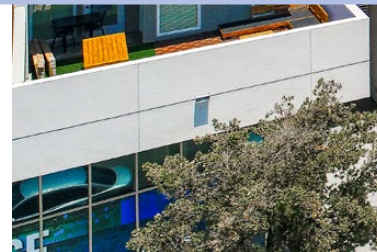
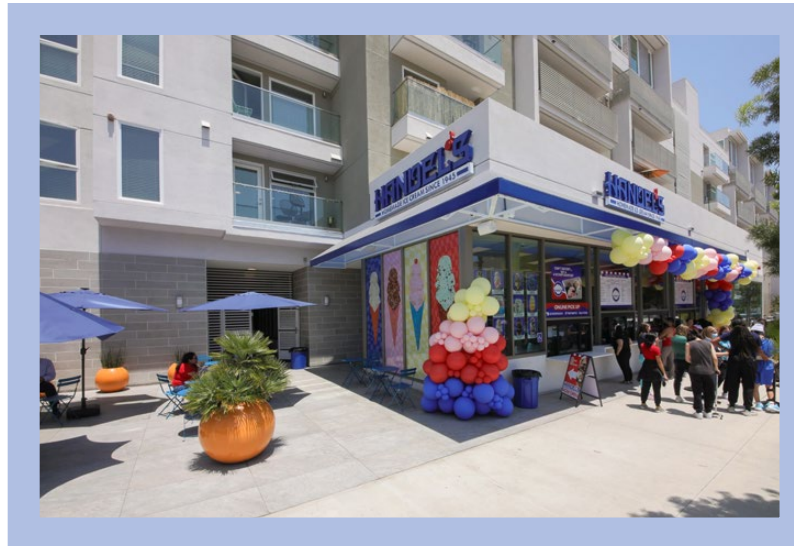
HOLLYWOOD

The
ELINOR

THE ELINOR

FEATURES

- Mixed-use development at the highly trafficked intersection of Hollywood Blvd., Hillhurst Ave., and Sunset Blvd. (±86,000 VPD)
- ±14,121 SF ground floor retail space along Hollywood Blvd. located below 202 apartments
- Restaurant use is allowable in all retail spaces
- 55 on-grade retail parking spaces
- Adjacent to **Children's Hospital of Los Angeles** and **Kaiser Permanente** (±15,000 employees)
- 1 block from Vermont/Sunset Red Line station
- The project is located within California State Enterprise Zone



THE ELINOR

4531
HOLLYWOOD
BLVD

TENANT ROSTER

- Unit 1: California Fish Grill now open
- Unit 1A: Laseraway now open
- Unit 2: Handel's Ice Cream now open
- Unit 3: Lease pending
- Unit 4: Mendocino Farms now open
- Unit 4A: 2,638 SF with patio available | \$6.25 PSF + \$1.70 PSF NNN
- Unit 5: Suntea Mix in construction



UNIT 4A - 2,638 SF AVAILABLE
END CAP OPPORTUNITY WITH PATIO



JOIN AMAZING RETAIL SYNERGY WITH

TWO MORE TENANTS
COMING SOON!



ON SITE

PARKING



INTERSECTION OF SILVERLAKE & LOS FELIZ

HOME OF THE TRENDIEST EAST SIDE RESTAURANTS & BARS



NEIGHBORS IN THE AREA

DOWNTOWN LOS ANGELES
± 5 MILES



ADMITS 14,600 INPATIENTS PER YEAR

NEARLY 343,753 OUTPATIENT VISITS PER YEAR

NEARLY 72,000 EMERGENCY DEPARTMENT VISITS PER YEAR

MORE THAN 6,400 EMPLOYEES AND APPROXIMATELY 862 MEDICAL STAFF

CURRENT ACTIVE HOSPITAL BED COUNT: 401

MARION AND JOHN E. ANDERSON PAVILION BED COUNT: 317

106 PEDIATRIC CRITICAL CARE BEDS (MORE THAN ANY OTHER HOSPITAL IN THE WESTERN UNITED STATES)

HOLLYWOOD BLVD.
± 29,700 VPD

THE ELINOR AT HOLLYHILL

VISTA

WORLD-FAMOUS DIRECTOR AND CINEMA MOGUL, QUENTIN TARANTINO OPENED VISTA THEATER HOLLYWOOD

SURROUNDING AREA



DEMOGRAPHICS



POPULATION

	2022 ESTIMATE	2027 PROJECTION
1-MILE	58,592	57,678
3-MILE	443,872	445,103
5-MILE	1,103,650	1,106,553



HOUSEHOLDS

	2022 ESTIMATE	2027 PROJECTION
1-MILE	25,499	25,017
3-MILE	177,573	177,672
5-MILE	438,130	439,226



INCOME

	2022 AVG. HH INCOME	
1-MILE	\$86,928	
3-MILE	\$81,155	
5-MILE	\$85,955	

EXCLUSIVE **LEASING AGENT**



MICHAEL PAKRAVAN

FIRST VICE PRESIDENT &
NATIONAL DIRECTOR, LEASING

D (310) 919-5737 **M** (213) 219-3111
michael.pakravan@matthews.com
License No. 01706065 (CA)

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