1617-1623 CAHUENGA BLVD. HOLLYWOOD



The subject property is comprised of an 8,250 SqFt parcel with LAC4 zoning, with a 15,000 SqFt twostory commercial mixed-use building. Originally built in 1922, the building is currently occupied by two retail tenants at street level, and a hotel tenant on the second level.





LOCATION HIGHLIGHTS

The property is located in the "Downtown Hollywood" neighborhood, adjacent to the newly opened Dream Hotel. The property shares a pedestrian alley in the rear with the Dream Hotel and related retail establishments. Nearby highlights and amenities include the Hollywood/Vine Metro station, Cinerama Dome Arclight, Pantages Theater, Capitol Records Building, Montalban Theater, W Hollywood, and the Hollywood Farmers Market. The parcel is also situated in a "State Enterprise Zone" and a "Transit Priority Area."

- LAC4-2D-SN Zoning
- High volume pedestrian and auto traffic street
- Los Angeles Transit Priority Area
- CA State Enterprise Zone
- Designated Qualified Opportunity Zone
- Walk Score 98, Transit Score 67

(Buyer and/or Broker to independently verify all details)

PROPERTY SUMMARY

Address: Parcel Number: Lot Size: No. Buildings: No. Stories: Year Built: Total Bldg. SqFt: Current Occupancy: Parking: Current Tenant Use(s):

Price:

1617, 1621, 1621 ½, 1623, 1623 ½ N. Cahuenga Blvd. 5546-007-035 8,250 SqFt 1 2 1922 15,000 100% No Surface Parking Ground floor retail (Restaurant/cafe); Second floor hotel (21 rooms) Upon request. Available Q1 2019.

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