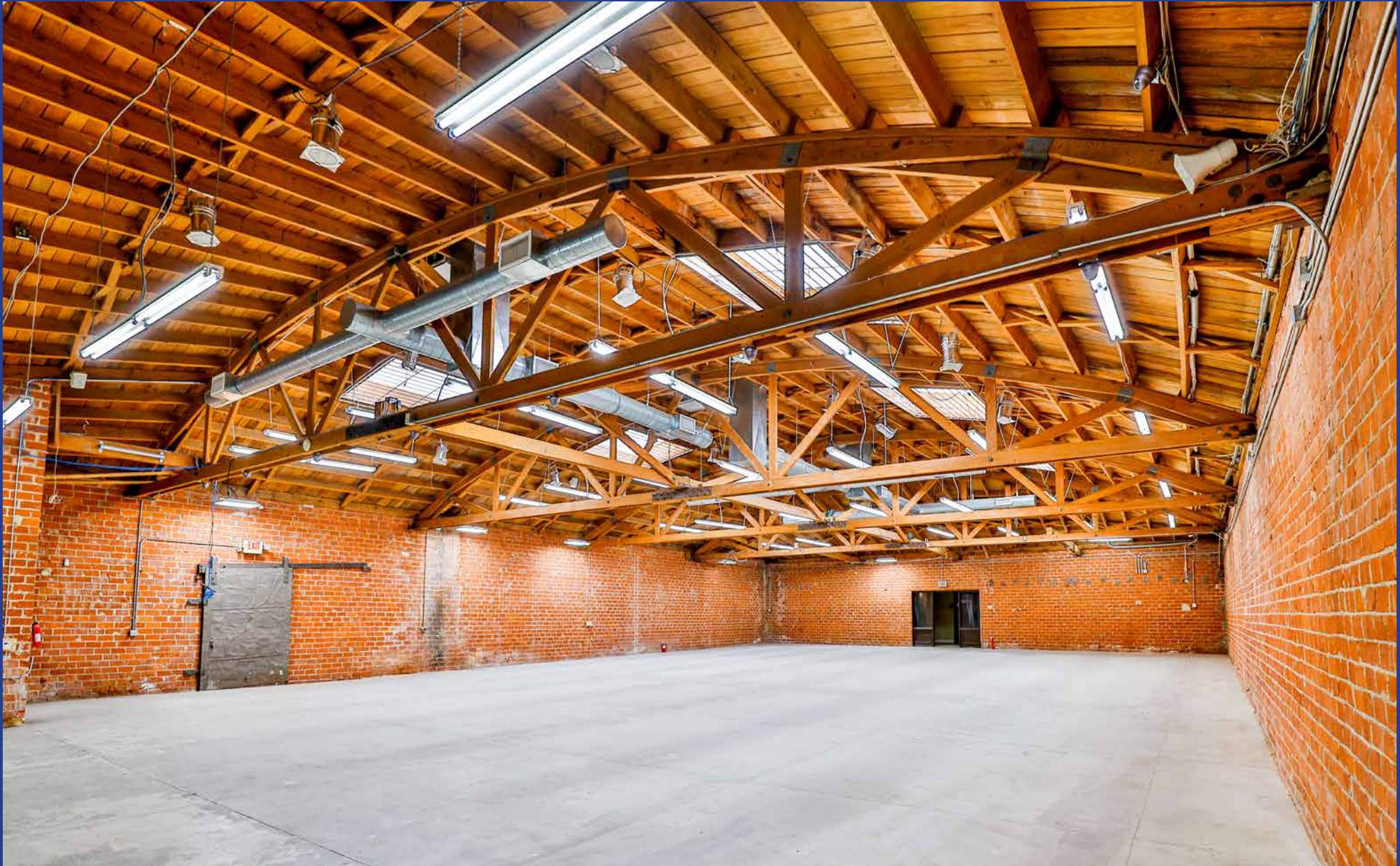


# IMMACULATE FLEX/CREATIVE SPACE FOR LEASE



10,100± SF Building on 7,700± SF of Land  
6235 Santa Monica Boulevard, Los Angeles 90038

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
OFFERING MEMORANDRUM

# 6235 SANTA MONICA BOULEVARD LOS ANGELES, CA 90038

## Property Details

Total Building Area	10,100± SF
Open Bow Truss Area	6,500± SF
Office Area	3,600± SF
Land Area	7,700± SF
Stories	3
Construction	Masonry & Wood Frame
Year Built	1939/1970
Restrooms	3 (2 With Showers)
Ceiling Height	19'   12' at Beam
Ground Level Loading	1
Power	600A/240V/3-Phase
Parking	Street + Nearby Contract Parking
Zoning	LA C2
APN	5534-005-004

## Property Highlights

- Completely remodeled flex/creative space
- Great for gallery, studio, production, tech, showroom, creative offices, etc.
- Located in the heart of Hollywood just east of Vine Street
- Exposed wood bow truss with high ceiling clearance
- Lobby, open areas, 10 offices, kitchen, 3 restrooms (2 with showers)
- Sandblasted red brick walls
- Concrete floor in warehouse area
- Light and bright! Many skylights
- Upgraded can type lighting and new slab floor
- Three 5-ton HVAC units (2-3 years old)
- Gated loading area
- Fire safety systems and alarm
- Wired for internet
- Heavy power service
- Up to 10 car parking is available with the neighbor at \$200.00 per month per vehicle (separately owned lot)

**LEASE RENTAL: NEGOTIABLE**

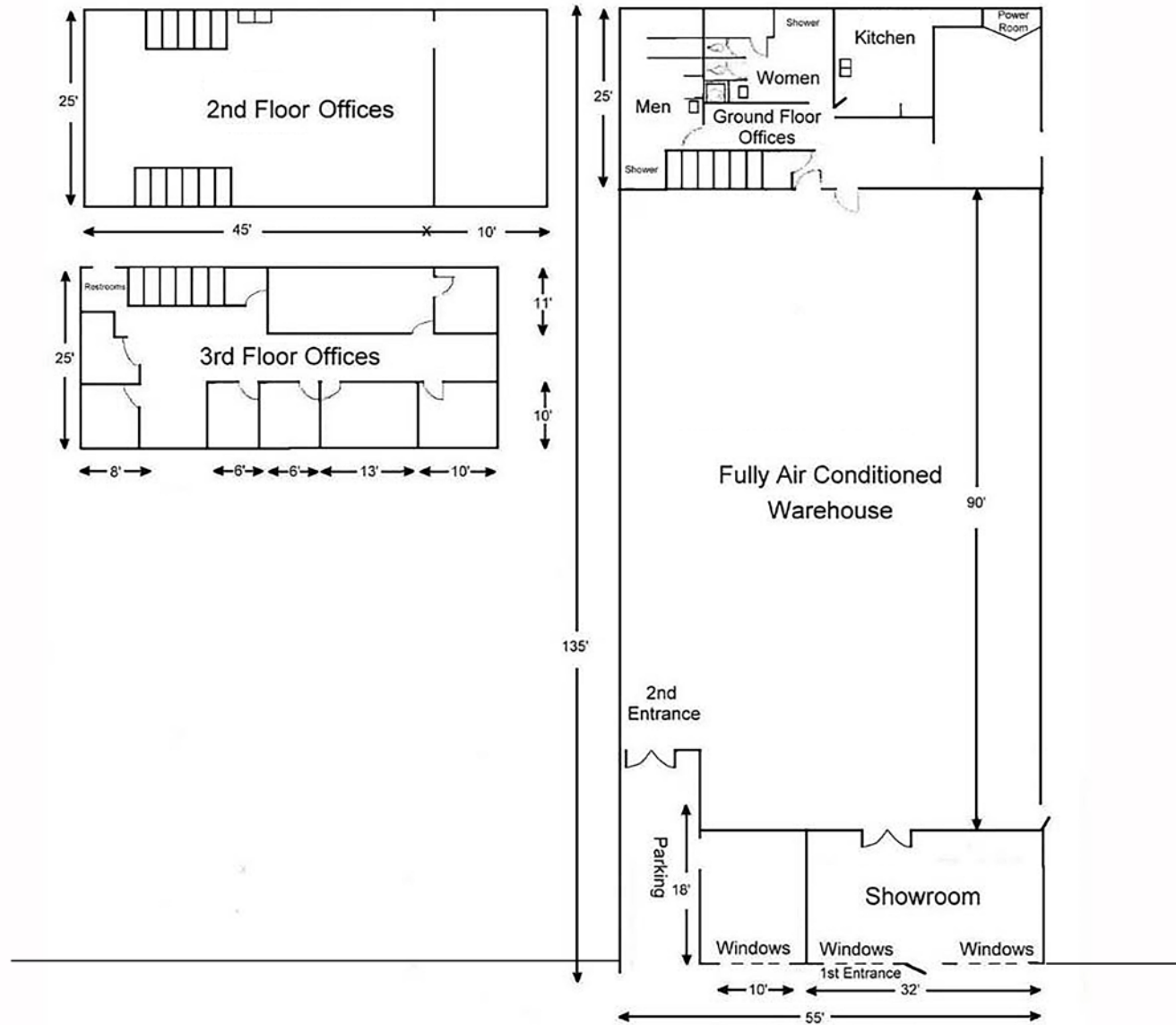
*Please Call Broker for More Information*

# Property Photo



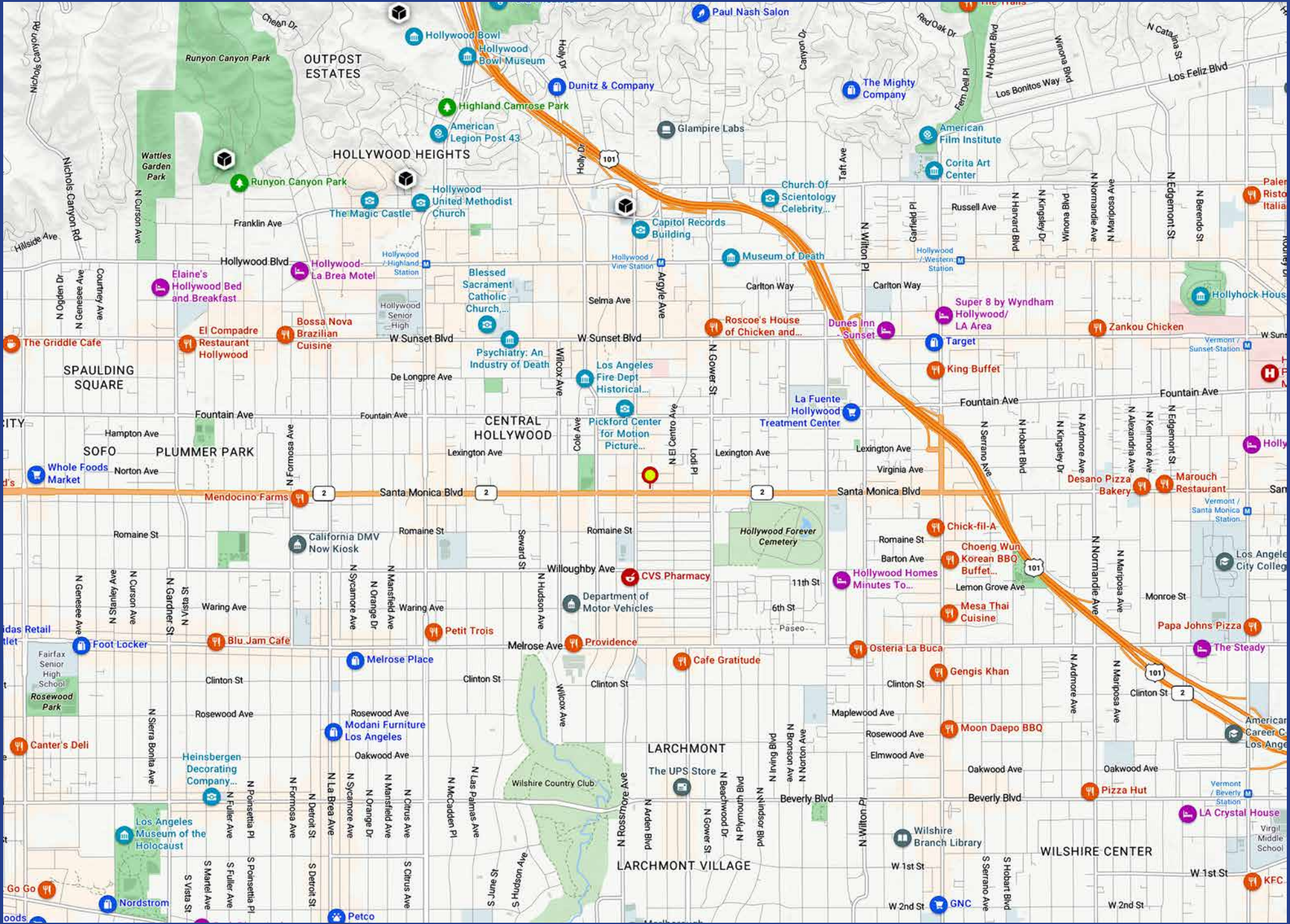


# Site Plan



Santa Monica Blvd

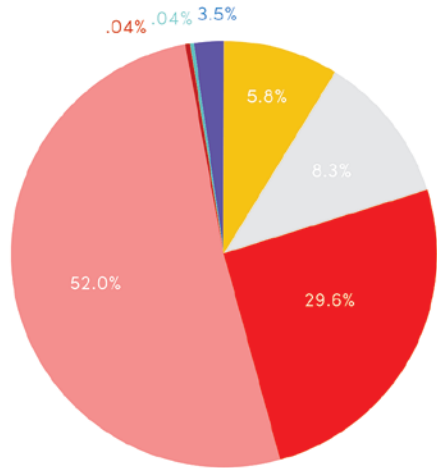
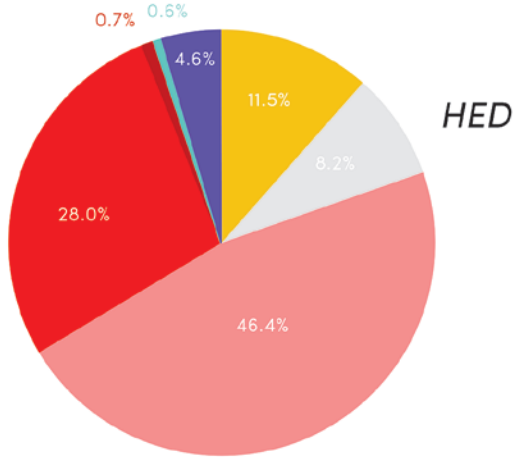
# Area Map



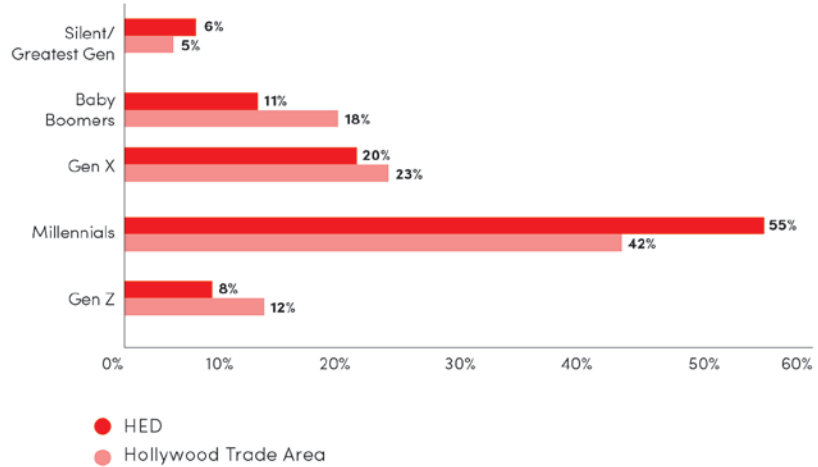
# Hollywood Demographics

## Race & Ethnicity

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



## Generations



**55%** Millennials make up 55% of the population in the HED compared to 36% in Los Angeles as a whole.

## Educational Attainment

**50%**

People over age 25 with a Bachelor's degree or higher in the HED and Hollywood Trade Area residents

Hollywood Trade Area Enrollment Numbers

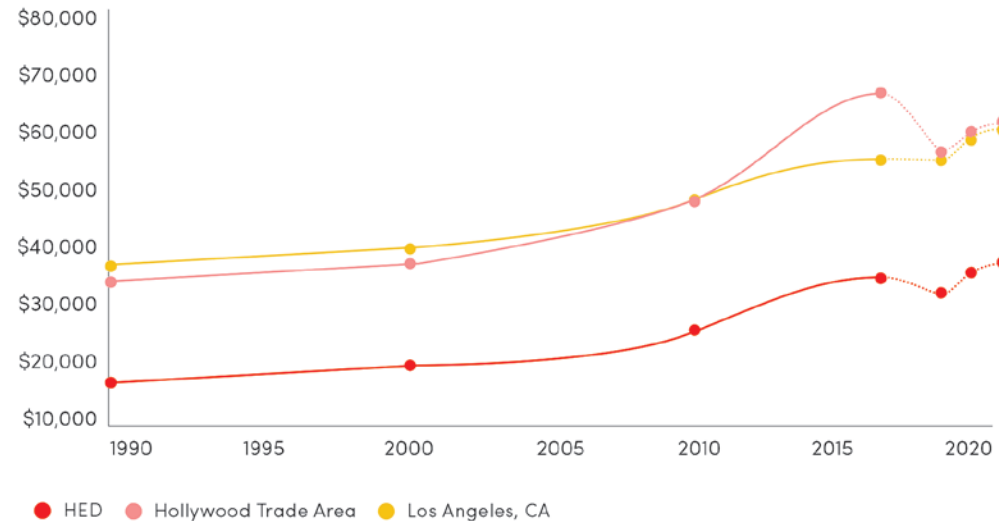
K-12: Public/Private

**10,500**

Post-Secondary

**7,500**

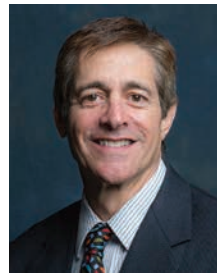
## Household Incomes



6235 Santa Monica Boulevard  
Los Angeles, CA 90038

10,100± Sq.Ft. Building  
7,700± Sq.Ft. of Land

Exceptional Flex/Creative Space



*Exclusively offered by*

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## MAJOR PROPERTIES

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Los Angeles, CA 90015

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