

· TAFT BLDG ·



Irreplaceable Iconic Corner, 2nd Gen Restaurant & Rooftop at Hollywood & Vine For Lease

1680 N. Vine Street, Hollywood, CA



AVAILABLE

HARD CORNER

SIZE: ±1,602 SF

RENT: \$132.00 PSF

NNN: \$1.20 RSF/Mo.

2ND GEN RESTAURANT

SIZE: ±4,484 SF

RENT: \$5.25 per RSF/Mo.

NNN: \$1.20 RSF/Mo.

ROOFTOP

SIZE: ±5,000 SF

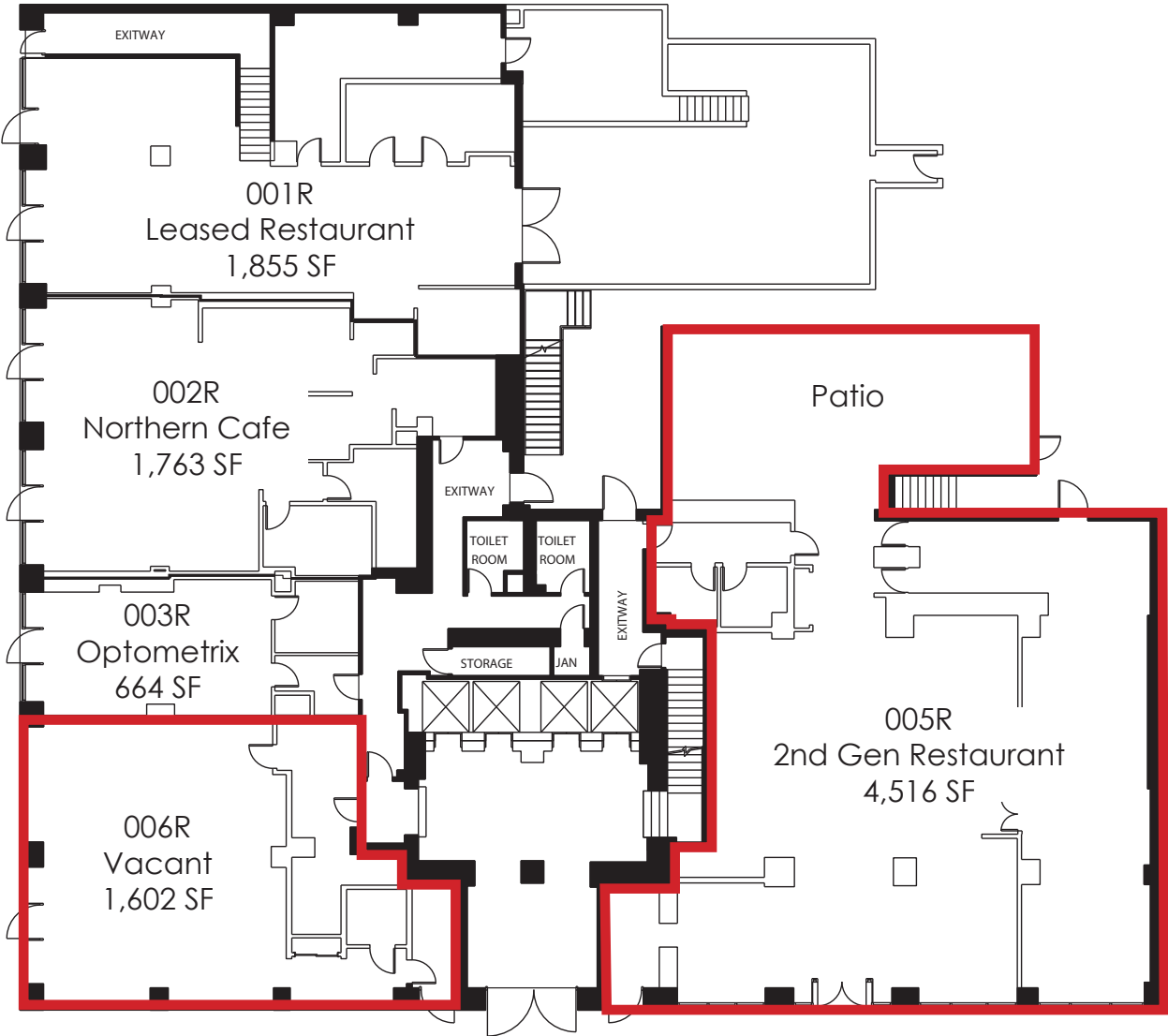
RENT: \$5.50 per RSF/Mo.

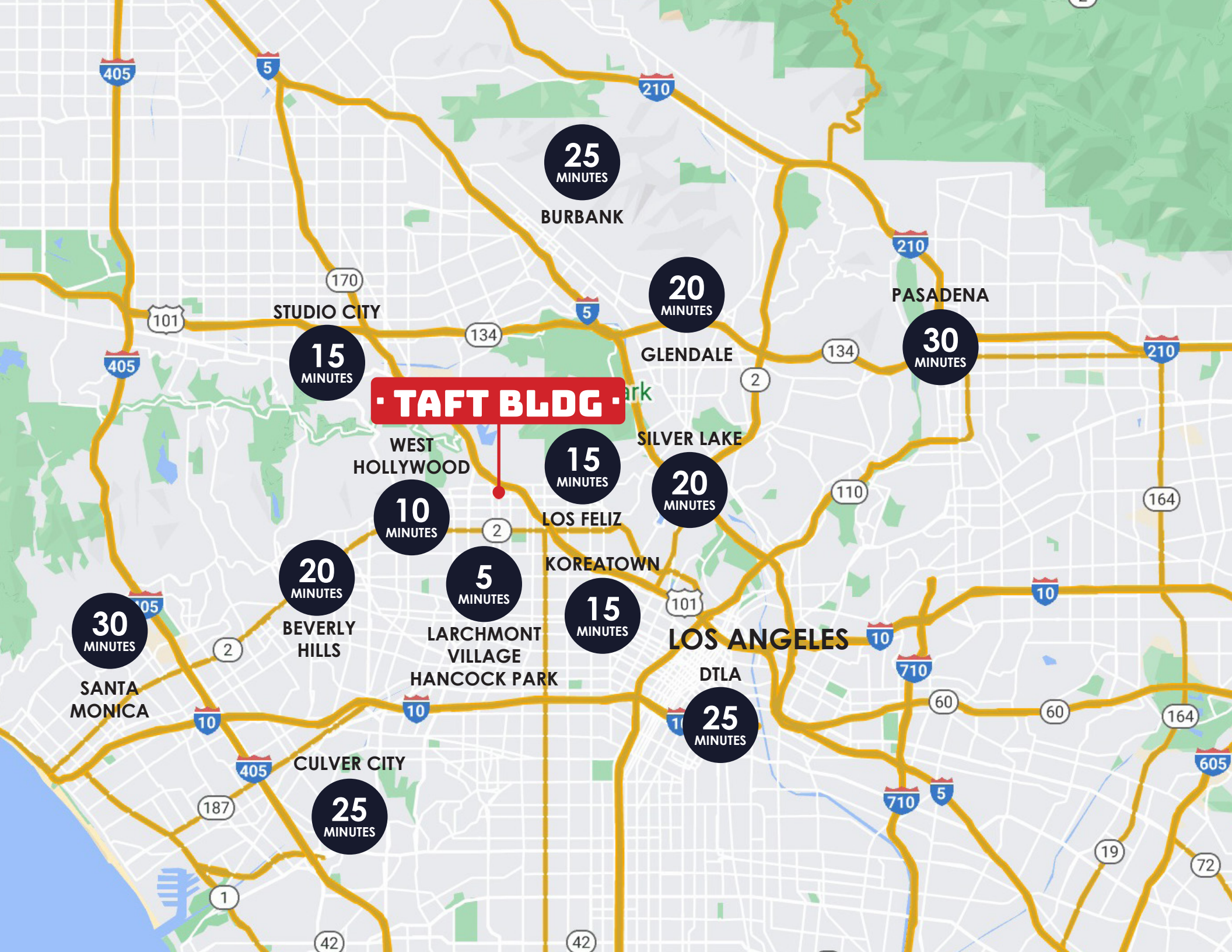
NNN: \$1.20 RSF/Mo.

PROPERTY HIGHLIGHTS

- On the iconic corner of Hollywood and Vine
- 2nd Generation coffee shop available on the hard corner
- 2nd Generation restaurant with fully built-out kitchen and ADA restrooms available with a CUP allowing for 2:00 AM service daily
- Rooftop opportunity available with vertical transportation and CUP allowing for 2:00 AM alcohol service daily
- Steps from the Metro Red Line's Hollywood/Vine Station
- Exceptional high foot traffic location on the Hollywood Walk of Fame
- Across the street from Pantages Theatre and down the block from 305 room W Hotel
- Over \$120,000 annual household income within 3 miles
- 33,500 households within 3-mile radius
- Over 10,000,000 SF of office space in the immediate submarket (including Netflix and Technicolor)
- Nearby public parking within city-owned garage

FLOOR PLAN





TAFT BLDG

25
MINUTES

20
MINUTES

30
MINUTES

15
MINUTES

15
MINUTES

20
MINUTES

10
MINUTES

5
MINUTES

15
MINUTES

20
MINUTES

30
MINUTES

25
MINUTES

Eateries

- 1 Subway
- 2 Hard Rock Cafe
- 3 Capital One Cafe
- 4 Power House
- 5 Starbucks
- 6 Compelling Coffee
- 7 Mi Ranchito Veracruz
- 8 Musso & Frank The Grill
- 9 Cabo Cantina
- 10 Estar
- 11 No Vacancy
- 12 Inteligentsia
- 13 Sharky's
- 14 Panda Express
- 15 Madera Kitchen
- 16 Solar de Cahenga
- 17 Lost Property Bar
- 18 Pressed Juicery
- 19 Shake Shack
- 20 Kettle Glazed Doughnuts
- 21 Original Tommy's
- 22 Viktor Benes Bakery
- 23 Pimai Thai
- 24 Locali
- 25 California Donuts
- 26 Denny's
- 27 The Bronson Bar
- 28 Palms Thai Restaurant
- 29 IXLB Dimsum Eats
- 30 The Original Hoy-Ka Thai Noodle
- 31 Cantina
- 32 Roscoe's Chicken & Waffles
- 33 Sugarfish Sushi
- 34 Fabiolus Cucina
- 35 Tendergreens
- 36 800 Degree Pizzeria
- 37 Trojo's Cantina
- 38 Stout Burgers & Beers
- 39 Running Goose
- 40 Beauty & Essex
- 41 TAO
- 42 Joe's Pizza
- 43 Warwick
- 44 Tocaya Organica
- 45 Gwen
- 46 Delicious Pizza
- 47 Cre8 Crepes
- 48 Greco's New York Pizzeria
- 49 Qwench Juice Bar
- 50 In-n-Out Burger
- 51 IHOP
- 52 Tropicana Pool Cafe
- 53 Tacos Gavilan
- 54 Fat Sal's
- 55 Shakey's Pizza Parlor
- 56 Sal's Cure
- 57 Kreation Organic (Franklin)
- 58 Kreation Organic (N. Highland)

- 59 Trejo's Coffee & Donuts
- 60 Tartine Bakery
- 61 Delicious Pizza
- 62 Rao's
- 63 Eat This Café
- 64 Dear Bella Creamery
- 65 Sassafra's Bar
- 66 Cactus Mexican Cuisine
- 67 Jesse Boy
- 68 Knucklehead
- 69 Zermenos Restaurant
- 70 Little Caesars
- 71 The Spare Room
- 72 The Coffee Bean & Tea Leaf
- 73 Mel's Drive-In

- 9 American Cinematheque
- 10 Sound Nightclub
- 11 Boarder's by La Belle
- 12 Avalon
- 13 Pantages Theater
- 14 The Montalban
- 15 Hollywood Palladium
- 16 The Fonda Theatre
- 17 Museum of Death
- 18 Upright Citizens Brigade

Employers

- 1 Buzzfeed
- 2 Siren Studios
- 3 CommonGrounds
- 4 Technicolor Seward
- 5 Deluxe Hollywood
- 6 Milk Studios
- 7 Red Studios
- 8 Netflix
- 9 Paramount Pictures
- 10 KTLA 5
- 11 Fender
- 12 NeueHouse
- 13 ViacomCBS
- 14 OpenTable Inc.
- 15 Aids Healthcare Foundation
- 16 Los Angeles Film School
- 17 BLT Communications
- 18 IO Music Academy
- 19 Los Angeles Recording School
- 20 Jim Henson Company
- 21 Ticketmaster
- 22 Live Nation
- 23 ABLE
- 24 Raleigh Studios
- 25 Showtime Network
- 26 Funny or Die

Fitness

- 1 Equinox
- 2 LA Fitness
- 3 Hollywood Boulders
- 4 Wild Card Boxing Club
- 5 Gold's Gym

Shopping

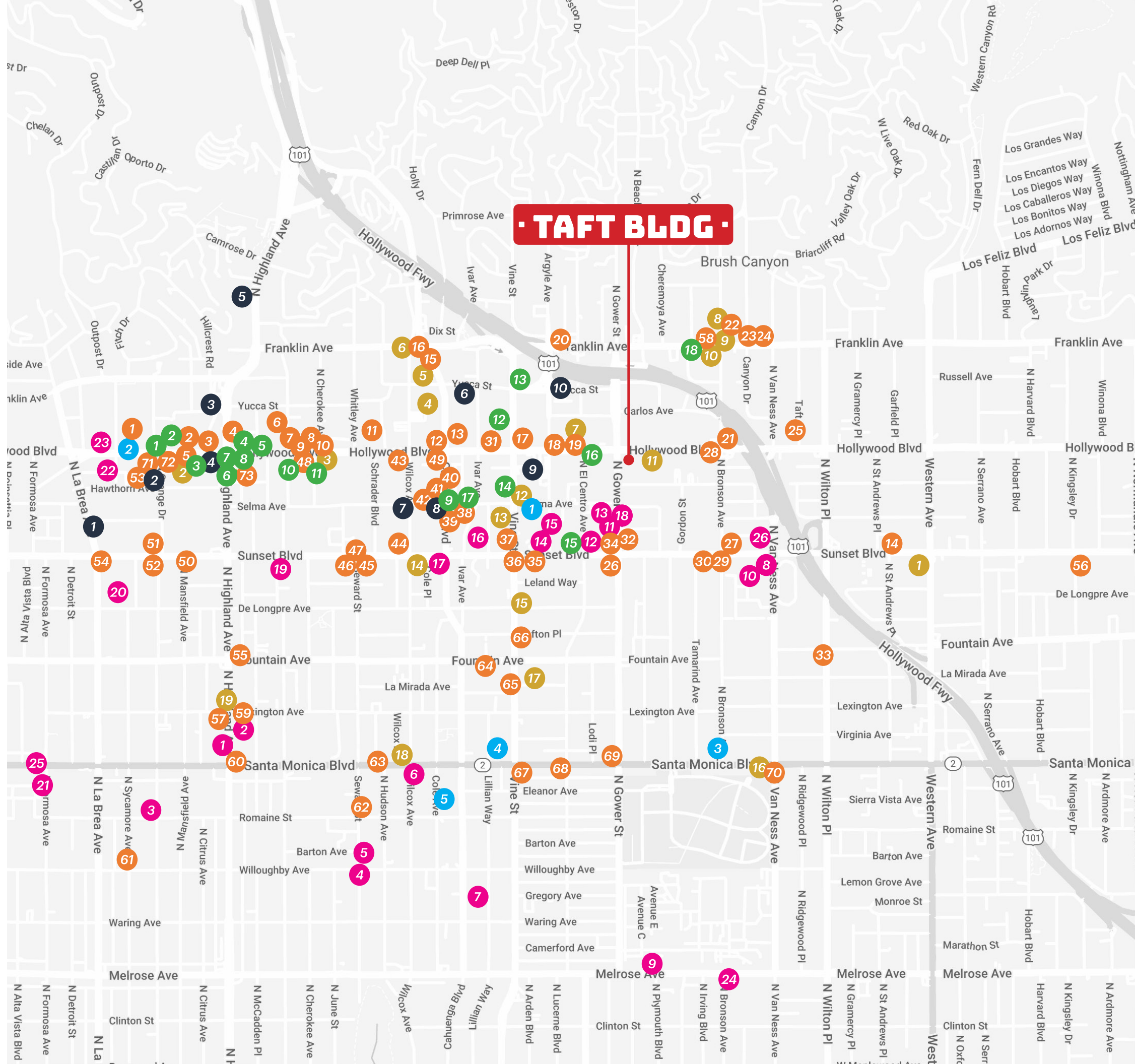
- 1 Target
- 2 Zara
- 3 Larry Edmunds Bookshop
- 4 CVS
- 5 Yucca Supermarket
- 6 The UPS Store
- 7 Funko Store
- 8 Gelson's
- 9 The Oaks
- 10 The Canyon
- 11 Toyota
- 12 Trader Joe's
- 13 Bed Bath & Beyond
- 14 Staples
- 15 K&L Wine Merchants
- 16 Sally Beauty
- 17 Office Depot
- 18 Honda
- 19 Walgreens

Lodging

- 1 Quality Inn
- 2 The Hollywood Roosevelt
- 3 Lowes Hotel
- 4 Samesun Hollywood
- 5 Best Western
- 6 The Hotel Hollywood
- 7 Mama Shelter
- 8 Dream Hotel
- 9 W Hollywood
- 10 Kimpton Everly Hotel

Entertainment

- 1 Madame Tussauds
- 2 TCL Chinese Theatre
- 3 El Capitan Theatre
- 4 Hollywood Wax Museum
- 5 Museum of Illusions
- 6 Hollywood Museum
- 7 Ripley's Believe it or Not
- 8 Guinness World Records



TAFT BLDG

POPULATION

0.5 MILE	1 MILES	3 MILES
15,064	56,247	347,210

DAYTIME POPULATION

0.5 MILE	1 MILES	3 MILES
21,324	49,818	240,195

MEDIAN AGE

0.5 MILE	1 MILES	3 MILES
35.5	35.6	37.1

TOTAL RETAIL EXPENDITURES

0.5 MILE	1 MILES	3 MILES
\$253.62 M	\$915.3 M	\$6.37 B

FOOD & BEVERAGE

0.5 MILE	1 MILES	3 MILES
\$80.32 M	\$289.16 M	\$1.99 B

ESTIMATED HOUSEHOLDS

0.5 MILE	1 MILES	3 MILES
8,459	29,329	169,399

% OF MALE & FEMALE

#	0.5 MILE	1 MILES	3 MILES
Male	56.1%	54.5%	51.4%
Female	43.9%	45.5%	48.6%

ESTIMATED AVERAGE HOUSEHOLD INCOME

0.5 MILE	1 MILES	3 MILES
\$89,752	\$94,427	\$121,344

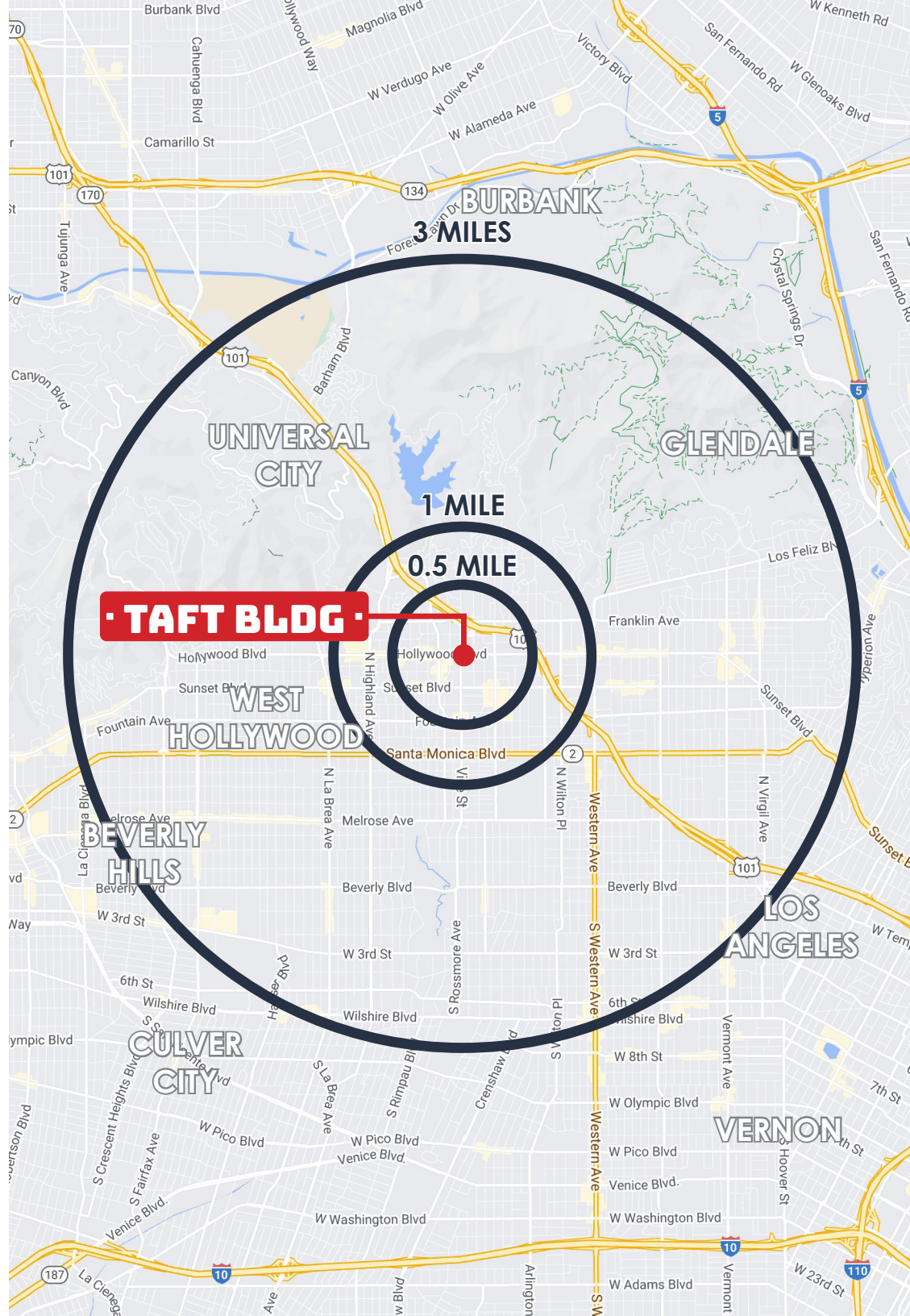
ESTIMATED AVERAGE HOUSEHOLD NET WORTH

0.5 MILE	1 MILES	3 MILES
\$906,381	\$865,076	\$1.14 M

COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

0.5 MILE	1 MILES	3 MILES
51.9%	49.0%	50.9%

DEMOGRAPHICS



Hollywood continues to be the hottest neighborhood for new developments. Most of the new hotel inventory is in Hollywood along with thousands of new residential apartments under construction or in the pipeline.

RECENTLY COMPLETED



Thompson Hotel

- 190 Guest Rooms
- Rooftop pool, state-of-the-art fitness center
- Hyatt Hotels
- Completed 2021



Tommie Hotel

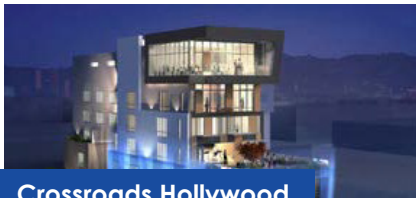
- 212 guest rooms
- Rooftop entertainment deck with indoor/outdoor dining, pool, and fitness center
- Hyatt Hotels
- Completed 2021



Godfrey Hotel

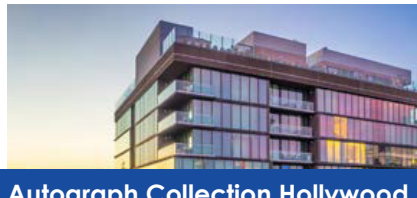
- 220 rooms
- 12,000 SF rooftop
- Four onsite bars, various indoor/outdoor event spaces
- Oxford Capital
- Completed 2021

PROPOSED



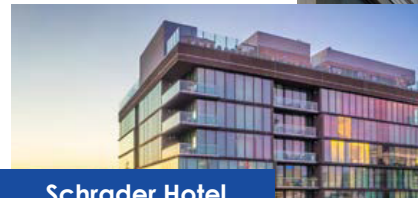
Crossroads Hollywood

- \$1 billion mixed-use project
- 308 rooms
- 950 residential units
- 190,000 SF commercial space
- Harridge Development Group



Autograph Collection Hollywood

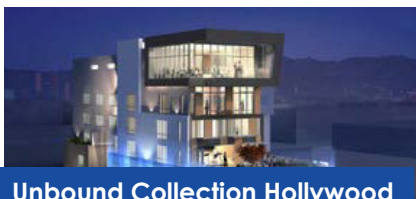
- 255 rooms
- Marriott Hotels
- NELA Development



Schrader Hotel

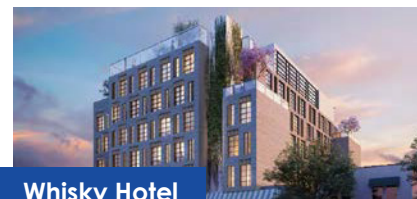
- 203 rooms
- Fully entitled

UNDER CONSTRUCTION



Unbound Collection Hollywood

- 64 rooms
- Hyatt Hotels
- Expected completion 2023



Whisky Hotel

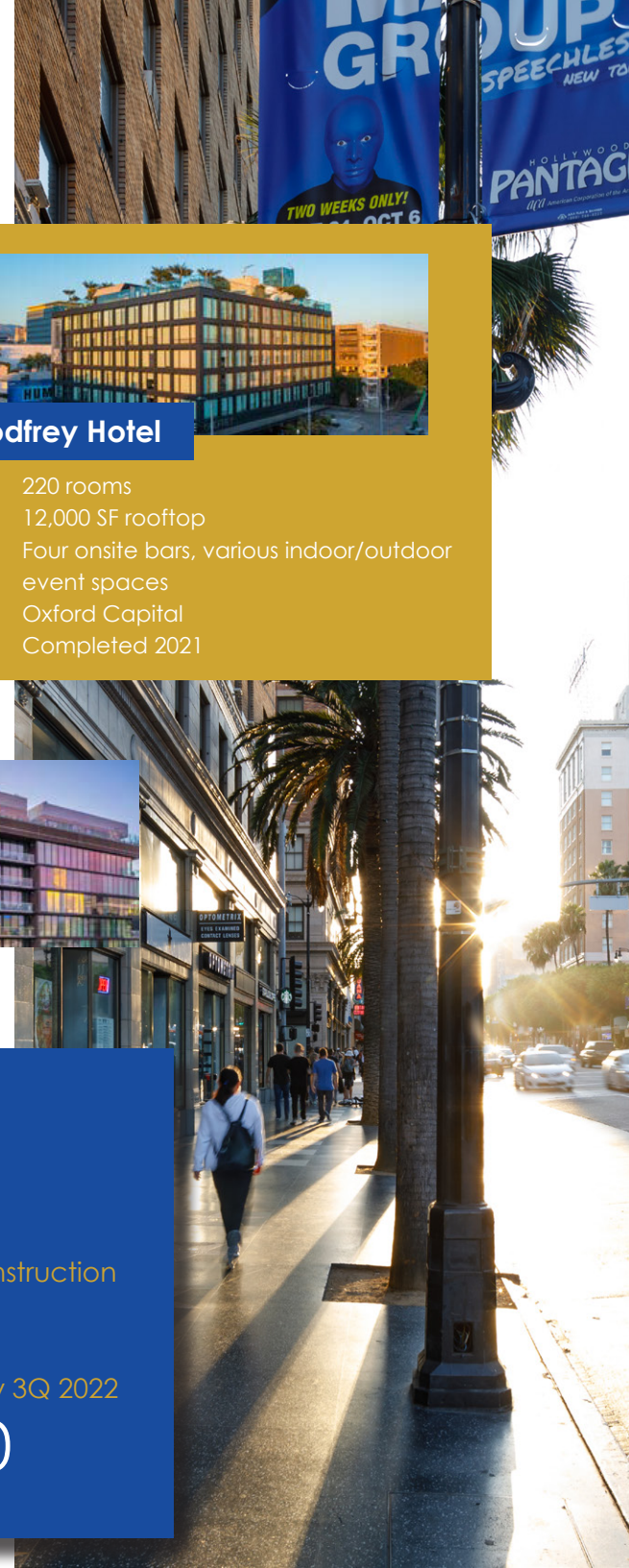
- 132 rooms
- Expected completion 2023

1,182
Rooms Entitled

196
Rooms Under Construction

81%
Hotel Occupancy 3Q 2022

\$248.10
ADR



1,160+

Under Construction

6.1%

Vacancy Rate

\$2,423

Avg. Market Rate Per Unit Up

8.5% Over the Last 3 Years

3.7%

Avg. Sales Cap Rate

BOOMING MULTIFAMILY DEVELOPMENT PIPELINE

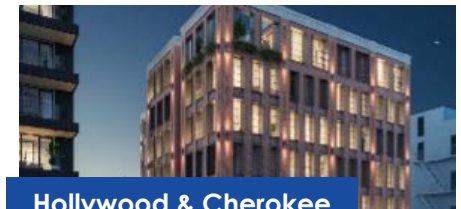
Creating a Premier 24/7/365 Live, Work, Play Ecosystem

Hollywood continues to experience exponential residential growth with over 4,100 units delivered in the last 5 years and over 1,160 units currently proposed.



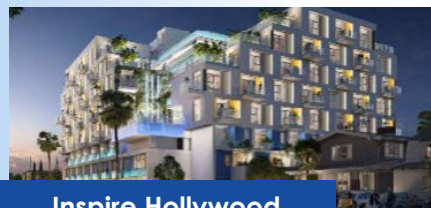
5420 Sunset

- 735 units
- 95,000 SF of Commercial Space
- American Commercial Equities
- Proposed



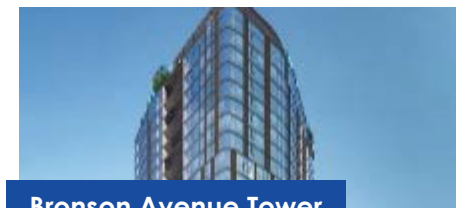
Hollywood & Cherokee

- 633 units
- 29,000 SF of Office Space
- 41,700 SF of Retail/Restaurant Space
- R.W. Selby & Co.
- Proposed



Inspire Hollywood

- 200 units
- 1,100 SF of Commercial Space
- The Bond Companies
- Expected Completion 2023



Bronson Avenue Tower

- 128 units
- DM Development/Massachi Industries
- Construction Commencing Late 2022



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Sourcing: *Demographics & Traffic Counts Source: Sites USA REGIS Online 6/1/23. Photography Provided By Landlord.