SUB-LEASE OPPORTUNITY

RetailNet REAL ESTATE

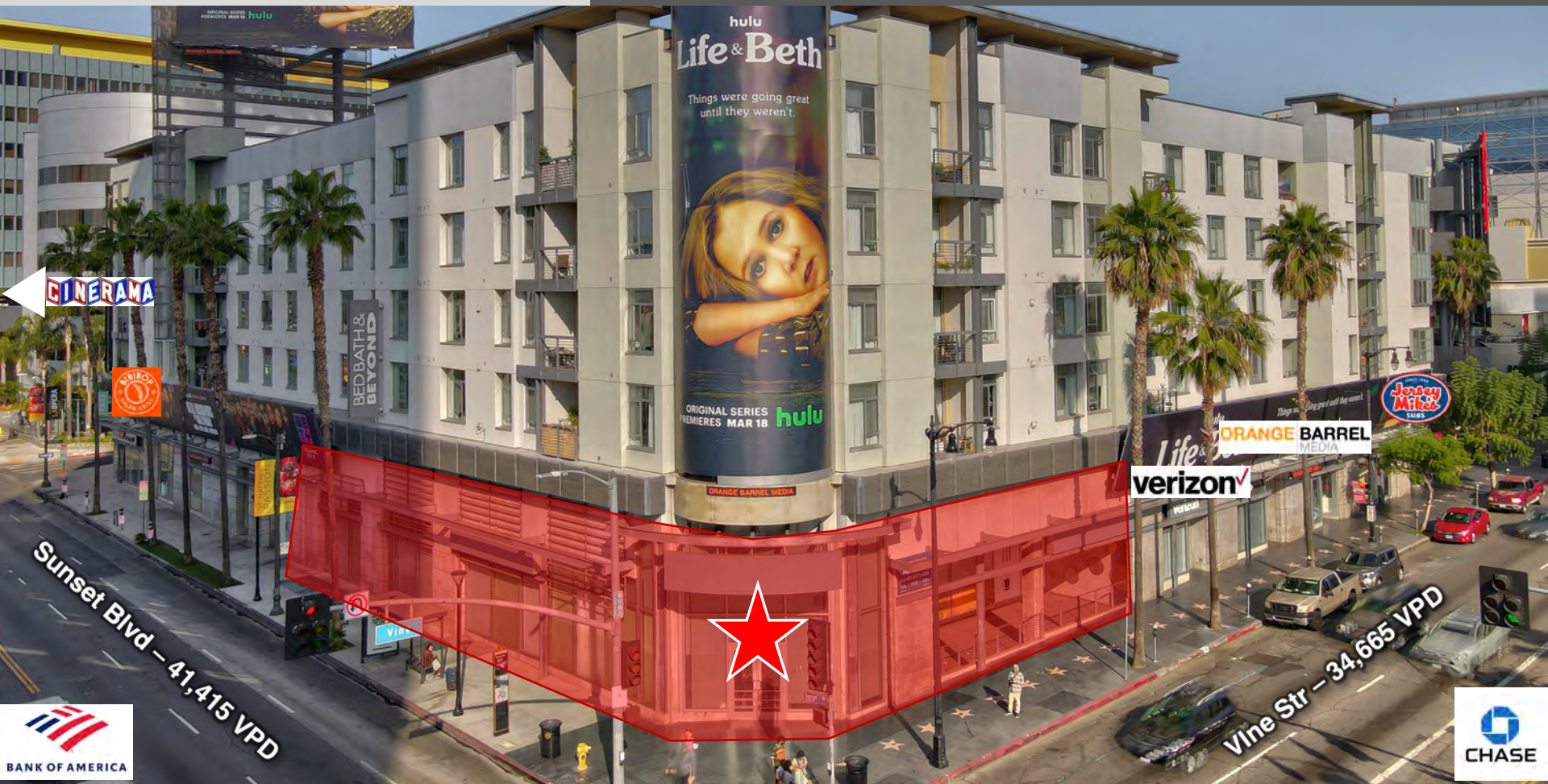
LOS ANGELES, CA

Walgreens #15278

Former Flagship Location

±23,509 SF | Term Until Nov '27 | $275K/yr., MG

1501 VINE STREET



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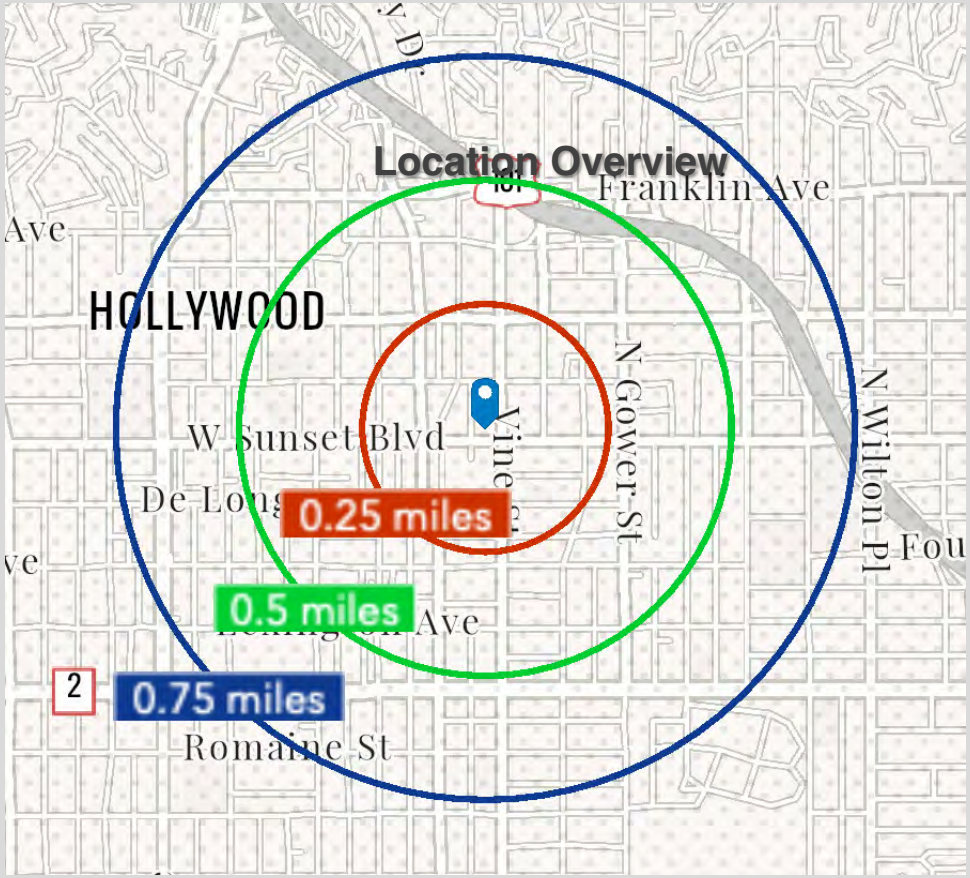

'22 Estimates	0.25 Mile	0.5 Mile	0.75 Mile
Population	3,774	17,147	40,237
Households	2,192	8,582	20,667
Avg. HH Inc.	$94,890	$75,567	$74,967

Property Overview

- **Rent.** $275,000/yr, modified gross (±11.70 psf)
- **Size**. ±23,509 SF ground floor
- **Premises.** Former Walgreens Flagship in a mixed-use building with abundant parking
- **Master Lease Expiration**. 11/30/27
- **Opportunity**. Below market rate sublease
- **Zoning**. C4-2D-SN
- **Signage**. Building
- **Restricted Uses**. Mexican themed restaurant, housewares, telecom equipment, pharmacy, 2nd-hand store, day care, veterinary, church, fitness, theatre, dance hall and/or office.
- **Parking**. 417 spaces in shared parking in structure

Location Overview

- **Marquee Intersection.** Sunset & Vine (±76KVPD)
- **Neighborhood**. Iconic, central Hollywood trade area surrounded by offices, shopping, dining, and nightlife.
- **Pedestrian Traffic.** On Hollywood Walk of Fame, which draws an estimated 10 million visitors/annually.
- **Accessibility**. 2 blocks from Hollywood/Vine Metro connecting San Fernando Valley to Downtown.
- **Hospital**. 2 blocks from Southern California Hospital, a 612-bed facility

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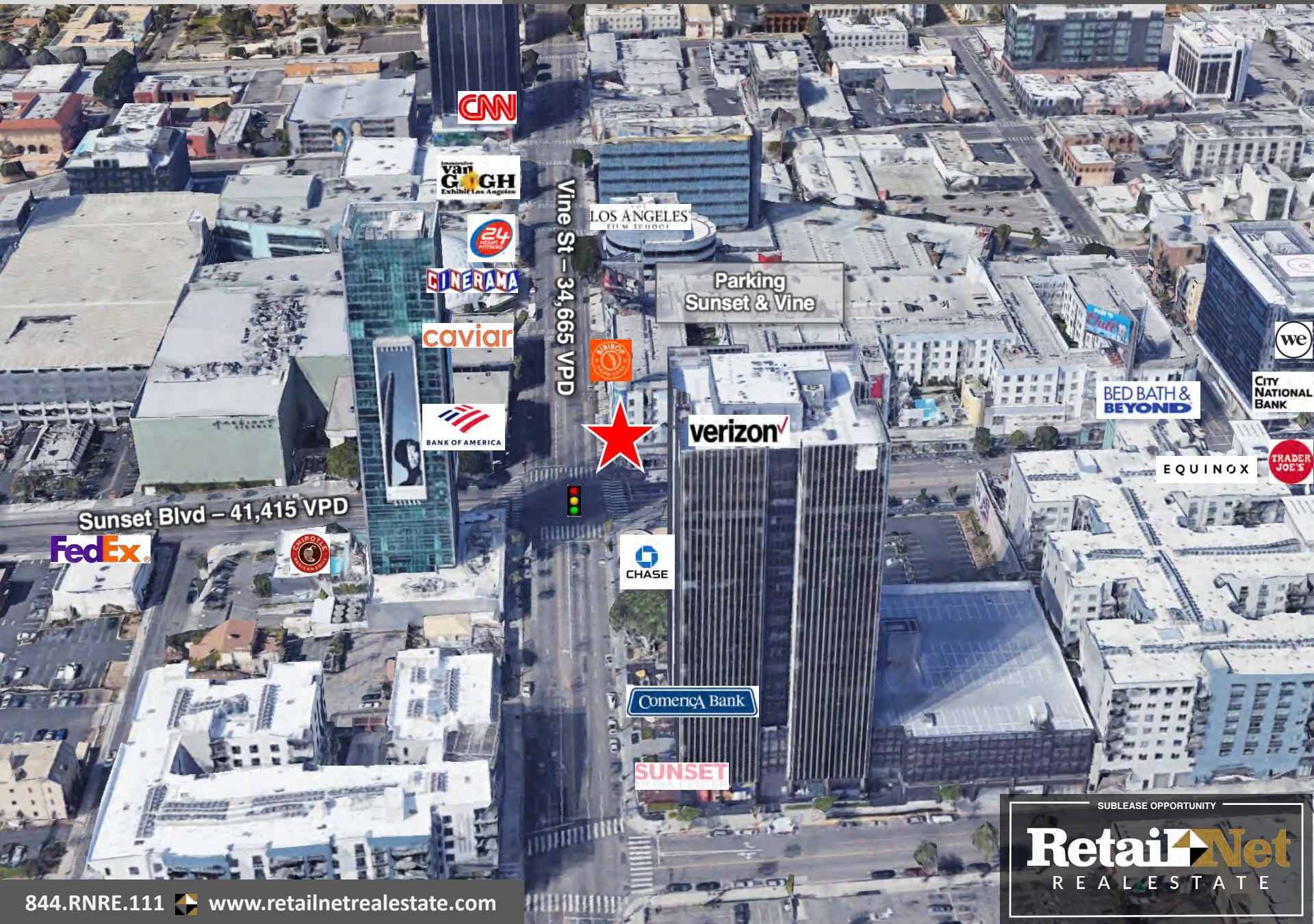

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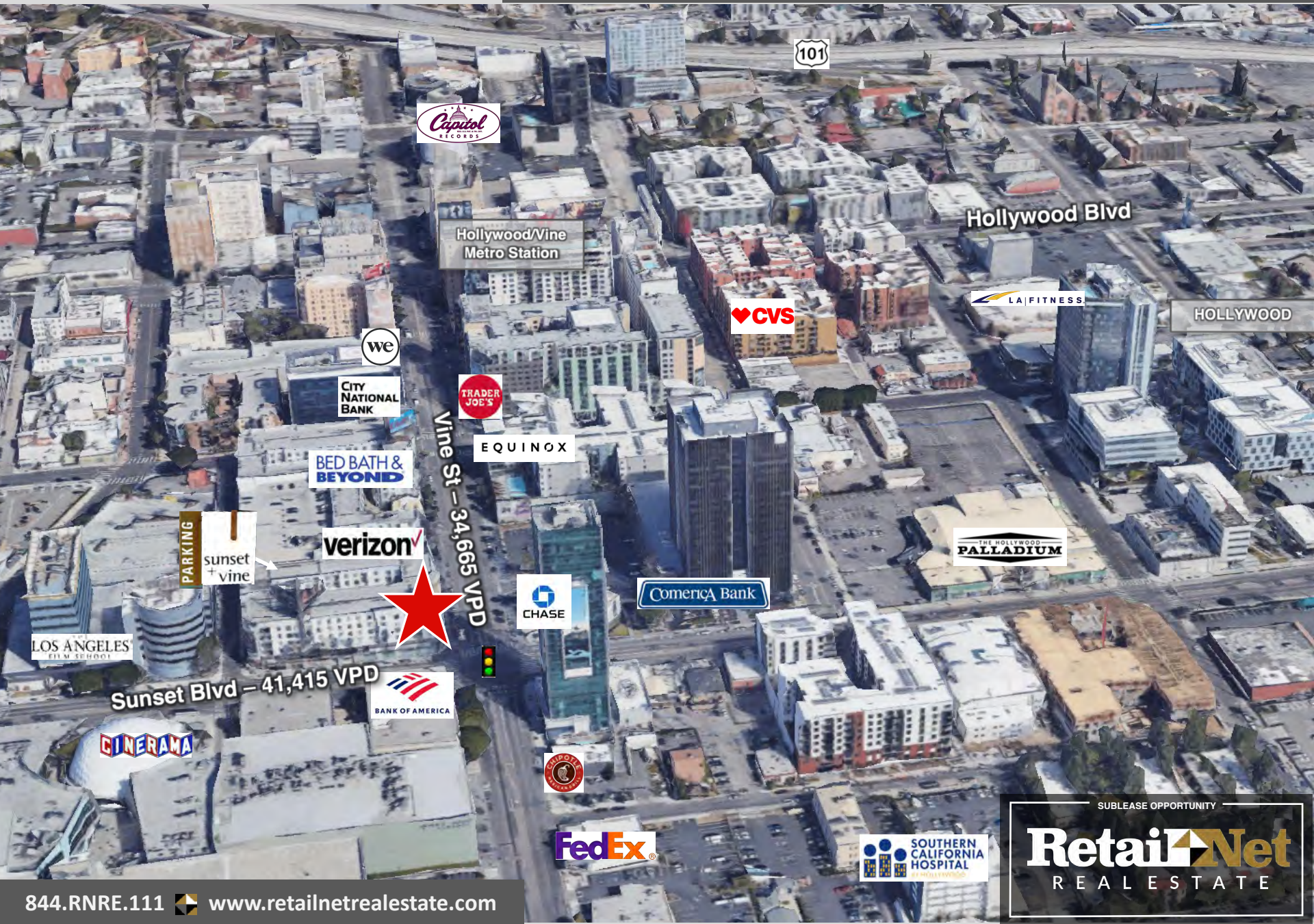

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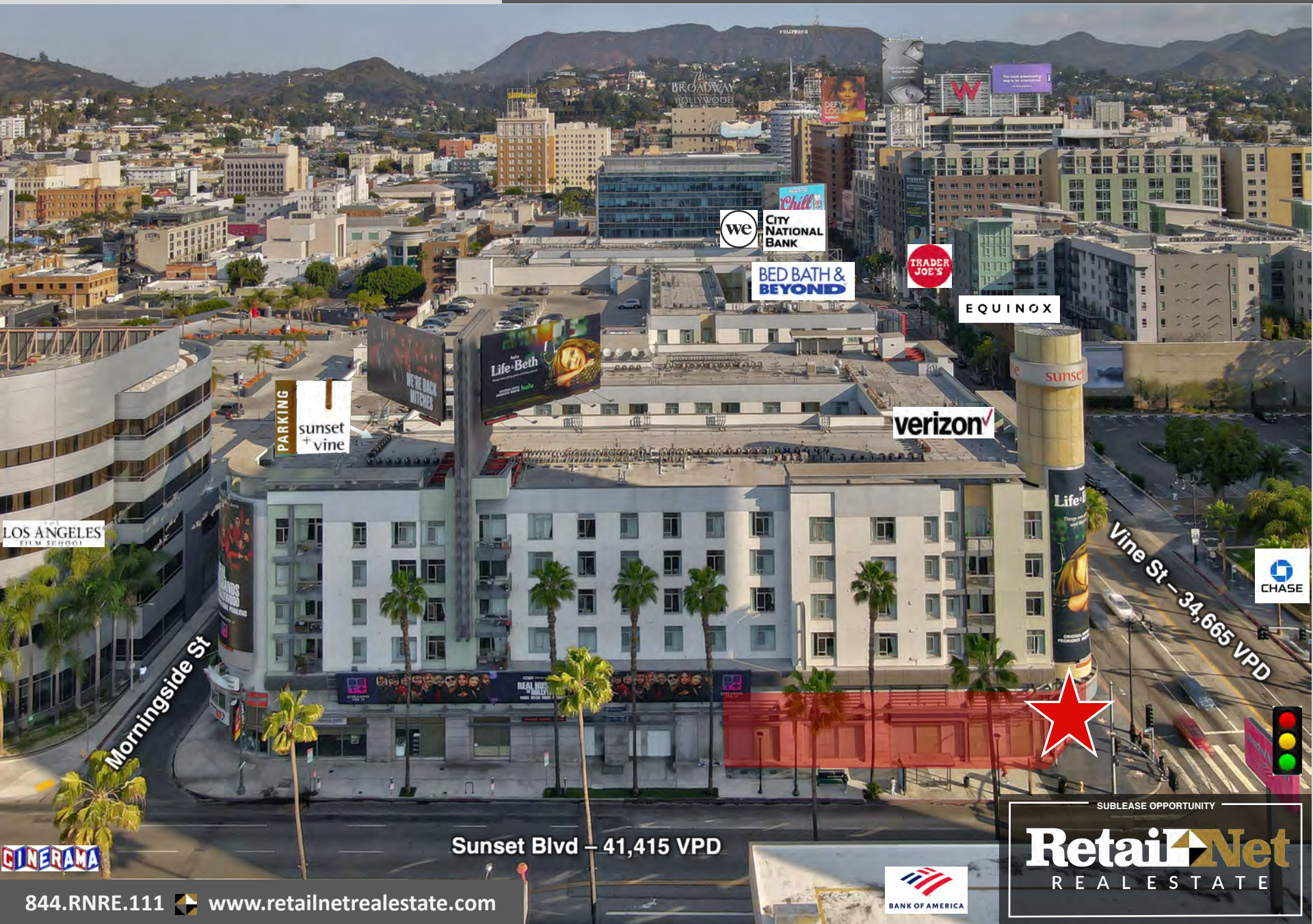

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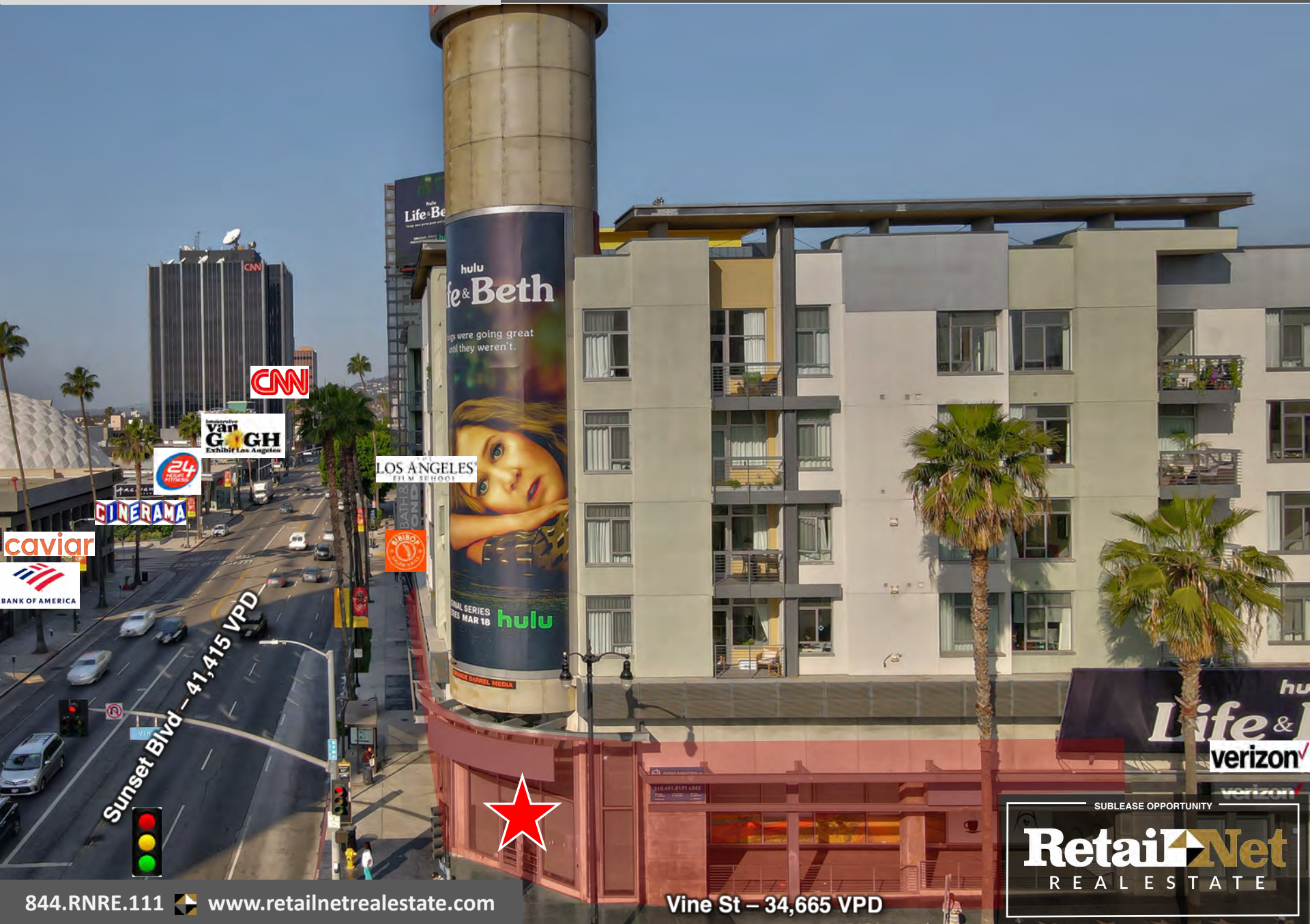

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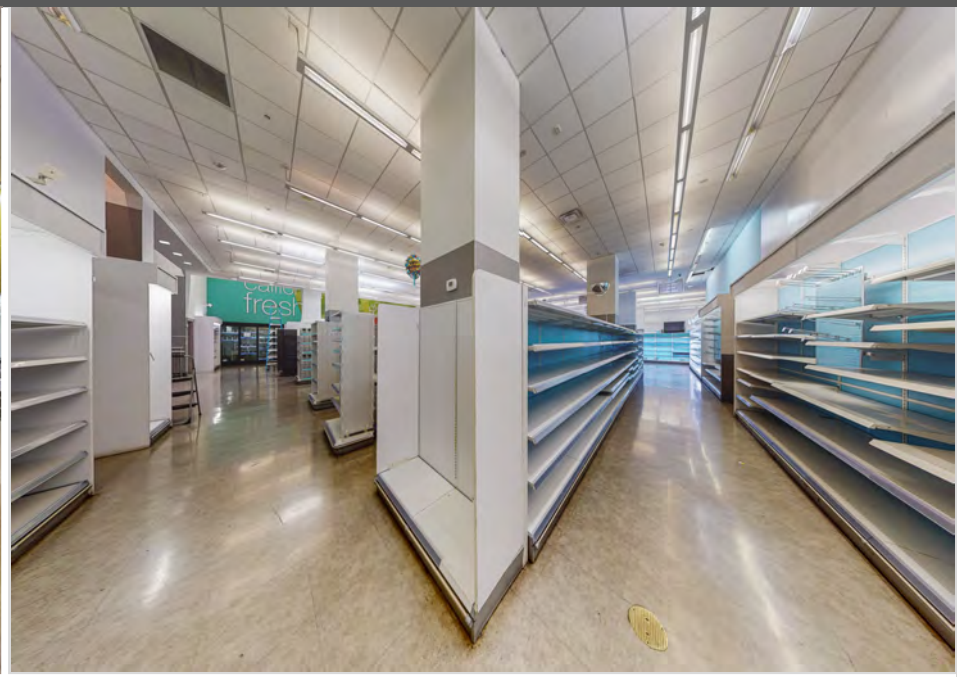

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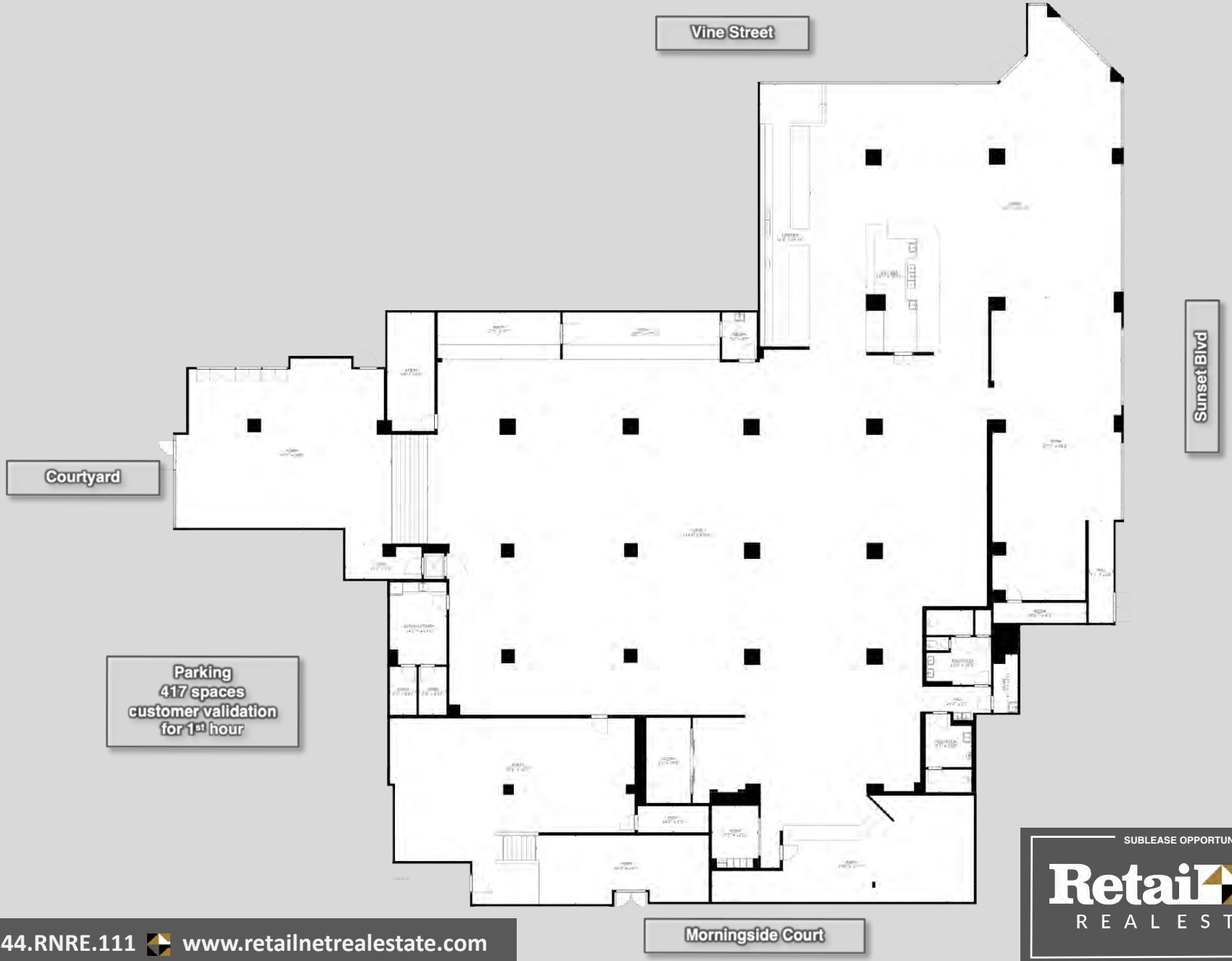

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SUB-LEASE TERMS

SUGGESTED RENT*	$275,000 *(inclusive of RET; R&M, insurance, utilities separate)*
TERM	11/30/27
DELIVERY	"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

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