

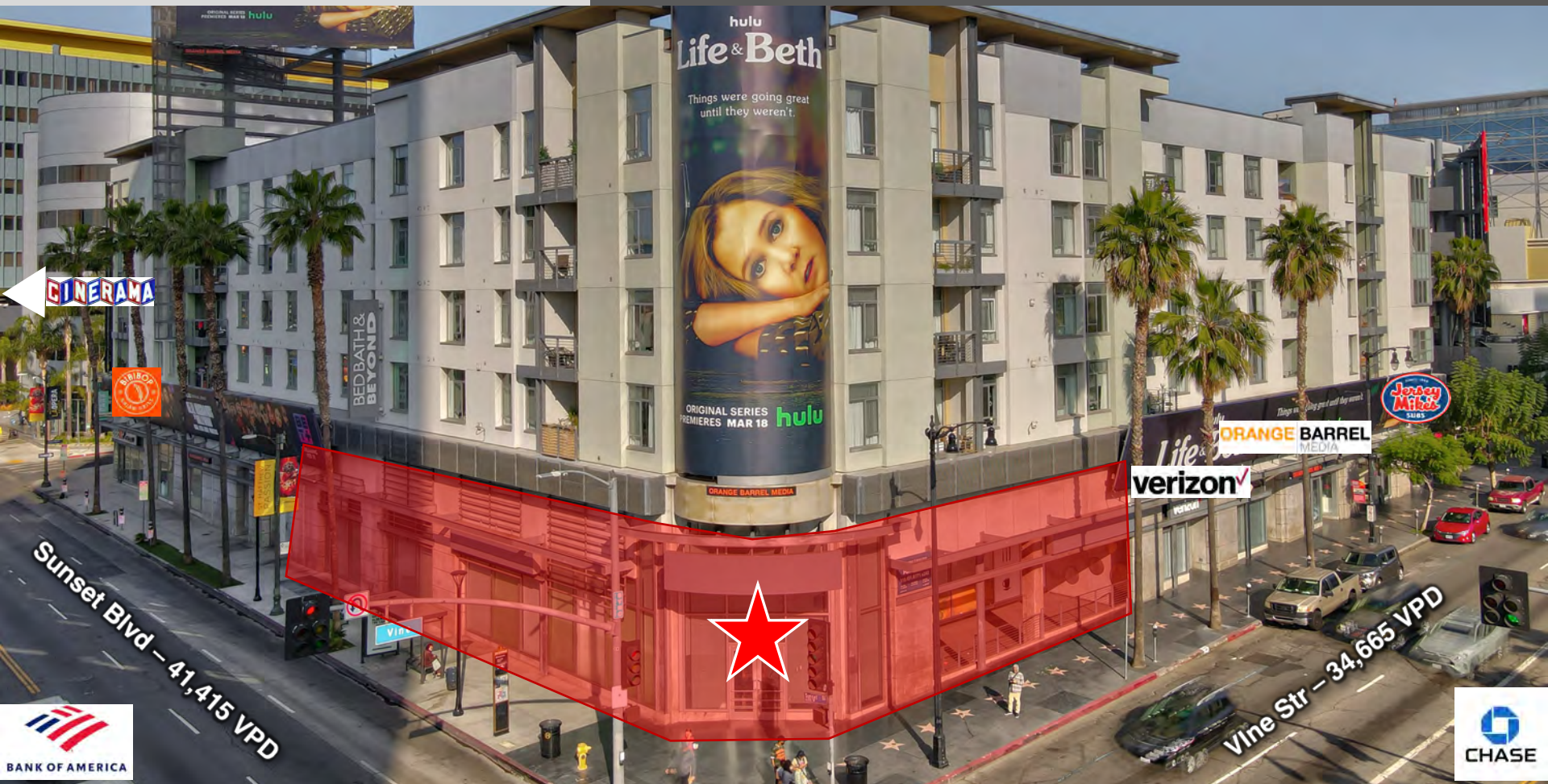
SUB-LEASE OPPORTUNITY



LOS ANGELES, CA
Walgreens #15278
Former Flagship Location

±23,509 SF | Term Until Nov '27 | \$150K/yr., MG

1501 VINE STREET

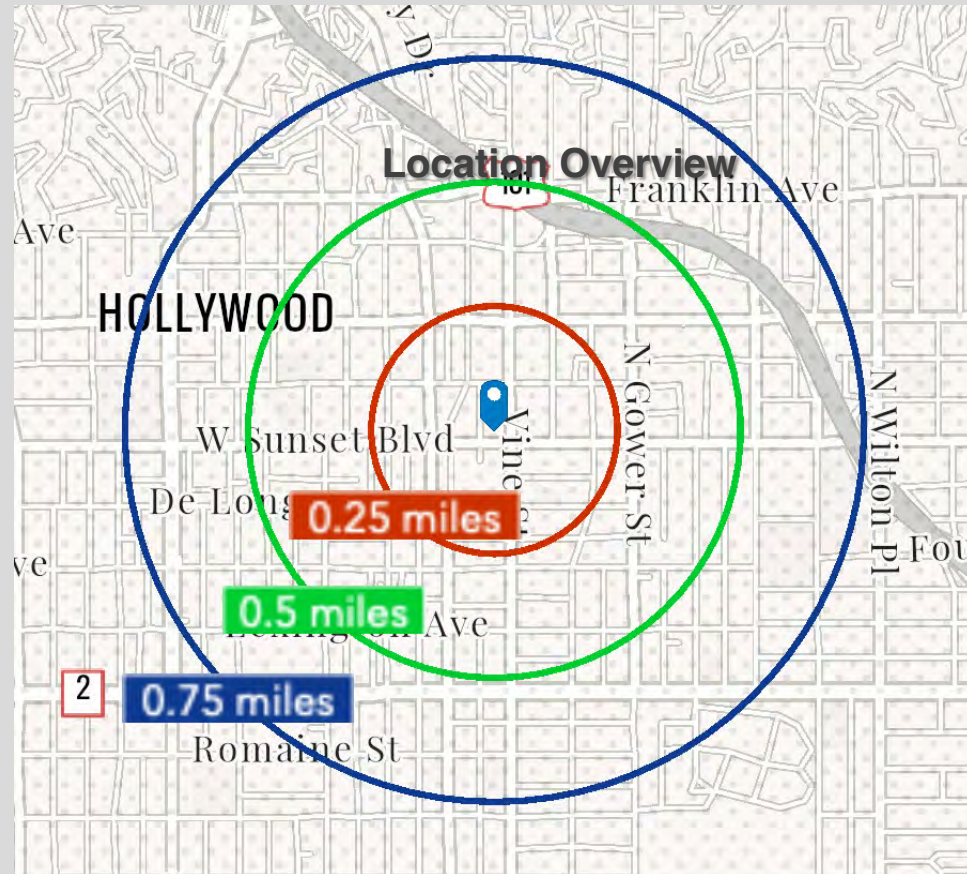


Property Overview

- ✦ **Rent.** \$150,000/yr, modified gross (±6.40 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

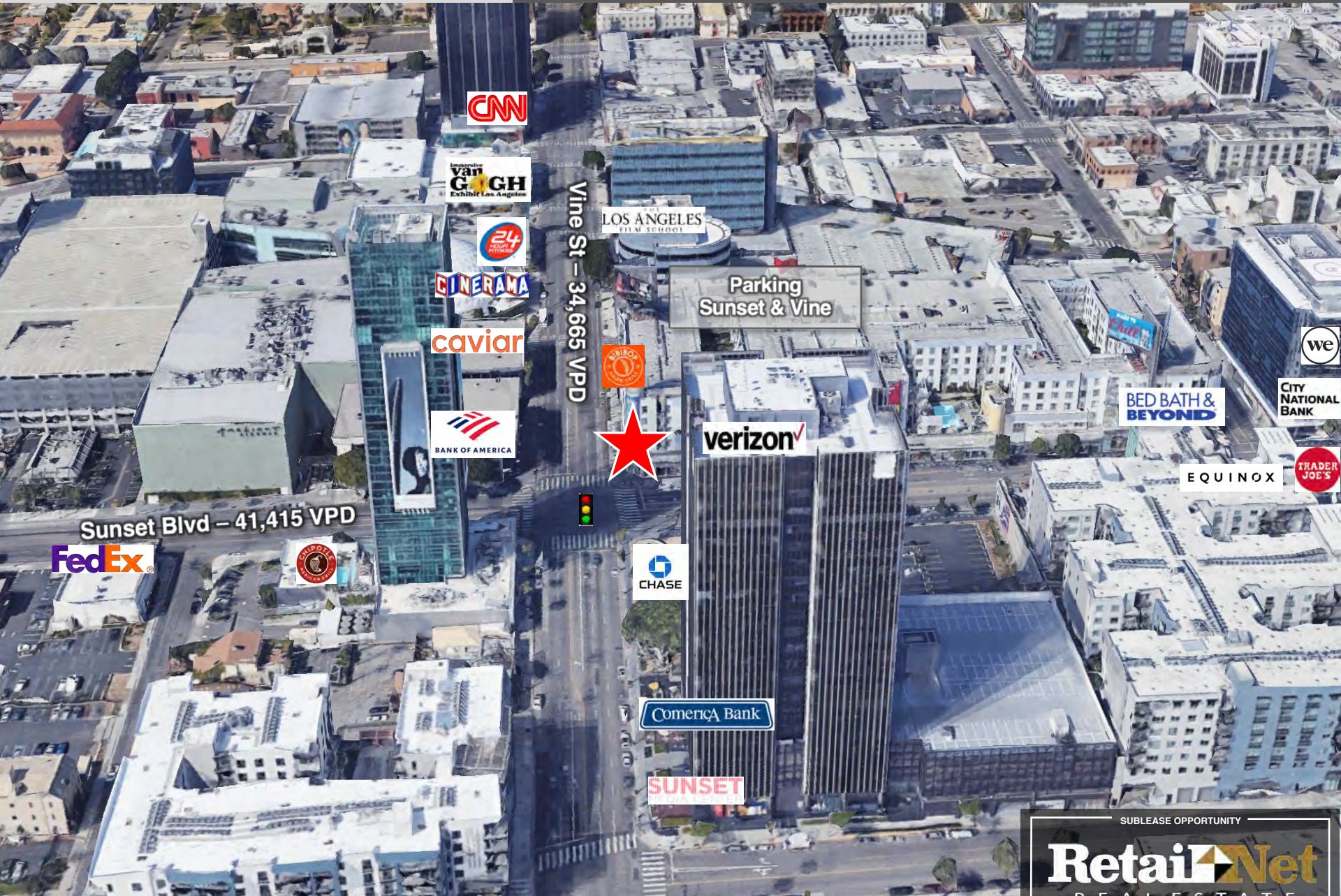
- ✦ **Marquee Intersection.** Sunset & Vine (±76KVPD)
- ✦ **Neighborhood.** Iconic, central Hollywood trade area surrounded by offices, shopping, dining, and nightlife.
- ✦ **Pedestrian Traffic.** On Hollywood Walk of Fame, which draws an estimated 10 million visitors/annually.
- ✦ **Accessibility.**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



'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

los angeles, ca

1501 VINE STREET



SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



Hollywood/Vine
Metro Station

Hollywood Blvd



HOLLYWOOD



CITY NATIONAL BANK



EQUINOX

BED BATH &
BEYOND

verizon

PARKING
sunset
+ vine



Comerica Bank

THE HOLLYWOOD
PALLADIUM

LOS ANGELES
FILM SCHOOL

Sunset Blvd - 41,415 VPD



CINERAMA



FedEx

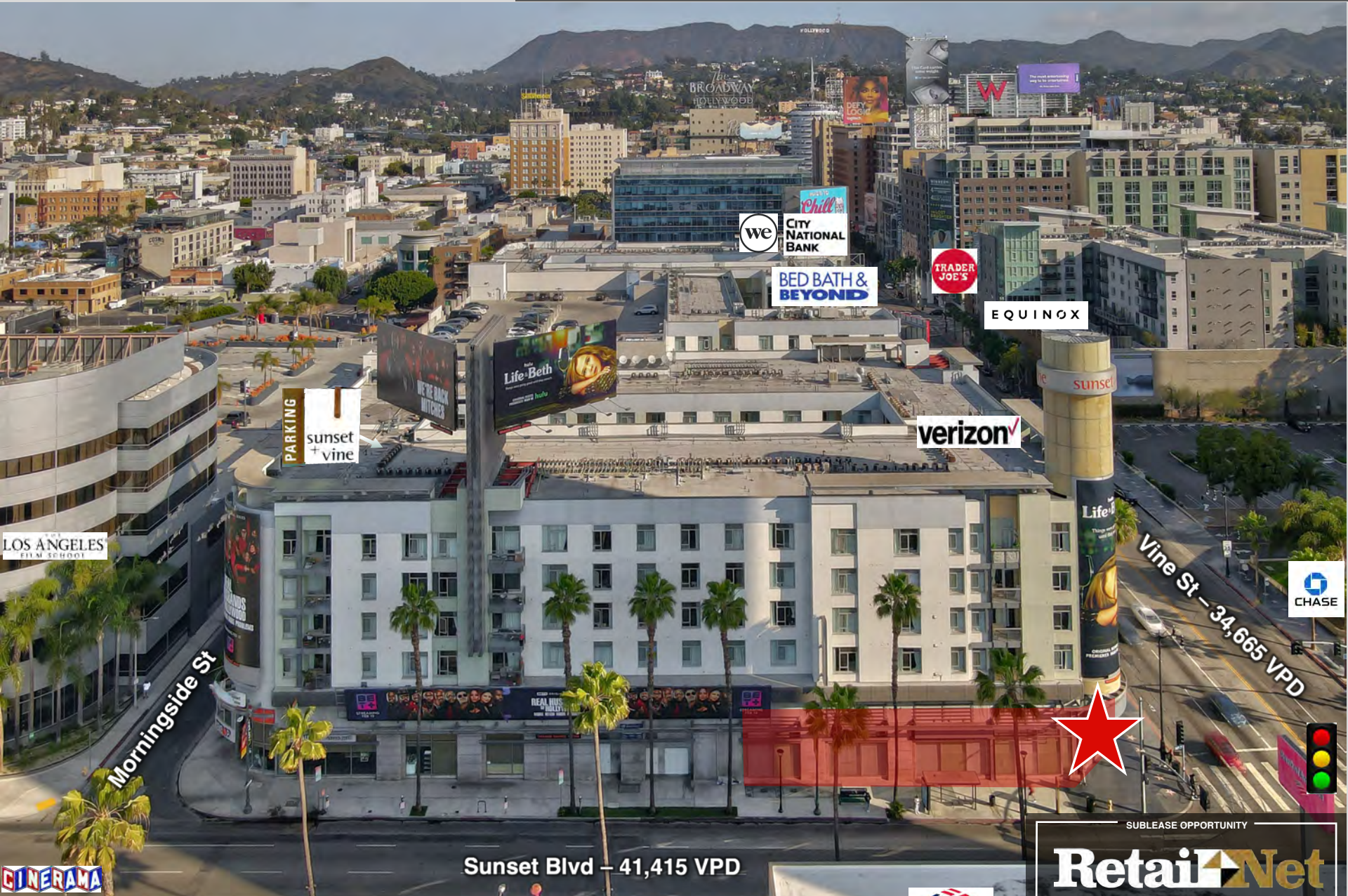


SUBLEASE OPPORTUNITY

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REAL ESTATE

los angeles, ca

1501 VINE STREET



we CITY NATIONAL BANK

BED BATH & BEYOND

TRADER JOE'S

EQUINOX

PARKING sunset + vine

verizon

LOS ANGELES FILM SCHOOL

Morningside St

Vine St - 34,665 VPD

CHASE



Sunset Blvd - 41,415 VPD

SUBLEASE OPPORTUNITY

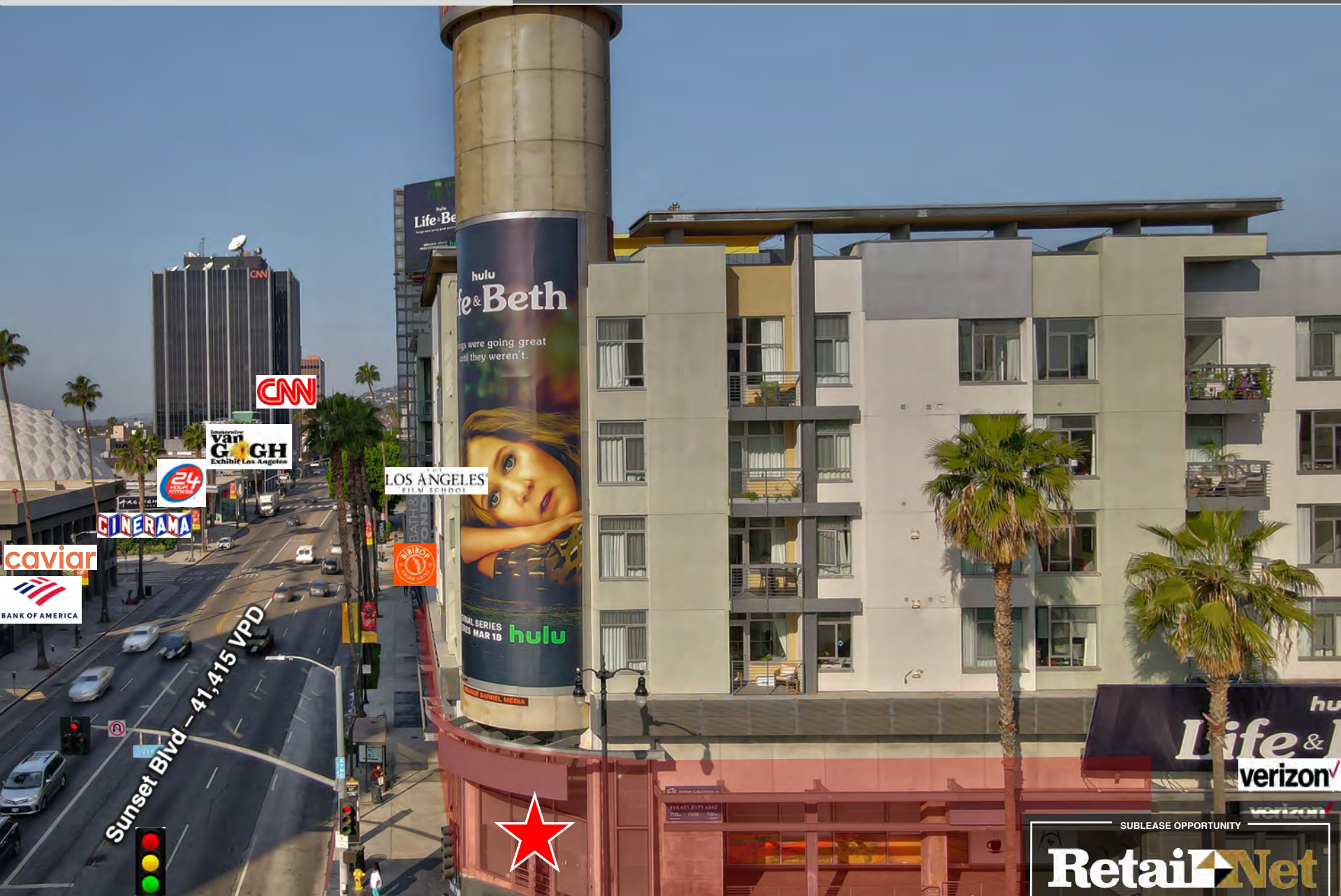
RetailNet REAL ESTATE

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1501 VINE STREET



Sunset Blvd - 41,415 VPD



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Vine St - 34,665 VPD

SUBLEASE OPPORTUNITY

RetailNet
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417 Spaces
customer
validation
for 1st hour

PARKING

sunset
+vine

Morningside St

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1501 VINE STREET



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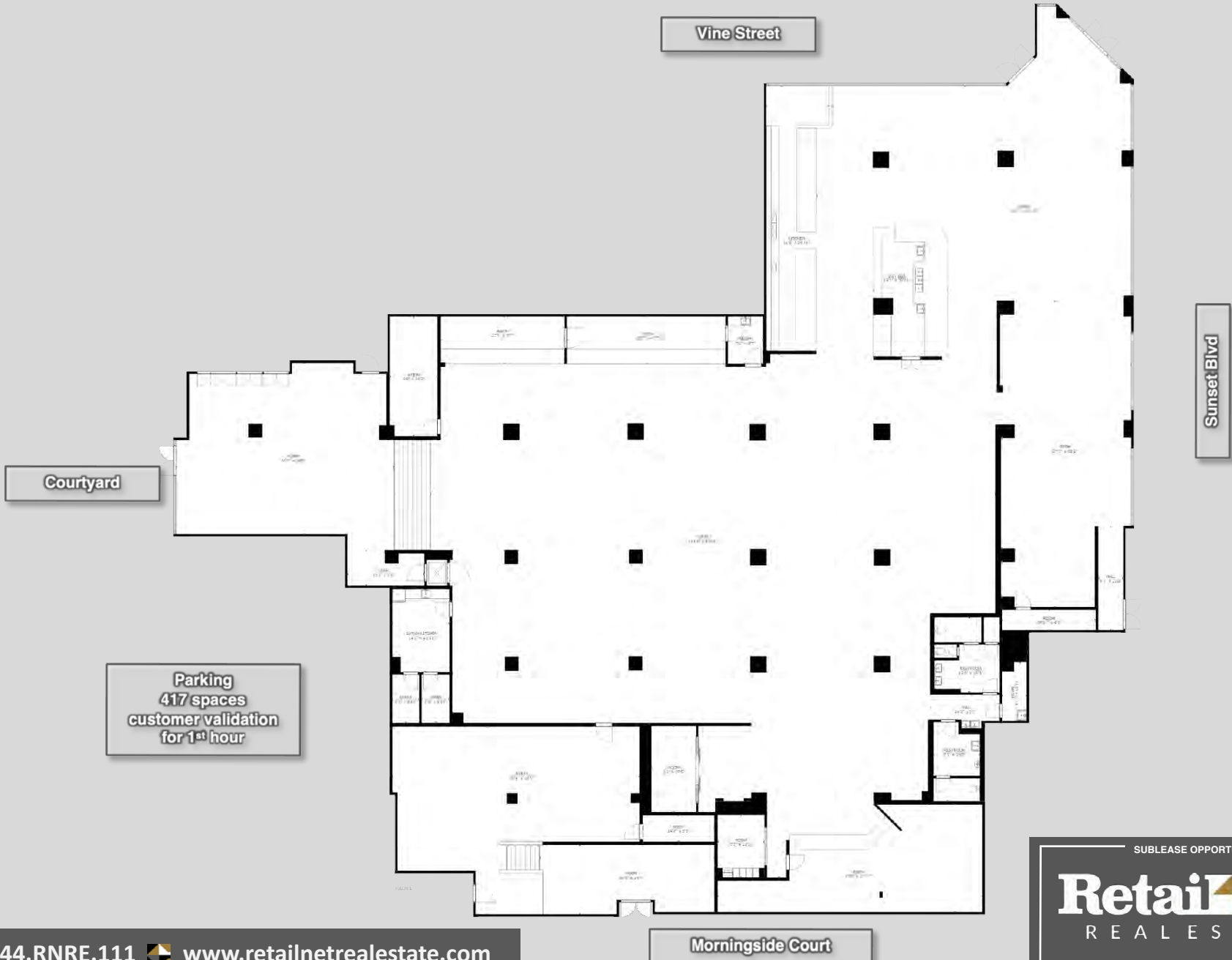
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SUB-LEASE TERMS

SUGGESTED RENT*

\$150,000

(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*

CONTACT

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