

conroy

conroycommercial.com



BRAD CONROY
LIC 01772254 | 310.275.3233
brad.conroy@conroycommercial.com

Los Feliz | Silver Lake

FOR LEASE

**4477-4483 Hollywood Blvd. and
1514-1516 Hillhurst Ave.**

Bar, 4 Retail Spaces, and 16 Office Spaces on Commercial Corner
with Parking Lot



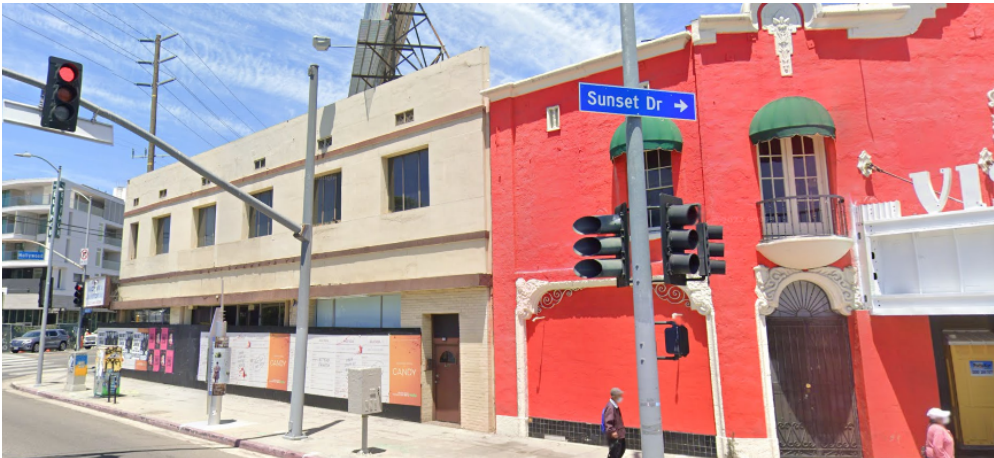
Owner/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by other sources. Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

Property Info

4477-4483 HOLLYWOOD BLVD. AND
1514-1516 HILLHURST AVE.

BRAD CONROY

LIC 01772254 | 310.275.3233
brad.conroy@conroycommercial.com



SIZE

Entire Building
13,239 SF

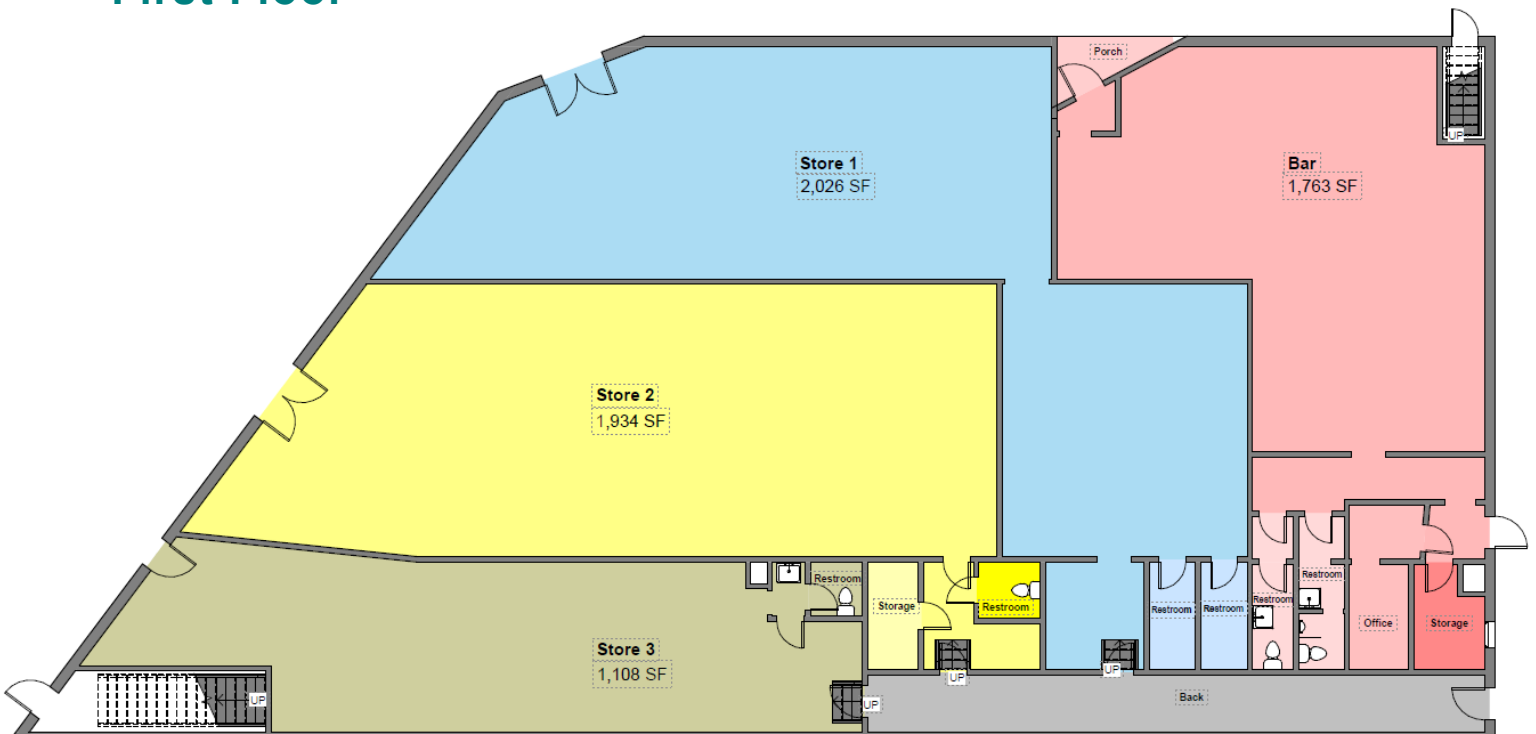
First Floor
6,867 SF

Second Floor
6,372 SF

AVAILABLE

Immediately to
start buildout

First Floor



Owner/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by other sources. Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

Property Info

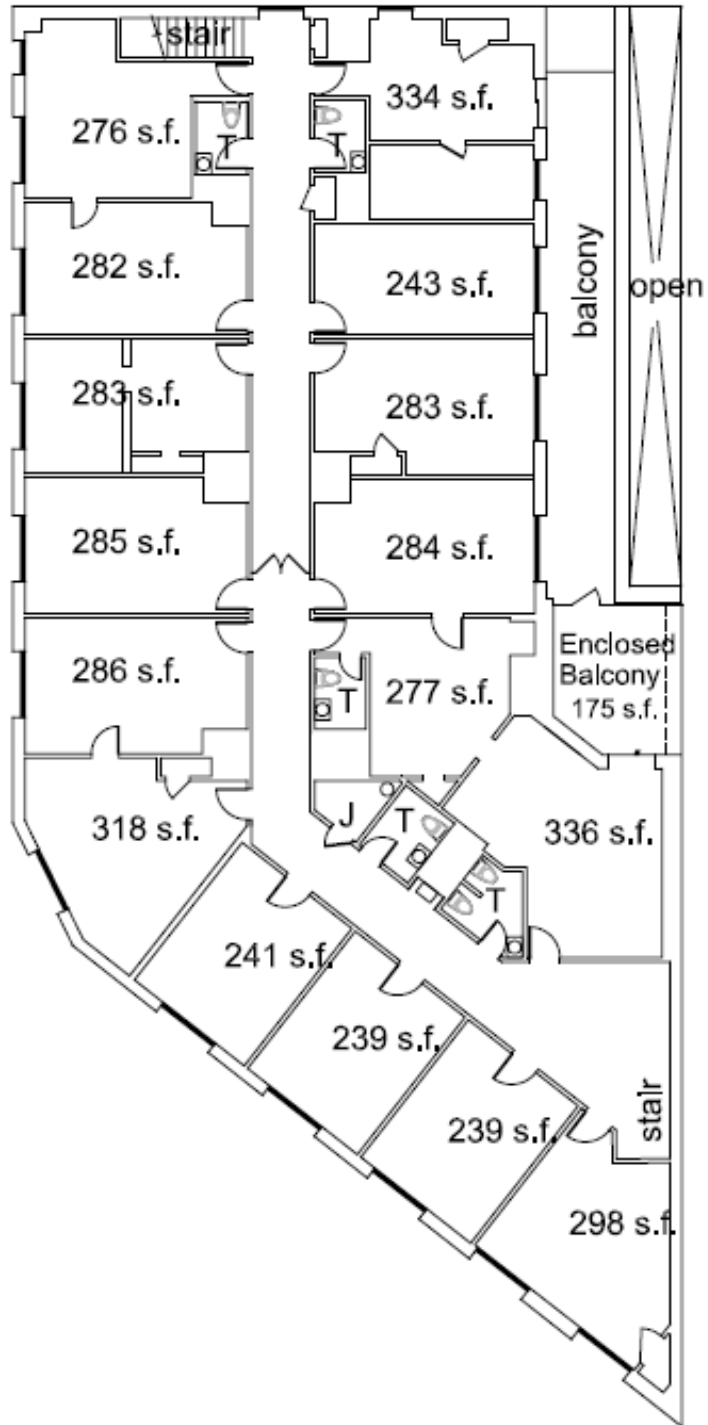
4477-4483 HOLLYWOOD BLVD. AND
1514-1516 HILLHURST AVE.

BRAD CONROY

LIC 01772254 | 310.275.3233

brad.conroy@conroycommercial.com

Second Floor



Owner/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by other sources. Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

Property Info

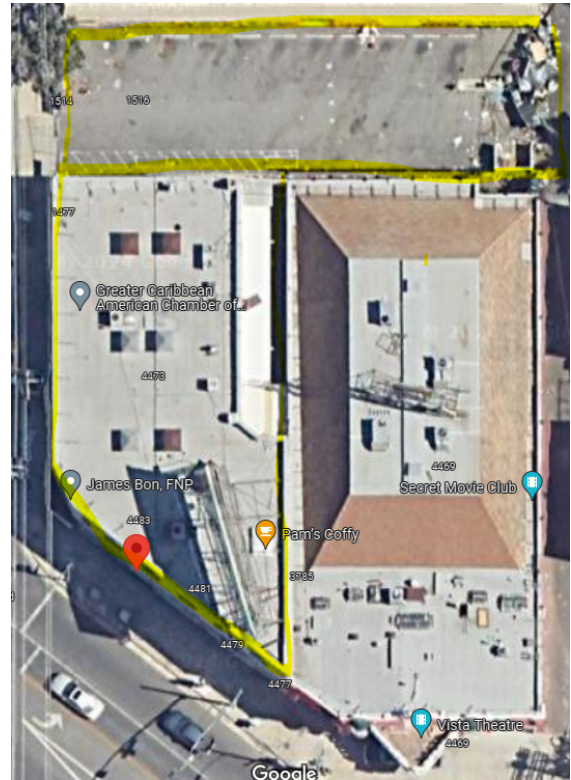
4477-4483 HOLLYWOOD BLVD. AND
1514-1516 HILLHURST AVE.

BRAD CONROY

LIC 01772254 | 310.275.3233
brad.conroy@conroycommercial.com

FEATURES

- Corner of Hollywood, Sunset, Virgil, and Hillhurst
- Adjacent to Vista Theater
- High-traffic area



Walk Score

96

Walker's Paradise via WalkScore.com



Transit Score

71

Excellent Transit via WalkScore.com



Population

57,829

2023 Total Population (1 mile radius)



Housing

\$1,043,567

2023 Median Home Value



Average Age

41



Households

\$68,387

2023 Median Household Income

Owner/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by other sources. Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

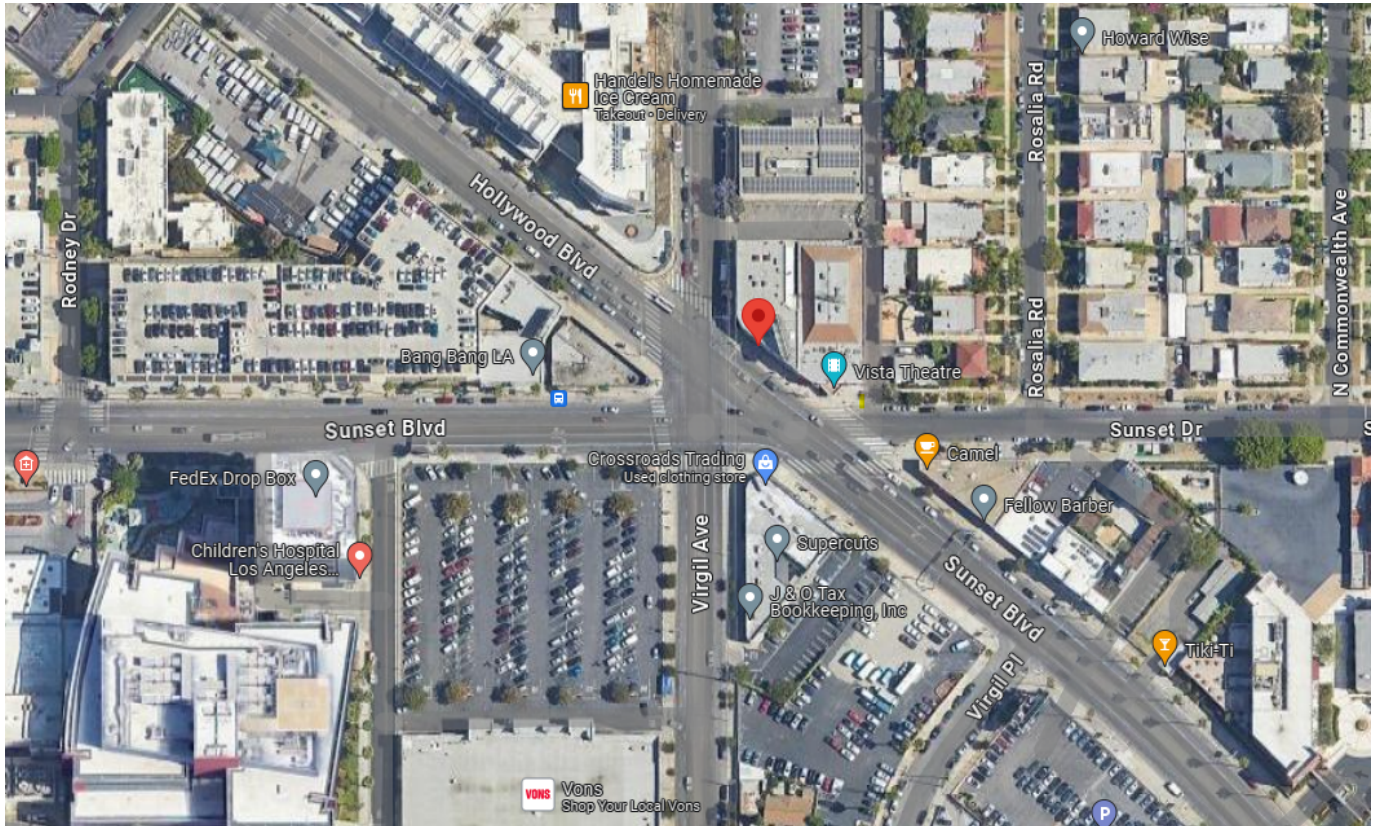
Location Overview

4477-4483 HOLLYWOOD BLVD. AND
1514-1516 HILLHURST AVE.

BRAD CONROY

LIC 01772254 | 310.275.3233

brad.conroy@conroycommercial.com



Owner/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by other sources. Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.