

FOR LEASE OR GROUND LEASE

# THE SMB COLE COLLECTION

1129 COLE AVENUE  
6435 SANTA MONICA BLVD  
6439 SANTA MONICA BLVD

±9,675 SF IMPROVEMENTS ON ±45,367 SF COMMERCIAL LOT  
INDUSTRIAL, RETAIL, DRIVE-THRU, & FLEET STORAGE OPPORTUNITY

**AVISON  
YOUNG**

**CHRIS BONBRIGHT**  
Managing Director & Principal  
License No. 00823957  
310.999.1117  
[chris.bonbright@avisonyoung.com](mailto:chris.bonbright@avisonyoung.com)

**CHASE GORDON**  
Principal  
License No. 01914802  
323.603.5045  
[chase.gordon@avisonyoung.com](mailto:chase.gordon@avisonyoung.com)

## THE OPPORTUNITY

Situated on a sprawling  $\pm 45,367$  SF gated lot, this expansive site provides ample space for production facilities, equipment storage, fleet operations, and more. Beyond the entertainment sector, this property also presents an unparalleled opportunity for distribution centers, specialty manufacturing, last-mile logistics, fast food, or EV charging. The high-visibility Santa Monica Blvd. frontage, generous on-site parking, and multiple access points make it a practical and efficient site for a range of industrial operations.

## OFFERING HIGHLIGHTS

- $\pm 9,675$  SF of improvements across three buildings.
- Expansive  $\pm 45,367$  SF secured, gated lot ideal for fleet and equipment storage.
- Prime Hollywood location with proximity to major studios and production facilities.
- LAC2 zoning allowing for a variety of industrial and commercial uses.
- Hard corner and high-visibility frontage on Santa Monica Boulevard.
- Five separate curb cuts for multiple ingress/egress points
- Ample on-site parking and secure fencing, perfect for logistics and high-value equipment storage.
- Can be delivered scraped for Drive-Thru or Ground Lease Redevelopment

## IDEAL USES

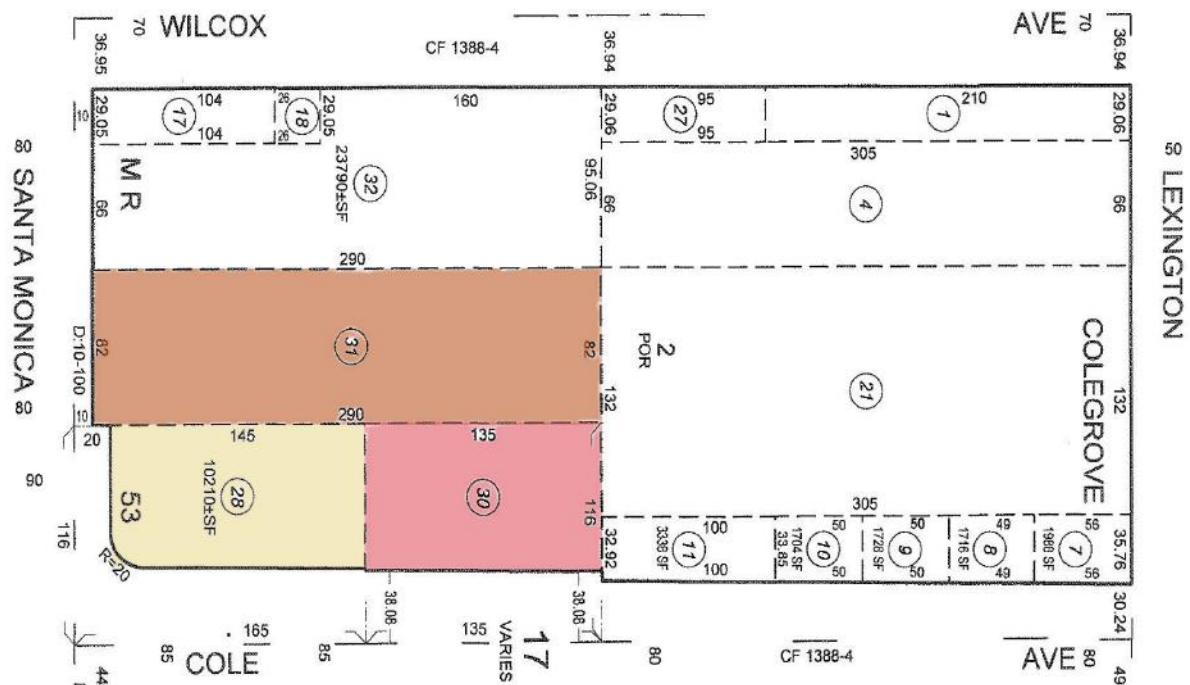
- Grocery / Retail Development
- Fast Food Drive-Thru
- Fleet Parking
- EV Charging
- Fire Recovery Supply Hub



# THE OFFERING

## PROPERTY OVERVIEW

|                     |                                                                                                                                        |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESSES           | 1129 Cole Avenue Los Angeles, CA 90038<br>6435 Santa Monica Blvd Los Angeles, CA 90038<br>6439 Santa Monica Blvd Los Angeles, CA 90038 |
| # BUILDINGS         | 3                                                                                                                                      |
| TOTAL BUILDING SIZE | ± 9,675 SF (Lessee to Verify)                                                                                                          |
| LAND SIZE           | ± 45,367 SF (1.04 Acres)                                                                                                               |
| APN                 | 5533-009-030<br>5533-009-028<br>5533-009-031                                                                                           |
| ZONING              | LAC2                                                                                                                                   |
| PARKING             | Ample parking on over 35k SF of land                                                                                                   |
| LEASE RATE          | \$1.55/SF Land, NNN                                                                                                                    |

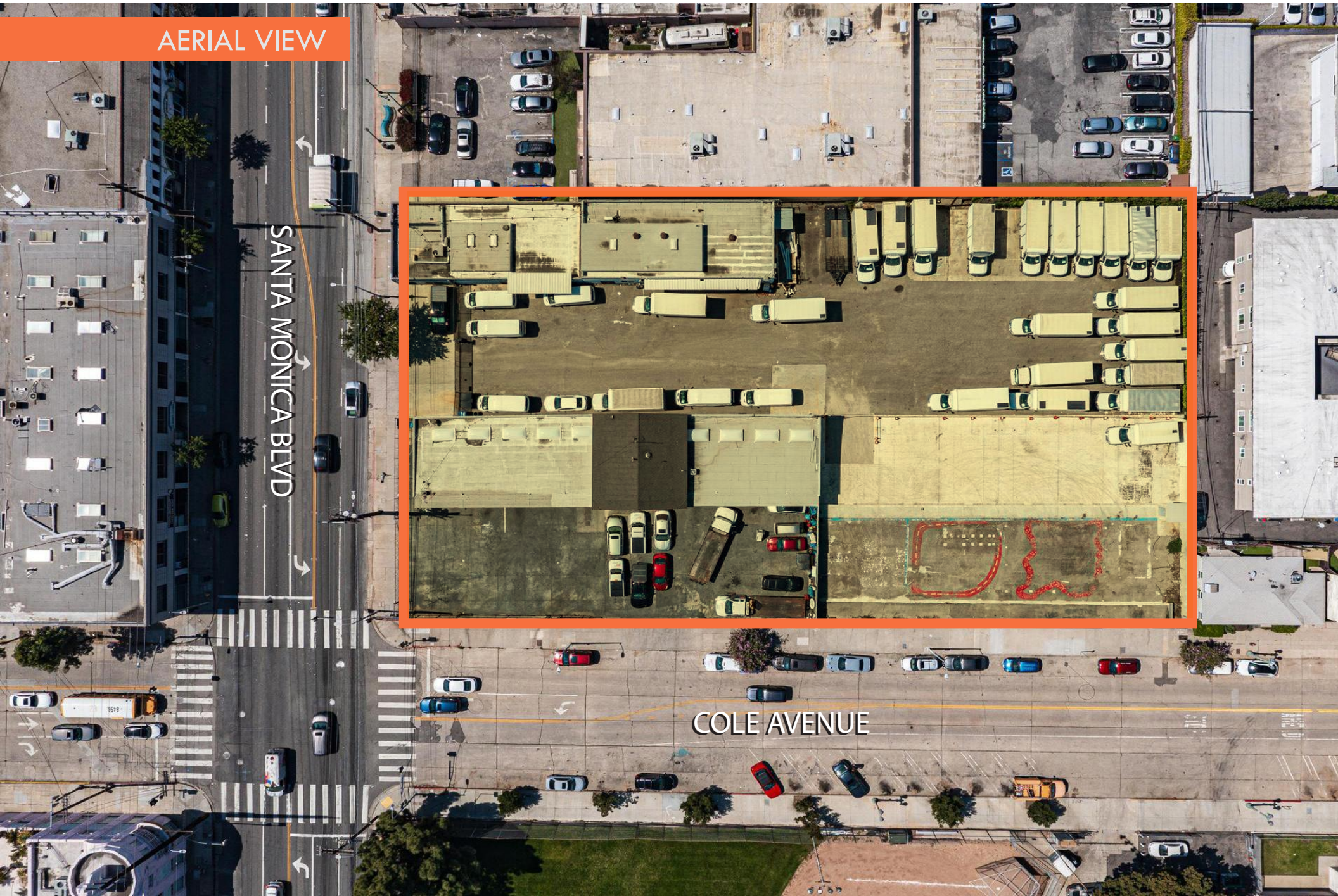


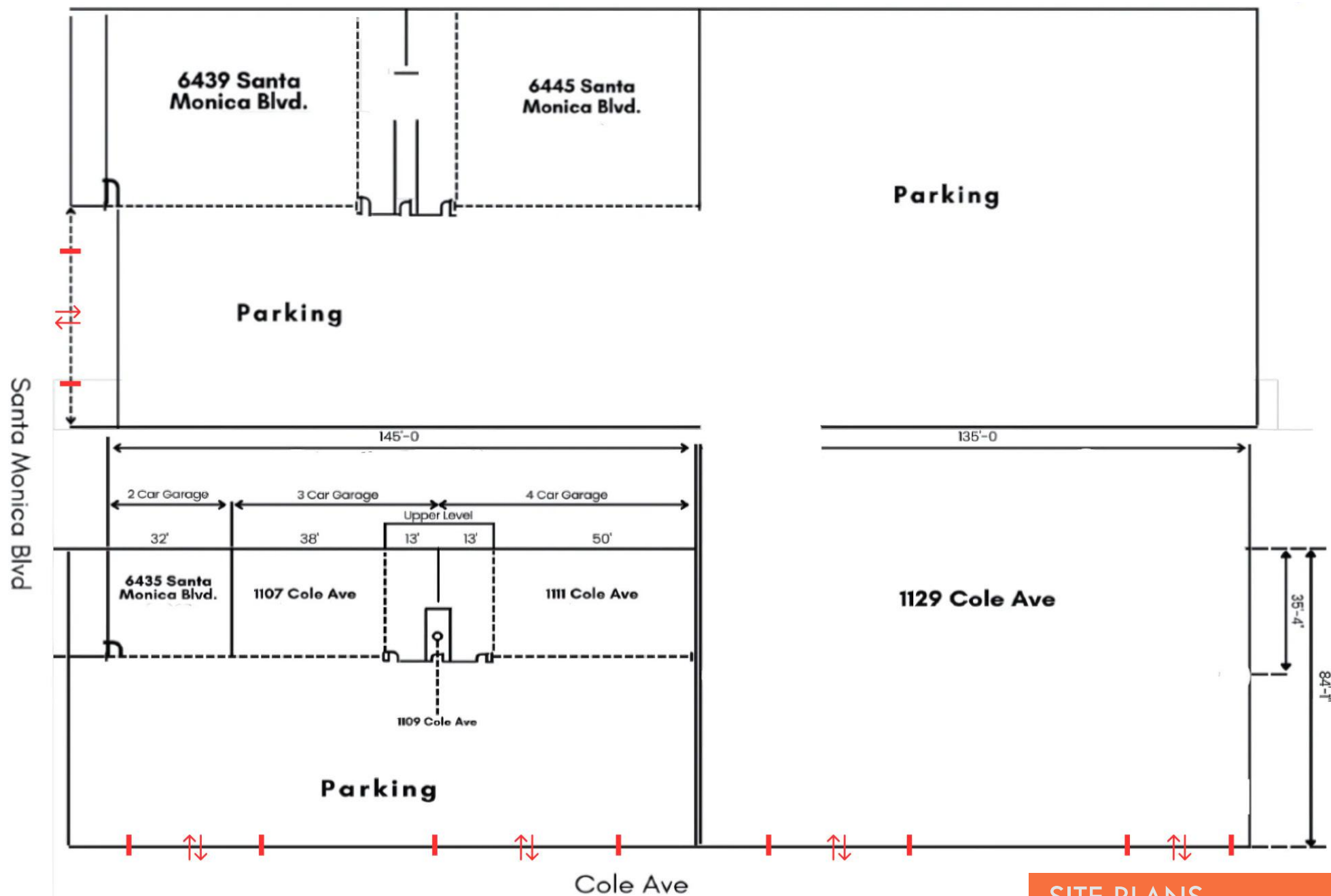


PROPERTY PHOTOS



## AERIAL VIEW





## SITE PLANS

1129 COLE

6435 SANTA MONICA BLVD

6439 SANTA MONICA BLVD

## NEARBY AMENITIES



providence

**RAO'S**  
SINCE 1898



TARTINE



JACQUESMARIE MAGE  
LOS ANGELES



JUST ONE EYE



MIZ

LA  
LA

NSF

**brella**

**Jeffrey  
Deitch**



PARIS



**SUPERVINYL**

FORMULA FIG



RetroSpecs & Co.



Hollywood &  
Highland

Tesla  
Diner

**SMB COLE  
COLLECTION**

Television  
Center

Sunset  
Gower

Sunset  
Bronson

Echelon  
Studios

Red  
Studios

the Lot

Sycamore  
Square

Echelon  
Studios

Milk  
Studios

Television  
City

THE  
GROVE

Beverly  
Center

**AVISON  
YOUNG**



THE  
LOT

TESLA  
DINER

SUNSET  
LAS PALMAS  
STUDIOS

959  
SEWARD

ECHELON  
STUDIOS @  
TELEVISION  
CENTER

# AERIAL PHOTO

ECHELON  
STUDIOS  
HOLLYWOOD

DTLA

PARAMOUNT  
PICTURES

RED  
STUDIOS

SUNSET  
LAS PALMAS  
STUDIOS

ECHELON  
STUDIOS @  
TELEVISION  
CENTER

MILK  
STUDIOS





NETFLIX  
ON VINE

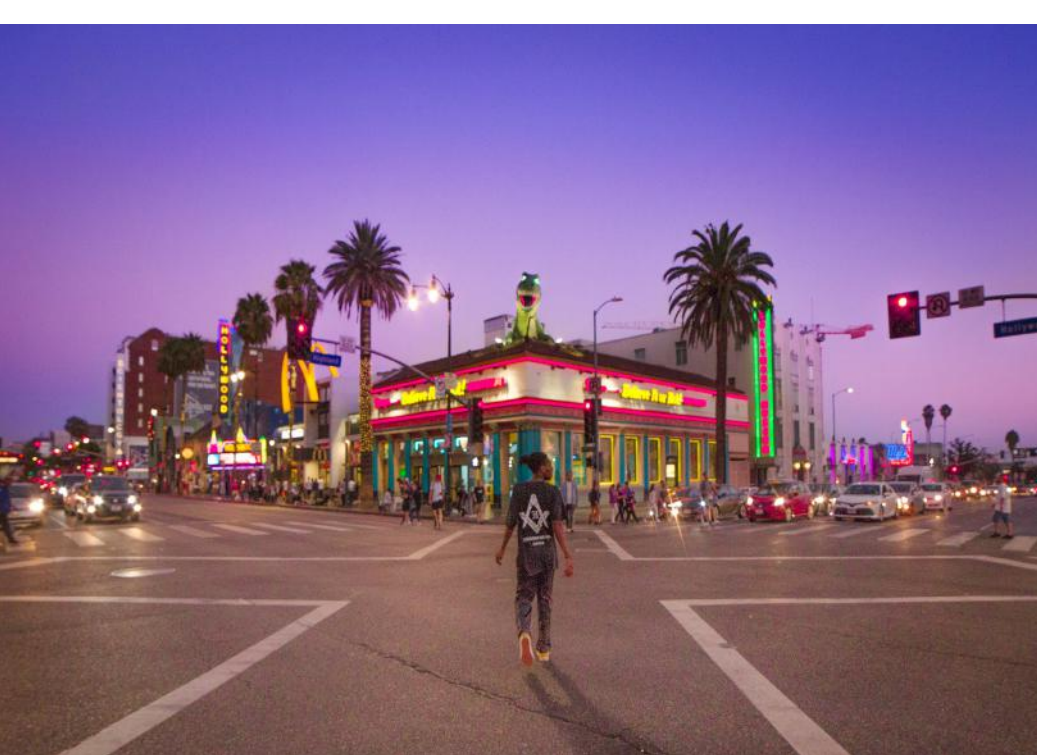
SUNSET  
MEDIA  
CENTER

COLUMBIA  
SQUARE

SUNSET  
GOWER  
STUDIOS

SUNSET  
BRONSON  
STUDIOS

AERIAL PHOTO



# ABOUT HOLLYWOOD

Hollywood's spectacular renaissance and the value that has been created in real estate over the past 15 years is widely known. The combination of real estate fundamentals such as its central location within greater Los Angeles, excellent access via the freeway and mass transit systems, the value of "Hollywood" as one of the world's best known brands contributing to its huge draw as an international tourist destination, its economic importance as home to the entertainment industry, its population density, historic architecture, rich history and urban grid unusual for Southern California all provide a fertile environment to attract rapidly expanding entertainment, media and content producers led by Netflix as well as a generation of young people looking for an authentic, walkable, urban living experience.

What is less well known is which pockets and neighborhoods within Hollywood have the most value and runway. Located in what is known as the Media District, this neighborhood has its own pace and personality, is favored by hipsters, influencers and taste makers and, as people who make their living in the entertainment and music business know, this neighborhood is where it all happens.....from recording studios to production company offices to sound stages to all of the supporting services such as special effects, editing and post-production, props, equipment rental, etc. This is the real Hollywood. Highly successful, recently completed new office, retail and multi-family projects as well as planned and under construction hotel projects both validate the trajectory of the Media District and bring new retail amenities as well as a fast growing, well paid daytime population employed in the new offices including firms such as Sirius FM, Netflix, Ryan Murphy Productions, OWN (Oprah Winfrey Network), Will Ferrell's Funny or Die and multiple legendary recording studios including the Record Plant and Jay-Z and Beyonce's private studio.

For those in the know, this is the hippest, most livable, most ascendant, neighborhood in Hollywood and among the most compelling, promising markets from a real estate perspective in all of Southern California.



461K

POPULATION



\$95K

AVG. HH INCOME



8.8

MEDIAN AGE



1.1M

AVE HOME VALUE



10M

ANNUAL  
VISITORS



6B

ANNUAL RETAIL  
SALES



37K

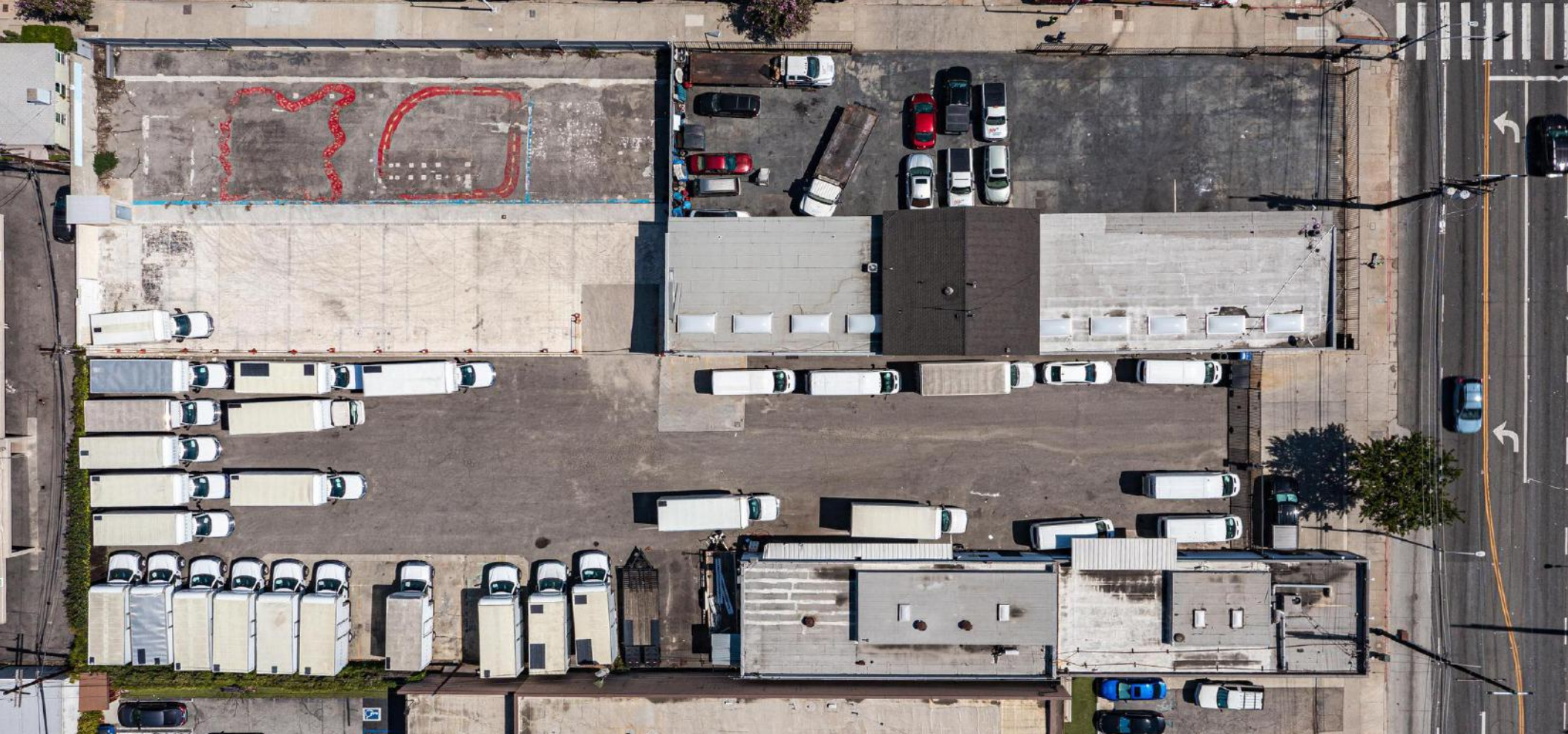
TOTAL  
BUSINESSES



281K

WORKFORCE

*\*Demographics within 3-mile radius of subject property (per Costar)*



## FOR MORE INFORMATION:

AVISON  
YOUNG

CHRIS BONBRIGHT

310.999.1117

[chris.bonbright@avisonyoung.com](mailto:chris.bonbright@avisonyoung.com)

License No. 00823957

AVISON  
YOUNG

CHASE GORDON

323.603.5045

[chase.gordon@avisonyoung.com](mailto:chase.gordon@avisonyoung.com)

License No. 01914802