

FRANKLIN & ARGYLE

6223 Franklin Ave, Los Angeles CA 90028

- +/-3000 SqFt

6217 Franklin Ave, Los Angeles, CA 90028

- +/-800 SqFt

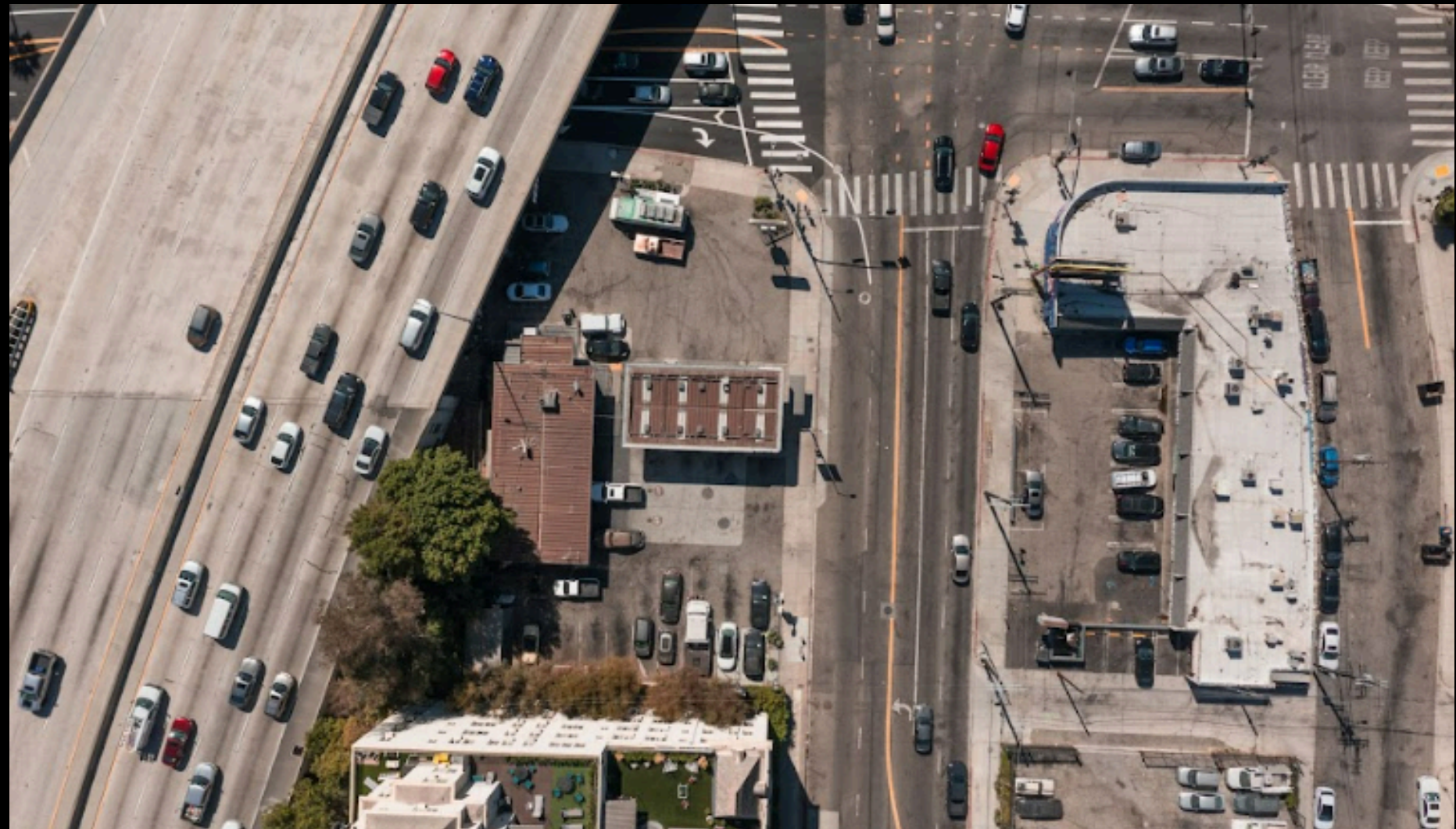


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Flexible Retail Opportunities



- Regional & national restaurants
- Breweries / taprooms
- Fitness (boutique or big box)
- Wellness & med spa
- Ice Cream, Boba, Juice
- Specialty retail
- Licensed dispensary

> MAJOR 101 ENTRANCE TRAFFIC AT YOUR DOORSTEP
> 100,000 CARS PER DAY
> OVER 100 FEET OF FRONTAGE FACING FREEWAY AND ON RAMP
> FREEWAY VISIBILITY
> LOCATED IN PRIME HOLLYWOOD > VERY CLOSE PROXIMITY TO
> THOUSANDS OF APARTMENTS AND OFFICES



THE OFFERING:

PRIME HOLLYWOOD CENTER FOR LEASE



Alan Fakheri of KW Commercial has been exclusively retained as the listing agent for Franklin and Argyle in Hollywood, Los Angeles. This space has the most 101 freeway visibility in Hollywood to come to market in recent memory, offering both a 3000 Square Foot space with 100+ feet of frontage end cap and a smaller 800 square foot space. The property currently hosts a diverse mix of long-term tenants, with some operating for over a decade at this prime location.

There is significant potential for a brand to make this their flagship location. Being next door to For The Win's flagship location and having an incredible signage opportunity for both the driving traffic that stares at this property every day they go on and off the 101 freeway in Hollywood and drivers on the 101 Freeway.

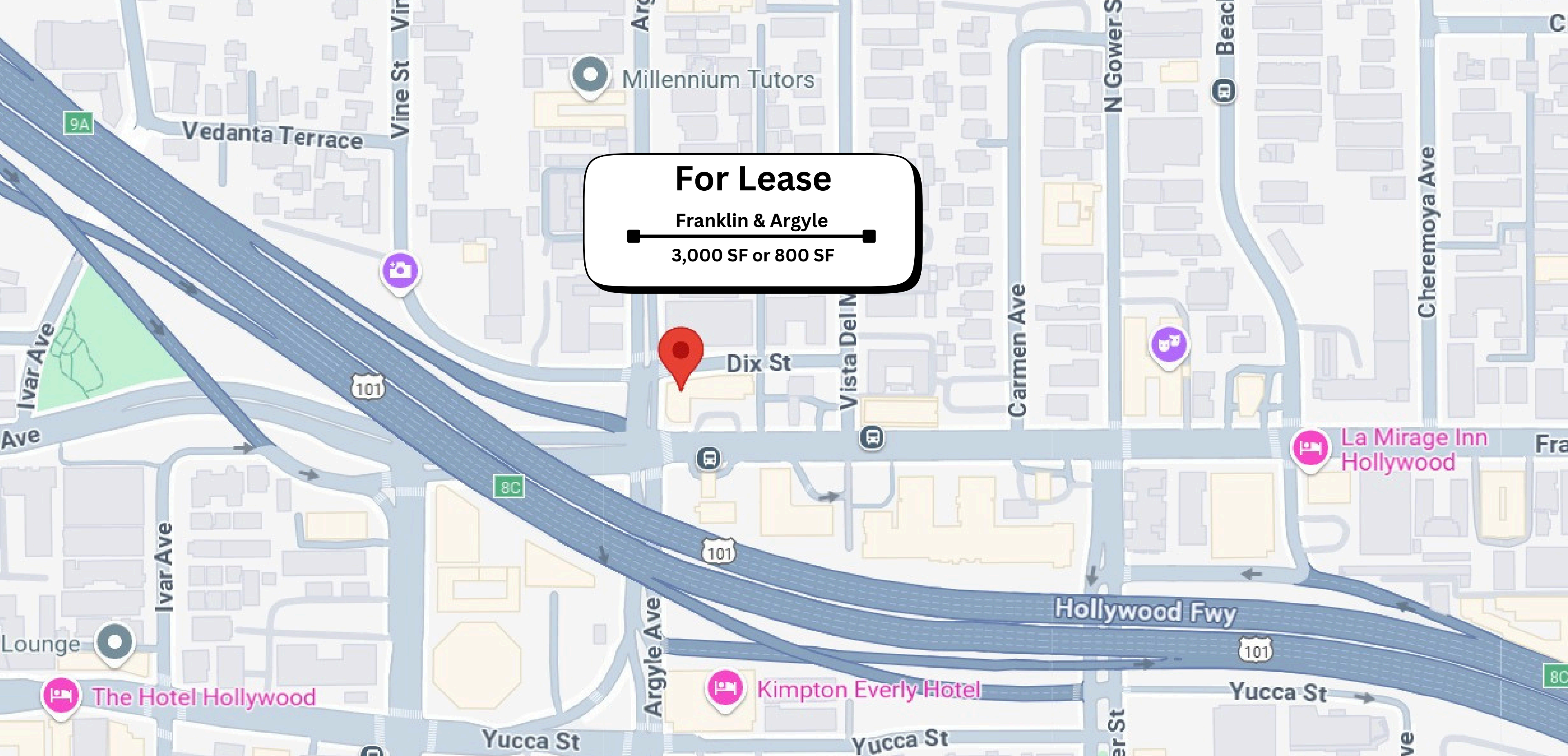
The property boasts over 100 feet of prominent frontage along Franklin Avenue, with a large wall offering excellent signage visibility, and is located just steps from the Hollywood Freeway (101) on-ramp, ensuring high traffic exposure. Situated in the heart of Hollywood, 6211 Franklin is surrounded by major retailers and entertainment hubs, including the Hollywood & Highland Center (home to the Dolby Theatre), Pantages Theatre, and the Walk of Fame. Nearby office buildings, such as the CNN Building and Capitol Records, contribute to a robust daytime workforce, while the adjacency to high-density residential neighborhoods drives consistent foot traffic on weekdays and weekends.

Franklin and Argyle is a trophy location in one of Los Angeles' most dynamic and sought-after commercial corridors, offering unmatched visibility, accessibility, and brand potential.

Ideal for Regional or National:

- Food,
- Brewery
- Fitness
- Wellness/Med Spa
- Cold Dessert
- Licensed Dispensary





LOCATION MAP





Vacant
+/- 3000 Sq Ft

Vacant
800 Sq Ft

SITE PLAN



> +/- 3000
SQUARE FEET

> RATE: \$4 NNN

> TERM: 3 – 10 YRS

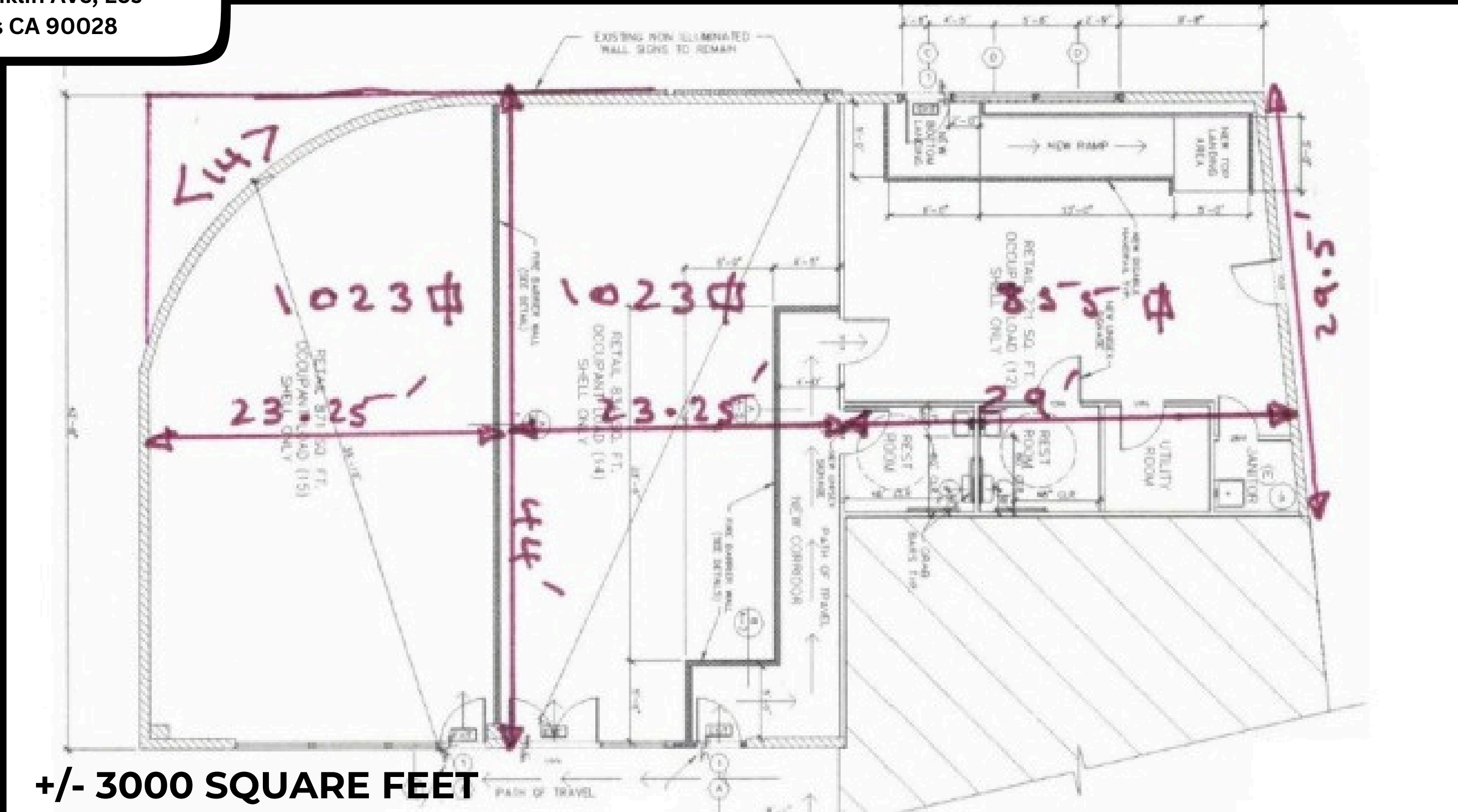


OVER 100 FEET OF FRONTAGE, BACKAGE!

FLOOR PLAN



Franklin & Argyle
6223 Franklin Ave, Los
Angeles CA 90028



+/- 3000 SQUARE FEET

FLOOR PLAN

LOW TOTAL RENT!

>800 SQUARE FEET

>RATE:\$4.00 NNN

>TERM: 3 – 10 YRS



FLOOR PLAN





MAJOR TENANTS FOR^THE WIN

FOR THE WIN BURGER:

WWW.FORTHEWINLA.COM

Best Burger/Hollywood Flagship

<https://www.theinfatuation.com/los-angeles/guides/best-smashburgers-los-angeles>

DETROIT PIZZA DEPOT: WWW.DETROITPIZZADEPOT.COM

KETTLE GLAZED DOUGHNUTS: WWW.KETTLEGLAZED.COM

HOLLYWOOD SUPERMART: [INSTAGRAM FEED](#)

EXISTING TENANTS



FOR THE WIN



KETTLE GLAZED DONUTS





DETROIT-STYLE PIZZA

PIZZA MADE IN 8X10 BLUE STEEL PANS 4-CORNER (SERVES 1-2) MAKE IT AN 8-CORNER (+1)

THE DETROITER 18.99 MOZZARELLA, MARINARA, CUP 'N CRISP PEPPERONI, AGED PARM.	THE STAFFORD 20.99 MOZZARELLA, SAUSAGE, RICOTTA, CARAMELIZED ONION AND PARM.	THE FIREBIRD 20.99 MOZZARELLA, FRANKS RED HOT, ONION, BACON, CHICKEN, RANCH DRIZZLE	THE ASSEMBLY (BUILD-YOUR-OWN) NO SAUCE, MARINARA, GARLIC PARM, BBQ AND YOUR TOPPING
THE O.G. 17.99 MOZZARELLA, MARINARA, PARM.	THE VIPER 20.99 MOZZARELLA, PESTO DRIZZLE, BABY SPINACH, FETA, ONION	THE V-8 18.99 FOLLOW YOUR HEART VEGAN CHEESE, CHOICE OF SAUCE, ITALIAN SEASONING (ADD ADDITIONAL TOPPINGS IF YOU WISH)	MEATS PEPPERONI, SAUSAGE
THE CORVETTE 20.99 MOZZARELLA, MARINARA, CUP 'N CRISP PEPPERONI, JALAPEÑOS, HOT HONEY, PARM.	THE MCDC 20.99 MOZZARELLA, SWEET BABY RAYS BBQ CHICKEN, JALAPEÑO, PINEAPPLE, PARM.	GLUTEN FREE CRUST +3.50 OUR GLUTEN FREE CRUST IS MADE IN A CERTIFIED GLUTEN FREE FACILITY. ALTHOUGH THE CRUST IS GF, PLEASE BE AWARE THAT FLOUR IS ALWAYS PRESENT IN A PIZZERIA.	VEGGIES MUSHROOMS, CREAM, PINEAPPLE, SPINACH, CARAMELIZED ONION, CHEESES
THE SUPREMES 21.99 MOZZARELLA, MARINARA, ONION, GREEN PEPPER, MUSHROOM, SAUSAGE, CUP 'N CRISP PEPPERONI	DEPOT BAGEL 20.99 MOZZARELLA, CHIPOTLE CHILI ALLOU, BACON, ONION, RICOTTA, EVERYTHING BAGEL SEASONING, PARM.		AGED PARM, FRESH DRIZZLES & SPICES ITALIAN SEASONING, CHIPOTLE DRIZZLE, GARLIC PARM DRIZZLE
EASTERN MARKET 20.99 MOZZARELLA, MARINARA, ONION, BANANA PEPPERS, MUSHROOM, FETA	ARETHA MARGHERITA 19.99 MOZZARELLA, MARINARA, FRESH, MOZZARELLA, PESTO DRIZZLE, PARM.		

NO SUBSTITUTIONS, ONLY SUBTRACTIONS. PLEASE BUILD YOUR OWN IF YOU'D LIKE TO CUSTOMIZE! THANK YOU!



DETROIT PIZZA DEPOT

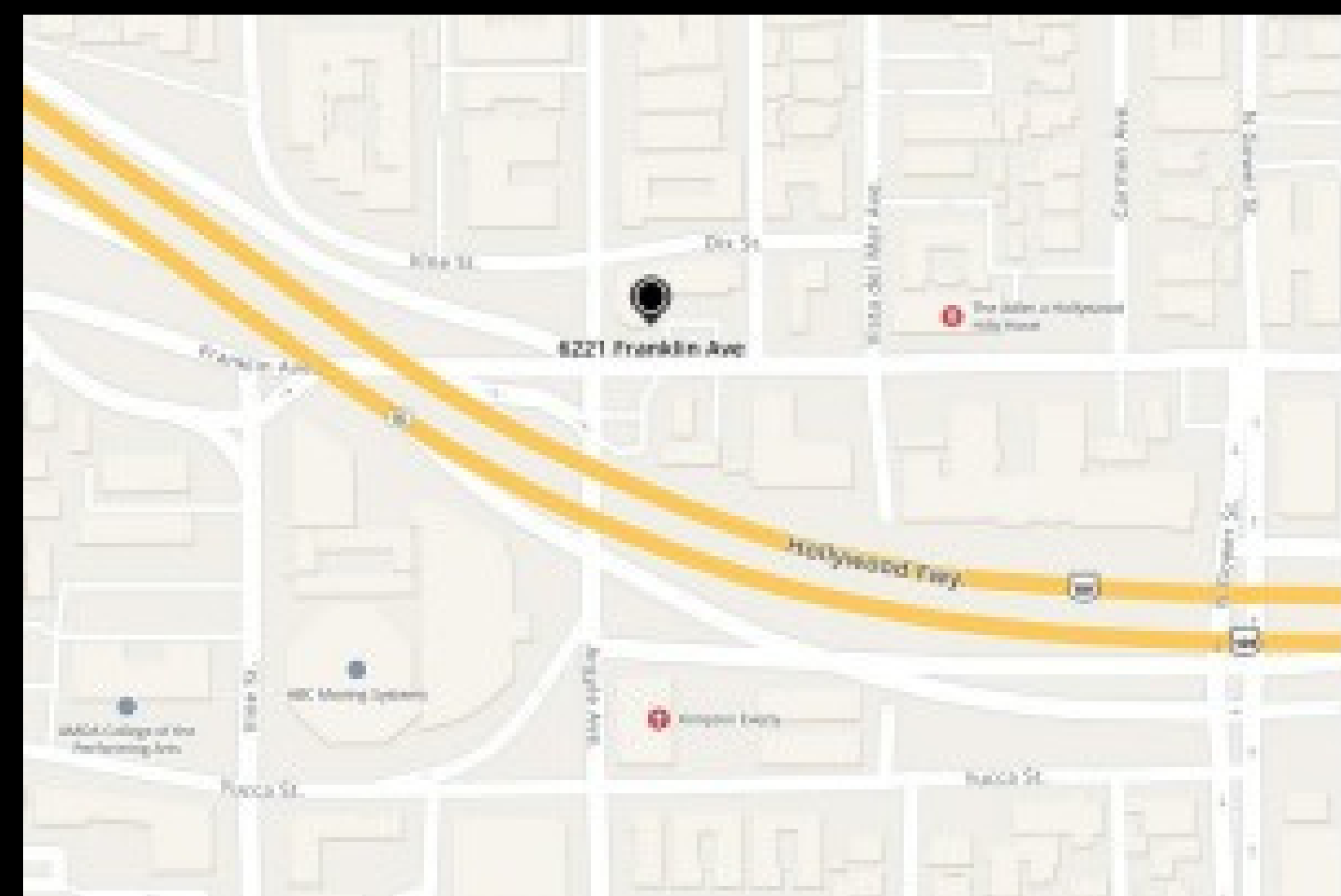




HOLLYWOOD SUPER MART



	0.5-mile	1-Mile	3-Mile
2018 Population	15,023	60,569	392,793
2018 Avg. Household Income	\$50,870	\$61,318	\$82,036
Daytime Population	28,848	76,616	377,414
Housing Units	8,749	33,006	195,017



PRIME CORNER OF FRANKLIN AVE AND ARGYLE AVE

100,000 cars per day



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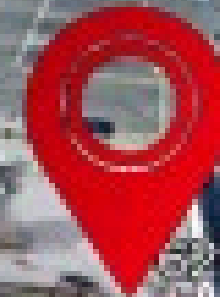


EASY ACCESS TO US FWY 101



**RAMP TO
US 101 FWY
SOUTH**

**RAMP TO
US 101 FWY
NORTH**



6221 Franklin Ave

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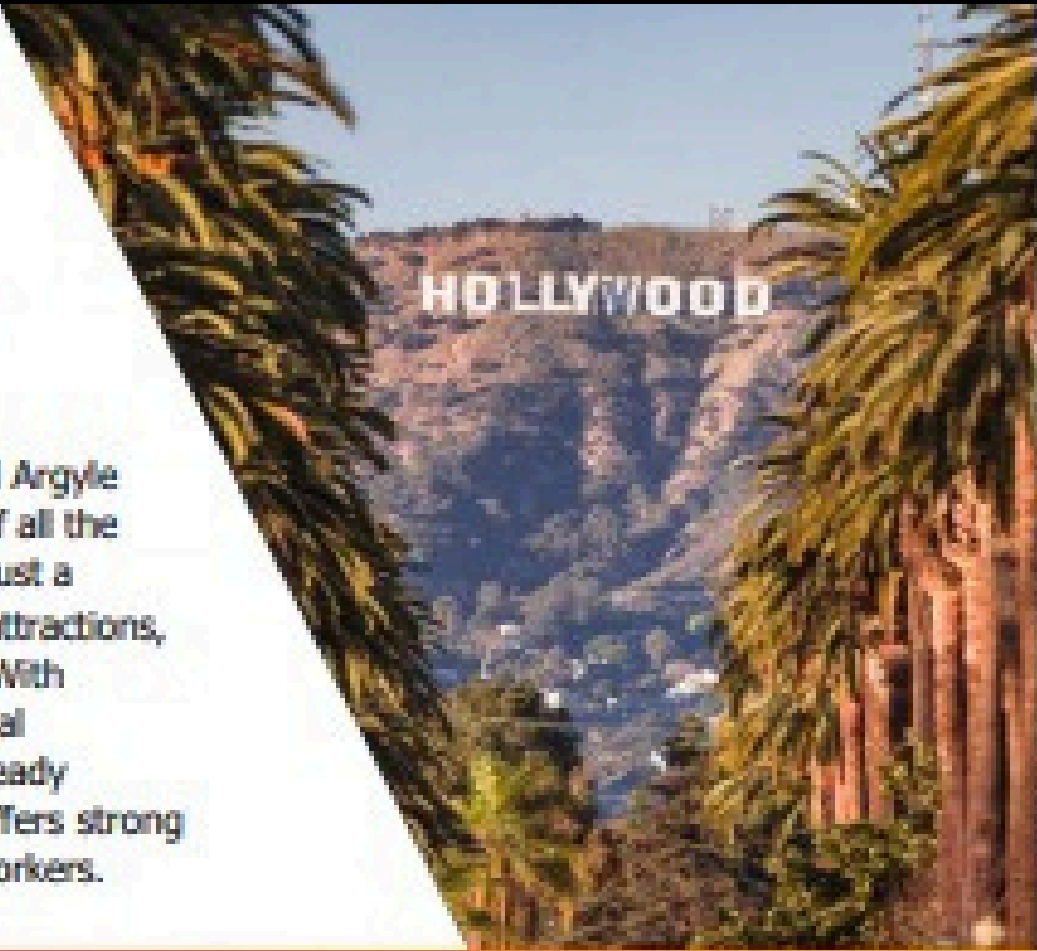
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MARKET OVERVIEW

The intersection of Franklin Ave and Argyle sits conveniently in the epicenter of all the Hollywood area has to offer and is just a short walk from an array of tourist attractions, restaurants, and office complexes. With continued residential and commercial development supplementing the already booming area, 6221 Franklin Ave offers strong access to residents, tourists, and workers.





95
Walk score



27,563
Hollywood Blvd cars per day



1,849,979
Hollywood/Vine station passengers

Business and Residential Nexus

Renowned for decades as the epicenter of film and television, Hollywood has evolved into a dynamic hub for innovative companies and upscale residential communities. With significant new office developments underway and nearly 1,000 premium residences nearing completion, Hollywood’s transformation creates a vibrant destination, offering unmatched opportunities for residents, professionals, and visitors to engage with its lively cultural and commercial landscape.

	1 Mile	5 Miles	10 Miles
Population:	60,177	940,383	2,993,844
Median Age:	37.3	38.5	37.5
Average HH:	\$92,400	\$93,580	\$96,449
Median Home Value:	\$1,275,098	\$960,278	\$839,193
Total Consumer Spending:	\$1.738 B	\$12.121 B	\$36.491 B

Recently Completed Multifamily Projects within 0.5 miles

1. The Camden (287 units, 1540 N Vine St)
2. El Centro (507 units, 6201 Hollywood Blvd)
3. Wallace on Sunset (200 units, 6230 Sunset Blvd)
4. House (114 units, 1735 Argyle Ave)
5. Columbia Square (200 units, 6121 Sunset Blvd)

HOLLYWOOD MULTIFAMILY EXISTING

1. The Camden (287 Units)
2. El Centro (507 Units)
3. Wallace on Sunset (200 Units)
4. The Rise Hollywood (369 units)
5. The Sunset Hue (40 units)
6. Argyle House (114 units)
7. Columbia Square (200 units)
8. Jardine (189 Units)
9. Eastown (535 units)

HOLLYWOOD COMMERCIAL UNIT UNDER CONSTRUCTION

1. Hollywood Entertainment Plaza
2. TV Guide Hollywood Center
3. CNN Sunset Tower
4. The Academy on Vine – Bldg B.
5. Gower Building (Columbia Square)
6. Netflix Campus (EPICIcon)
7. Broadway Hollywood

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