6670 HOLLYWOOD BLVD

LOS ANGELES, CA 90028

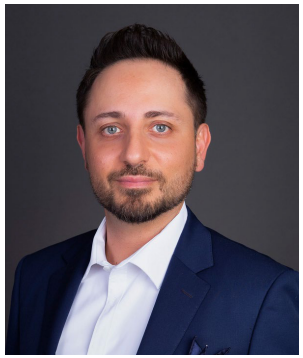


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TRIMAX



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The ADELPOUR GROUP

Dennis Adelpour is a savvy twenty-first century top-producing Realtor who has consistently provided his clients with the best services, accurate information, and solid guidance.

In 2006, Dennis began his real estate career by teaming up with a top producing agent to learn everything he could about Real Estate. After achieving great success through 2012 by selling over $85,000,000 in real estate together, Dennis had a break out year, independently earning one of the companies highest ranked awards – The Chairman Circle Award. Creating the Adelpour Group in 2013, Dennis and his team had another award winning year by successfully marketing Multimillion dollar homes and by aggressively and effectively negotiating on behalf of their clients.

Graduating from the University of California, San Diego with a Bachelors of Science in Biochemistry, Dennis went on to earn an MBA from San Diego State University with an emphasis in Real Estate Marketing and Negotiations. The unique educational combination has enabled Dennis to overcome various challenges from a nontraditional viewpoint and to think innovatively.

Before joining Berkshire Hathaway Home Services California, Dennis had a distinguished career as an Analytical Chemist at a local medical diagnostics company. After spending 8 years in this position, Dennis made a career change and pursued his dream and passion to work in real estate.

Dennis' personable and professional character has allowed him to build and maintain strong relationships with his clients, many who return as repeat clients. His ability to listen and understand the needs of his clients has translated into a successful career in real estate and an expanding and diverse list of clients.



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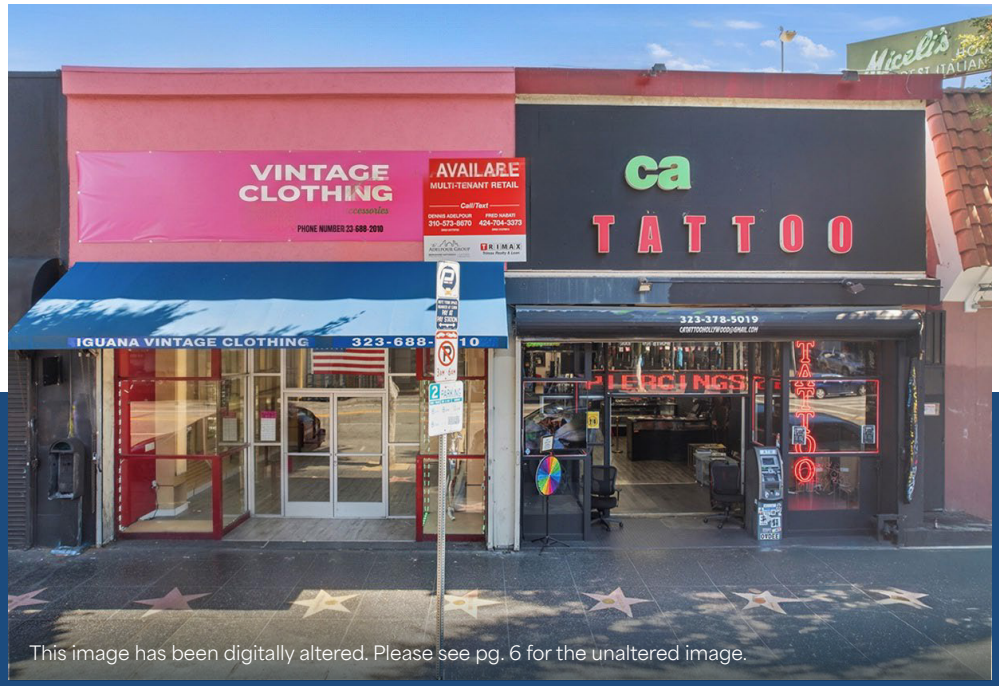
TRIMAX

Fred Nabati is a principal and co-founder of Trimax Realty & Loan, established in 2010 in partnership with Michael Davoodpour. The firm was created to deliver a fully integrated real estate and financing platform, combining advisory, transactional, and lending expertise to reduce execution risk and improve outcomes for clients. Trimax was built on the principle that disciplined structure, clear communication, and aligned incentives are essential to successful real estate transactions.

With over 25 years of combined industry experience, Trimax has advised clients across a broad spectrum of commercial and residential assets. The principals bring deep knowledge of market fundamentals, underwriting, purchase and sale agreements, and financing structures, allowing them to guide transactions from initial strategy through closing. This comprehensive understanding enables the firm to anticipate challenges, manage timelines, and execute with consistency in both stable and shifting market conditions.

A key differentiator of Trimax is its hands-on, principal-led approach. The firm emphasizes constant availability, direct decision-making, and proactive communication with all parties involved in a transaction. Trimax has also developed proprietary administrative systems designed to improve efficiency, transparency, and sustainability while preparing clients for each phase of the acquisition, disposition, or financing process.

Trimax's reputation has been built on long-term relationships and repeat business from investors, owners, and referral partners. The firm operates with an institutional mindset while maintaining a high level of accountability and client alignment. Its consistent execution, operational discipline, and client-first philosophy have positioned Trimax as a trusted advisor within the real estate and lending community.



This image has been digitally altered. Please see pg. 6 for the unaltered image.



ABOUT

6670 HOLLYWOOD BLVD

LOS ANGELES, CA 90028

USE Ground Floor Retail For Sale

SIZE Approx

- 3,268 Sqft Vacant Unit
- 3,617 Sqft Tattoo Shop

FOR SALE $2,699,000

Vacant Unit: Owner/User or Lease Up to $6,750/mo NNN
Tattoo Shop Term: 2/1/22-12/31/26 - $6,753.05/mo Modified Gross. No Options to Extend

HIGHLIGHTS

- Located in the heart of the world-famous Hollywood Walk of Fame

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DEMOGRAPHICS

	1 mi	3 mi
POPULATION	60,817	331,750
HOUSEHOLDS	34,968	165,464
MEDIAN AGE	37.80	39.20
MEDIAN HH INCOME	$62,451	$70,505
DAYTIME EMPLOYEES	40,891	197,609



TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	LAST MEASURED	DISTANCE
N LAS PALMAS AVE	HOLLYWOOD BLVD N	5,760	2025	0.02 mi
HOLLYWOOD BLVD	N CHEROKEE AVE E	32,871	2025	0.03 mi
HOLLYWOOD BLVD	N LAS PALMAS AVE E	30,065	2025	0.04 mi
N MCCADDEN PL	HAWTHORN AVE S	2,954	2025	0.07 mi
N LAS PALMAS AVE	HOLLYWOOD BLVD S	6,615	2025	0.07 mi
HOLLYWOOD BLVD	N MCCADDEN PL W	36,663	2018	0.08 mi
HOLLYWOOD BLVD	N CHEROKEE AVE W	26,940	2025	0.11 mi
N CHEROKEE AVE	ST FRANCIS TER S	3,259	2025	0.11 mi
SELMA AVE	N LAS PALMAS AVE E	4,797	2025	0.12 mi
HAWTHORN AVE	N MCCADDEN PL E	1,260	2025	0.12 mi

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LOCAL MAP



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PHOTOS

*More photos available upon request









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