



COMMERCIAL
REAL ESTATE
the sign of a profitable property

AVAILABLE
SUITE 7507 | ± 325-450 SF

JUST LEASED
SUITE 7519 | ± 2,500 SF

AVAILABLE
SUITE 7527 | ± 750 SF

JUST LEASED
SUITE 7533 | ± 2,260 SF



SECOND GEN RESTAURANT/RETAIL/FITNESS/OFFICE SPACES AVAILABLE

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



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RETAIL & OFFICE SPACES
LOS ANGELES, CA

7507 W SUNSET BLVD

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



APPROX. 325 - 450 SF

OFFICE SPACES AVAILABLE

- ✓ Small office suites available
- ✓ Exposed high ceilings
- ✓ Hardwood floors
- ✓ Second floor walk up
- ✓ Shared restrooms



SUITE 9



SUITE 213



SUITE 7507



RETAIL & OFFICE SPACES
LOS ANGELES, CA

7527 W SUNSET BLVD

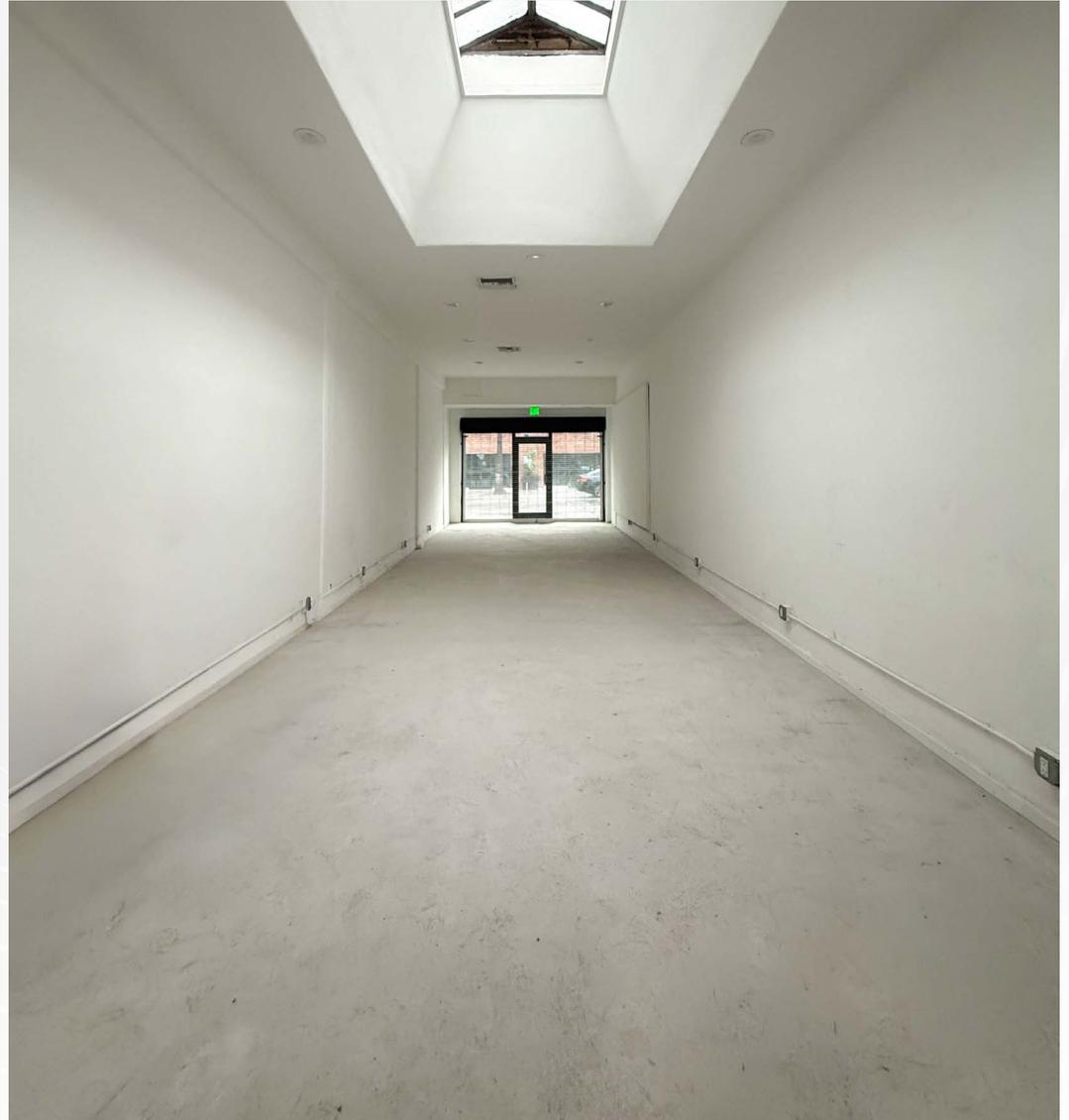
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APPROX. 750 SF

RETAIL SPACE AVAILABLE

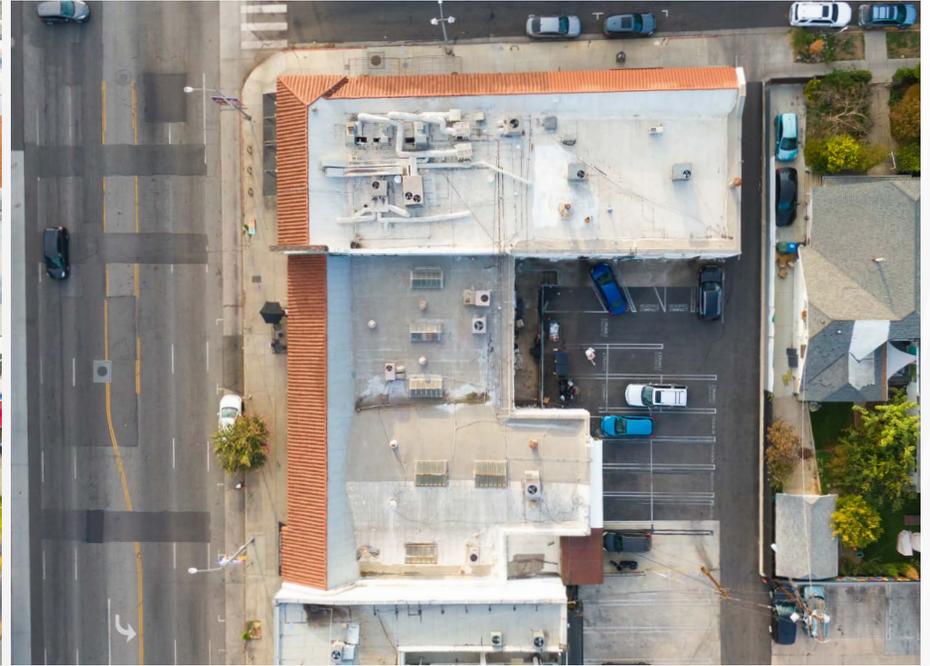
- ✓ Small retail space available
- ✓ Large skylight with beautiful natural light
- ✓ Restroom within the unit
- ✓ Utility sink in back room



RETAIL & OFFICE SPACES
LOS ANGELES, CA

EXTERIOR PHOTOS

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



CITY HIGHLIGHTS

7507-7533 W Sunset Blvd., Los Angeles, CA 90046

- ✓ Prime Sunset Blvd location
- ✓ Near Sunset Strip and West Hollywood
- ✓ Strong demographics and high vehicle traffic counts
- ✓ Many new mixed use developments in the area
- ✓ Walking distance to nightlife, entertainment, restaurants, art galleries and shopping

DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
52,109	291,176	840,078



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$98,676	\$112,274	\$103,890



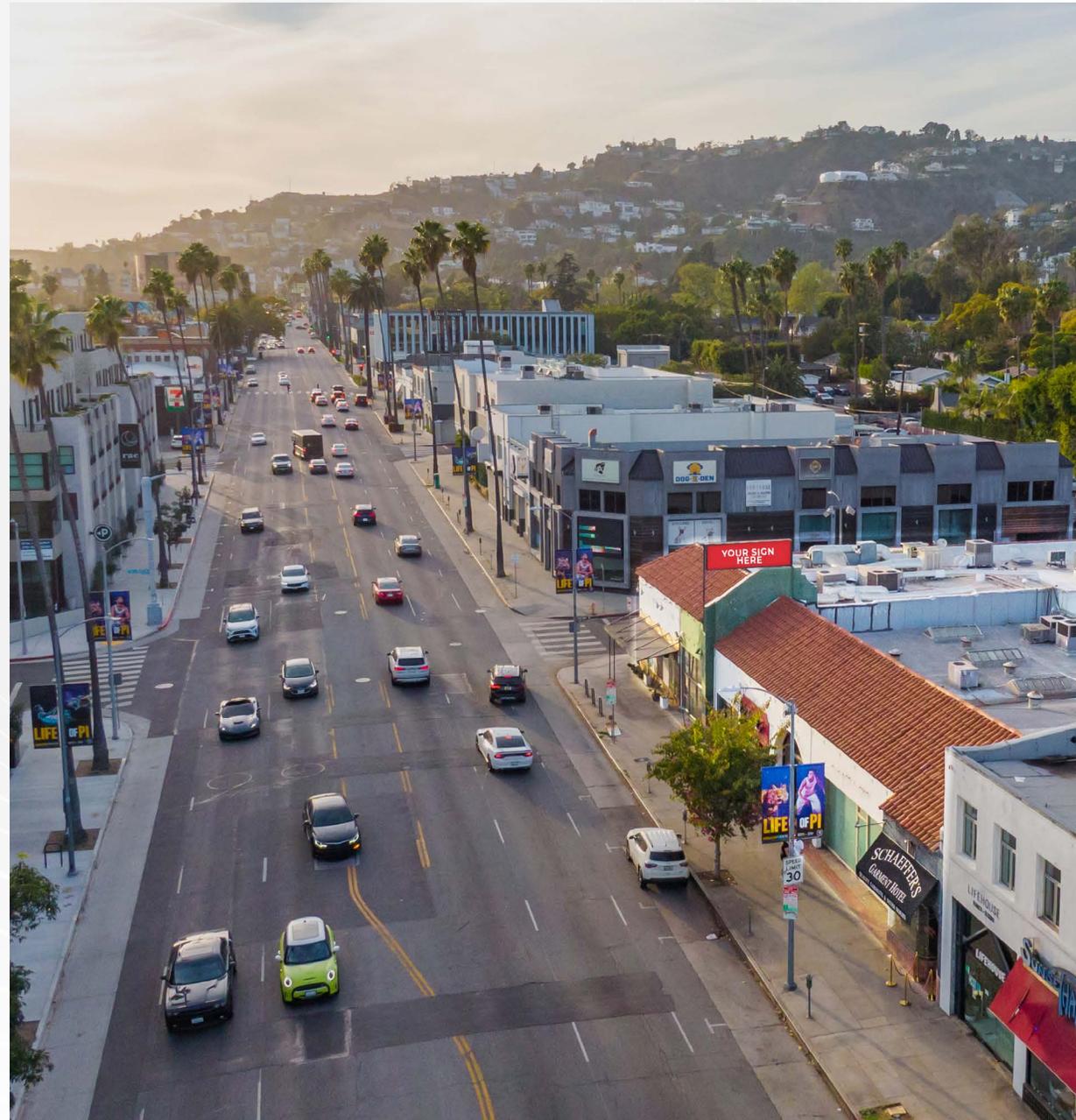
DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
46,731	253,622	715,905



TRAFFIC COUNT

± 47,613 CPD ON SUNSET BLVD





AVAILABLE

ROSS
DRESS FOR LESS

IHop

Chick-fil-A

HOLLYWOOD HIGH SCHOOL
Home of the Stars

HOLLYWOOD MUSEUM
Guinness World Records
Ripley's Believe It or Not!

Staples

LA FITNESS

target

DOLBY THEATRE
Ovation
TCL CHINESE THEATRE
Metro

THE El Capitan Theatre
HOLLYWOOD

Hollywood WAX MUSEUM
ENTERTAINMENT CENTER

HOLLYWOOD WALK OF FAME

CVS pharmacy

Sleep

CHIPOTLE MEXICAN GRILL

ups

SUBWAY

THE El Capitan Theatre
HOLLYWOOD

Chick-fil-A

Staples

Ralphs

IN-N-OUT BURGER

Starbucks

citi

target

Ripley's Believe It or Not!
HOLLYWOOD

LA FITNESS

Pollo Loco

McDonald's

WaBa Grill

HOLLYWOOD WALK OF FAME

KAISER PERMANENTE

ROSS DRESS FOR LESS

AERIAL MAP



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