

8752 HOLLOWAY DR

WEST HOLLYWOOD, CA 90069

MULTI-LEVEL COMMERCIAL BUILDING WITH PRIVATE ROOFTOP TERRACE



± 3,196 SF • ROOFTOP TERRACE • FOR SALE

Marcus & Millichap
MOSSANEN COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present 8752 Holloway Drive, a multi-level commercial building with private rooftop terrace of approximately 3,196 square feet situated one block below Sunset Boulevard in the heart of West Hollywood. The property is offered for sale vacant, providing immediate occupancy for an owner-user and a clean basis for an investor or repositioning buyer. Improvements sit on a 1,385-square-foot parcel and include four usable levels, a full kitchen, multiple offices and conference areas, a working fireplace, and a finished private rooftop terrace with views toward Century City and Downtown Los Angeles.

The building was constructed in 1946 and has been maintained and upgraded across successive ownership periods. Its exterior is defined by a stone-detailed façade, a mature ivy curtain, a mansard roof with arched dormer windows, and leaded-glass accents. Interiors feature custom wood paneling, beamed ceilings, and layered millwork throughout. The asset is zoned SSP under the City of West Hollywood's Sunset Specific Plan, which supports a broad range of office, retail, personal-service, wellness, gallery, restaurant, and select hospitality uses.

Location is the asset's primary driver of value. The property sits within a three-block radius of The Sun Rose (formerly Pendry), 1 Hotel West Hollywood, The West Hollywood EDITION, Sunset Tower, Chateau Marmont, Mondrian, and The London West Hollywood, and within a ten-minute walk of the Pacific Design Center, the Melrose and Robertson design corridors, Sunset Plaza, and the eastern edge of the Beverly Hills Golden Triangle. Recent institutional activity along the corridor — including Omega Law Group's \$35.5 million acquisition of 8800 Sunset Boulevard and the \$71 million recapitalization of the 8850 Sunset mixed-use development — reflects sustained capital demand for Strip-adjacent assets.



ADDRESS	8752 Holloway Drive West Hollywood, CA 90069	ZONING	SSP — Sunset Specific Plan
BUILDING SIZE	± 3,196 SF	APN	4339-009-037
LAND AREA	± 1,385 SF	WALK SCORE	93 — Walker's Paradise
STORIES	4 Levels + Rooftop Terrace	DELIVERY	Vacant
YEAR BUILT	1946	PRICE	Please Contact Broker

INVESTMENT HIGHLIGHTS

SUNSET STRIP LOCATION

ONE BLOCK BELOW SUNSET BOULEVARD IN ONE OF THE MOST SUPPLY-CONSTRAINED, RENT-RESILIENT COMMERCIAL CORRIDORS IN SOUTHERN CALIFORNIA.

DISTINCTIVE ARCHITECTURE

TURNKEY CONDITION STONE FAÇADE, MANSARD ROOF, ARCHED DORMERS, AND CUSTOM WOOD-PANELED INTERIORS, DELIVERED VACANT AND FULLY OPERATIONAL ACROSS FOUR USABLE LEVELS.

PRIVATE ROOFTOP TERRACE

APPROXIMATELY 493 SQUARE FEET OF FINISHED OUTDOOR SPACE WITH SIGHTLINES TO CENTURY CITY AND DOWNTOWN LOS ANGELES — A RARE AMENITY AT THIS SCALE IN THIS SUBMARKET.

OWNER-USER OR INVESTOR POSITIONING

DUAL-POSITIONED FOR AN END-USER ACQUIRING FOR IMMEDIATE OCCUPANCY OR AN INVESTOR SEEKING A BOUTIQUE ASSET IN A PREMIER LOS ANGELES SUBMARKET.

SSP ZONING & PARKING FLEXIBILITY

SUPPORTS OFFICE, RETAIL, SHOWROOM, GALLERY, CAFÉ, WELLNESS, BEAUTY, AND MEDICAL USES BY RIGHT UNDER THE SUNSET SPECIFIC PLAN. AS AN EXISTING BUILDING UNDER 6,000 SF, MOST CHANGES OF USE DO NOT TRIGGER ADDITIONAL ON-SITE PARKING REQUIREMENTS.

CORRIDOR CAPITAL ACTIVITY

RECENT INSTITUTIONAL TRANSACTIONS ALONG THE STRIP, INCLUDING THE \$35.5M SALE OF 8800 SUNSET AND THE RECAPITALIZATION OF 8850 SUNSET, DEMONSTRATE CONTINUED INVESTOR CONVICTION IN THE CORRIDOR.

PROPERTY OVERVIEW

8752 HOLLOWAY DR
WEST HOLLYWOOD, CA 90069



8752 Holloway Drive is a four-story commercial building of approximately 3,196 square feet on a 1,385-square-foot parcel along Holloway Drive, one block below Sunset Boulevard. Constructed in 1946, the building features a stone-detailed façade with a mature ivy curtain, a mansard roof with arched dormer windows, leaded-glass accents, and custom wood-paneled interiors anchored by a working fireplace on the primary reception level.

The building's vertical configuration gives each floor a distinct operational footprint. The first level includes a full kitchen, storage, two offices, and service rooms. The second level holds the primary reception and a fireplace-anchored conference room. The third level contains a secondary reception and four private offices. The fourth level comprises three additional offices with direct access to the rooftop terrace. The layout is functional as a professional office, legal or advisory practice, or creative studio, and is adaptable to beauty, wellness, gallery, showroom, retail, or boutique hospitality use.



ADDRESS
8752 HOLLOWAY DRIVE
WEST HOLLYWOOD, CA 90069



APN
4339-009-037



BUILDING SIZE ± **3,196 SF**
LAND SIZE ± **1,385 SF**



CORRIDOR EXPOSURE
SUNSET STRIP ±48K AADT



YEAR BUILT
1946



ZONING
SUNSET SPECIFIC PLAN
HOLLOWAY TRIANGLE SUBAREA



WALK SCORE
93 WALKER'S PARADISE



PRIVATE ROOFTOP
±493 SF TERRACE



DELIVERY
VACANT

ARCHITECTURE & CHARACTER

8752 Holloway is differentiated from the broader West Hollywood commercial inventory by its architectural character. The stone-detailed façade, mansard roofline, arched dormers, and ivy curtain give the building a distinct street presence on Holloway Drive. Interior finishes include custom wood paneling, beamed and coffered ceilings, a working fireplace, leaded and arched glass, and layered millwork — a material depth that is not typical of comparable small-format commercial buildings in the submarket.

For an owner-user, the existing character supports business identity and client-facing brand presentation. For a creative, beauty, wellness, gallery, or hospitality user, the interiors offer an established aesthetic that can be modernized without significant structural intervention. For an investor, the architectural presence supports premium positioning relative to commodified office and retail inventory in the surrounding submarket.



WEST HOLLYWOOD & THE SUNSET STRIP

8752 Holloway Drive is positioned one block below the Sunset Strip, on a residential-scale block that provides privacy and reduced curbside congestion while remaining within a thirty-second walk of the Strip itself. The corridor is governed by the City of West Hollywood's Sunset Specific Plan, a form-based framework adopted in 1996 and most recently amended in 2019, which protects the character of the boulevard while supporting the hospitality, cultural, and creative uses that have defined it for decades.

West Hollywood is a 1.9-square-mile city with one of the most supply-constrained commercial submarkets in Southern California. Market fundamentals remain landlord-favored and rent-resilient, supported by experiential retail, luxury hospitality, entertainment, and creative tenancy. Daytime population is anchored by the Pacific Design Center, the West Hollywood Design District, the agency and management firms along Sunset, and the fashion and creative economies extending south toward Melrose, producing client, visitor, and employee density that is difficult to match in comparable Los Angeles submarkets.



POPULATION & HOUSEHOLDS (1 MILE)

POPULATION
± 32,491

HOUSEHOLDS
± 20,164

MEDIAN HH INCOME
± \$112,241

DAYTIME EMPLOYMENT

1 MILE
± 35,538

3 MILES
± 249,409

5 MILES
± 352,000

TRAFFIC EXPOSURE

SUNSET BLVD
± 48K-54K AADT

HOLLOWAY DR
± 15K AADT

COMBINED
± 60K+ AADT

THE NEIGHBORHOOD

The property is surrounded by the hotels, restaurants, private clubs, design showrooms, and cultural venues that define West Hollywood's commercial identity. The immediate amenity set supports client-facing, hospitality-adjacent, and creative uses, and contributes directly to tenant and customer draw for whichever user occupies the asset.



HOTELS & HOSPITALITY

- 1 The Sun Rose West Hollywood
- 2 1 Hotel West Hollywood
- 3 The West Hollywood EDITION
- 4 Sunset Tower Hotel
- 5 Chateau Marmont
- 6 Mondrian Los Angeles
- 7 The London West Hollywood
- 8 Petit Ermitage
- 9 Sunset Marquis
- 10 Le Parc
- 11 Chamberlain
- 12 Montrose

PRIVATE CLUBS

- 1 Soho House West Hollywood
- 2 The Britely
- 3 San Vicente Bungalows

DINING & NIGHTLIFE

- 1 Catch
- 2 BOA Steakhouse
- 3 Nobu
- 4 Delilah
- 5 Lavo
- 6 Craig's
- 7 Merois
- 8 Harriet's Rooftop
- 9 Bossa Nova
- 10 Katana
- 11 Barton G.
- 12 Bottega Louie
- 13 Ardor

COFFEE

- 1 Alfred Coffee
- 2 Verve
- 3 Urth Caffé
- 4 Community Goods
- 5 Gravité
- 6 Bravo Toast
- 7 Dayglow

FITNESS & WELLNESS

- 1 Equinox Sunset
- 2 Dogpound
- 3 Hot Pilates
- 4 Club Pilates
- 5 F45

DESIGN, ART & CULTURE

- 1 Pacific Design Center
- 2 Melrose Design District
- 3 Robertson Boulevard
- 4 Kohn Gallery

ZONING & USE POTENTIAL

The property is zoned SSP under the City of West Hollywood's Sunset Specific Plan and falls within the Holloway Triangle subarea, a form-based planning framework originally adopted in 1996 and most recently amended in 2019 that governs land use and development along the Sunset Boulevard corridor. The plan is designed to protect the character of the Strip and to support pedestrian-oriented commercial uses — entertainment, retail, dining, wellness, and creative office — while discouraging auto-oriented or generic formats. For an owner-user or investor, the framework functions as a durable competitive advantage: the same regulations that constrain new supply support the long-term value of existing assets within the district.

A meaningful practical benefit of the zoning is parking. Because the building is under 6,000 square feet and predates the most recent plan amendment, most changes of use do not trigger additional on-site parking requirements — a significant underwriting advantage in a submarket where parking is typically the primary constraint on repositioning a small-format asset. The SSP also specifically encourages creative, entertainment, design-forward, and lifestyle-oriented uses in this portion of the corridor, aligning directly with the building's highest and best use.

USES ALLOWED BY RIGHT

COMMERCIAL & OFFICE

- General, professional & administrative office
- Creative, media & entertainment office
- Production-related office (non-industrial)
- Retail, Showroom & Gallery

GENERAL AND LUXURY RETAIL

- Furniture, design & fashion showroom
- Art gallery

FOOD & BEVERAGE

- Café / coffee shop
- Quick-service and limited-service food
- Personal Services

SALON, BARBER & BEAUTY SERVICES

- Skincare & med-aesthetic (non-surgical)
- Spa & wellness
- Fitness & personal training studio

MEDICAL & PROFESSIONAL

- Medical office (outpatient, non-hospital)
- Dental & cosmetic practice
- Therapy & wellness clinic

HIGHEST & BEST USE COMMENTARY

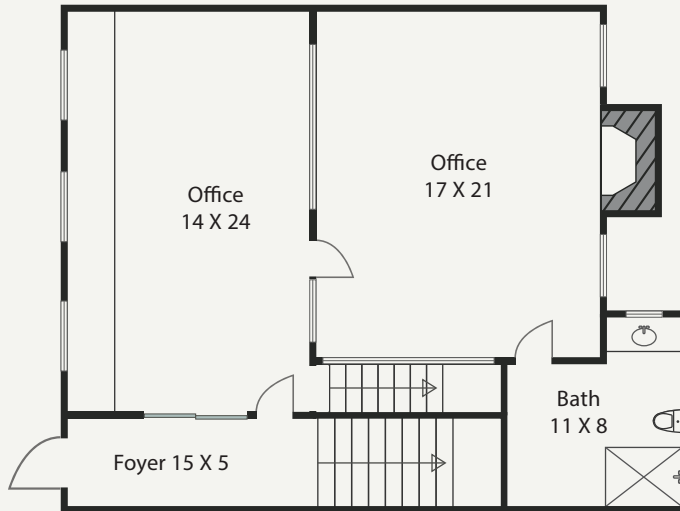
The building's scale, verticality, architectural character, and rooftop align directly with the City's stated objectives for the corridor: high-quality, design-forward, pedestrian-oriented uses tied to lifestyle and entertainment. Candidate uses include a flagship beauty or aesthetics concept, a med-spa or wellness atelier, a creative agency or entertainment office, a private-client advisory practice, a curated art gallery or fashion showroom, and small-format café, retail, or hospitality-adjacent concepts.



USES TYPICALLY REQUIRING DISCRETIONARY REVIEW: Full-service restaurants with alcohol or late-night operations, bars and nightlife, live entertainment venues, major medical or surgical uses, and hotel or residential conversions typically require Conditional Use Permit or other discretionary review.

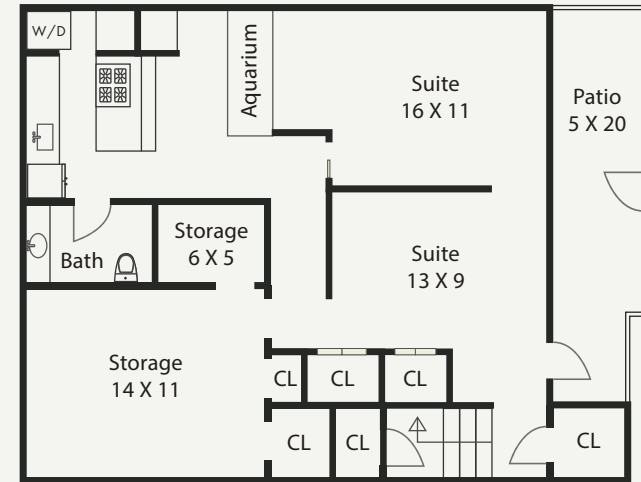
MAIN LEVEL ± 920 SF

Entry foyer, kitchen, storage, two offices, bathroom



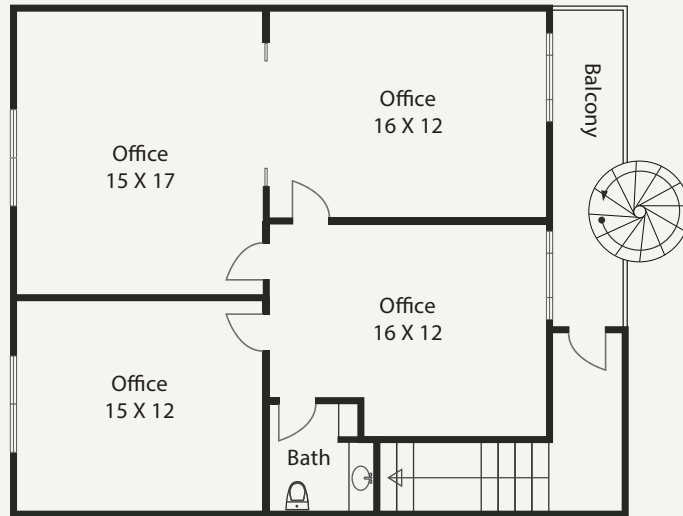
LOWER LEVEL ± 908 SF

Reception, fireplace-anchored conference room, bathroom with shower



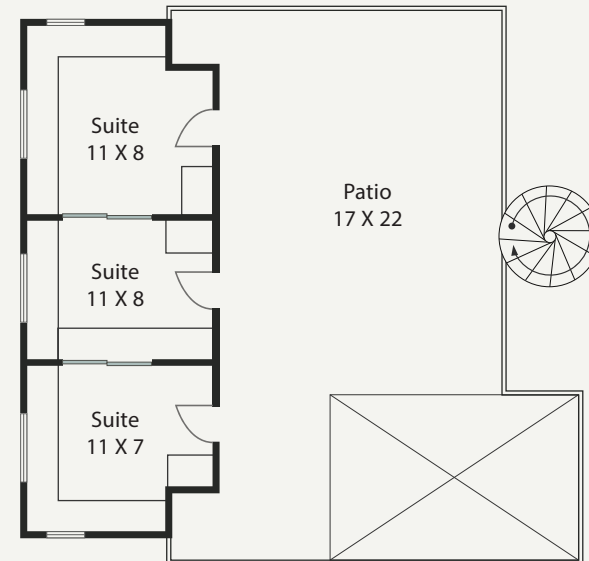
UPPER LEVEL ± 988 SF

Secondary reception, four private offices, bathroom



ROOFTOP LEVEL ± 380 SF ROOFTOP TERRACE ± 493 SF

Three private offices, electrical, rooftop terrace access



TOTAL BUILDING ± 3,196 SF

All dimensions approximate. Buyer to verify.

THE ROOFTOP

The private rooftop terrace is a defining feature of the property — a finished, approximately 493-square-foot outdoor space with views toward Century City and Downtown Los Angeles. The terrace is accessed via an interior stair from the fourth level and is improved with turf and built-in bench seating. Usable outdoor space of this quality is uncommon within the sub-4,000-square-foot West Hollywood commercial inventory.

The terrace is functional for client meetings, internal gatherings, events, and brand activations, and contributes material value to client-facing, hospitality, and experiential uses. For a beauty, gallery, fashion, or wellness user, it provides an established outdoor environment for programming and editorial content. For an investor, it supports differentiated positioning relative to peer assets in the submarket.



±493 SF OUTDOOR TERRACE



IDEAL FOR ENTERTAINING, MEETINGS & EVENTS



DIRECT ACCESS FROM FOURTH LEVEL



PANORAMIC CENTURY CITY & DOWNTOWN LA VIEWS



FINISHED WITH TURF & BUILT-IN BENCH SEATING

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OFFERED FOR SALE

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Tours by Appointment Only

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