

FOR LEASE



*Iconic High-Profile Beverly Blvd Space **For Lease***

**7382 – 7384 Beverly Boulevard (at N Martel Avenue)
West Hollywood, CA 90036**



For Lease

Approx. 1,460 RSF – 3,430 RSF

Boutique Rental Configurations Available

COREY I. SPOUND Lic # 01142655

[E] corey@tamarackres.com

[P] (818) 464-3215

[C] (310) 625-6825

[A] 15300 Ventura Blvd., Suite 200 | Sherman Oaks, CA 91403



Property Description

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue
West Hollywood, CA 90036

Beverly Boulevard at Martel Avenue



Walk Score

93

Walker's Paradise
Daily errands do not require a car.

Transit Score

57

Good Transit
Many nearby public transportation options.

Bike Score

61

Bikeable
Flat as a pancake, minimal bike lanes.

Size	Multiple Configuration Options Available! "Alfred Adjacent" @ \$6.50 NNN (approx. \$.13/SF) 1. Approx. 1,460 RSF @ \$6.50 NNN • 7382 Beverly Blvd. 2. Approx. 1,970 RSF @ \$6.50 NNN • 176 – 178 Martel Ave. & 7384 Beverly Blvd. 3. Approx. 3,430 RSF @ \$6.50 NNN • 176 – 178 Martel Ave. & 7384-7382 Beverly Blvd.
NNN Lease	Very Low Nets (approx. \$.13 per foot)!
Current Tenants	• Modernica • Gary Gibson Designs • Bleu Clothing • Stroll Garden • IGE Design • Re-Mix Vintage Shoes • Alfred Coffee 
Features	• Large window line • High finished ceilings with skylights & polished concrete floors • Private restroom(s) • Abundant free parking • Iconic long-standing retail project with proven successful tenants, some with 30+ year occupancy • High-traffic high-street retail environment home to a rich assortment of restaurants, furniture & designer storefronts, high-end work-out studios, art, clothiers and more
Parking	Approx. 2 spaces / 1,000 SF, Free of Charge (tandem)
Zoning	LAC2

Floor Plan

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West Hollywood, CA 90036

"Alfred Adjacent"

Approx. 1,970 RSF – 3,430 RSF

Option 1: Approx. 1,460 RSF @ \$6.50 NNN (approx. \$.13/SF/mo.)

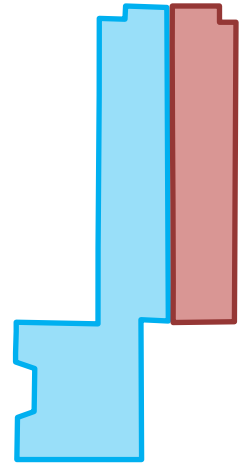
- 7382 Beverly Blvd.

Option 2: Approx. 1,970 RSF @ \$6.50 NNN (approx. \$.13/SF/mo.)

- 176 – 178 Martel Ave. & 7384 Beverly Blvd.

Option 3: Approx. 3,430 RSF @ \$6.50 NNN (approx. \$.13/SF/mo.)

- 176 – 178 Martel Ave. & 7384-7382 Beverly Blvd. (Option 1 + Option 2)



- First Time On Market in Approximately 30 Years
- Adjacent to / Surrounding Alfred Coffee in Hard Corner
- Food Use Possible
- Exceptional Co-Tenancy
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Parking = 2:1,000 SF (tandem) Free of Charge



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Maps

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue
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