

# FOR SALE

## 8001 SANTA MONICA BLVD

WEST HOLLYWOOD, CA  
90046

DEVELOPMENT / OWNER-USER /  
INVESTMENT OPPORTUNITY  
WEST HOLLYWOOD



### CBRE

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\*CONCEPTUAL RENDERING\*





# THE AREA







## DEVELOPMENT / OWNER-USER / INVESTMENT OPPORTUNITY

On one of West Hollywood's best corners, this is a one of a kind development site, owner user or investment opportunity. This property is well maintained and comes equipped with on-site parking. Nearby tenants include Laurel Hardware, Whole Foods Market, Delilah, Irv's Burgers, two outposts of Soho House, and many more! Furthermore, the property has several permits and entitlements saving any owner-user/investor years of time and millions of dollars in permitting fees. Please inquire for more details.



# HIGHLIGHTS



## Building Size

Space A: ±3,746 SF

Space B: ±2,353 SF

Total: ±6,099 SF



## Land Size

±12,458 SF



## Sale Price

Upon Request



## Zoning

WDC2A\*



## APN

5554-014-008



## Legal Address

8001 Santa Monica Blvd

1105 N Laurel Ave





# CONCEPTUAL RENDERING

## THE POSSIBILITIES

- A Private Club & Restaurant
- A Club without Subterranean Parking
- A Private Club with Hotel
- A Mixed Use Project

## SPECIFICS

- A Four-Story, Multi-Use Commercial Property consisting of  $\pm 24,711$  SF (including pool, rooftop, restaurant, and more)
- 2.0 FAR with 45' Maximum Height
- Located within a TOZ & MUOZ Zone, meaning maximum development potential to be increased to  $\pm 31,097$  and 55' High



\*CONTACT LISTING AGENT FOR MORE INFORMATION ON ZONING/POTENTIAL DEVELOPMENTS\*



# THE AREA

HOLLYWOOD

SILVER LAKE

DOWNTOWN LA

WHOLE  
FOODS  
MARKET

FAIRFAX AVE

Delish

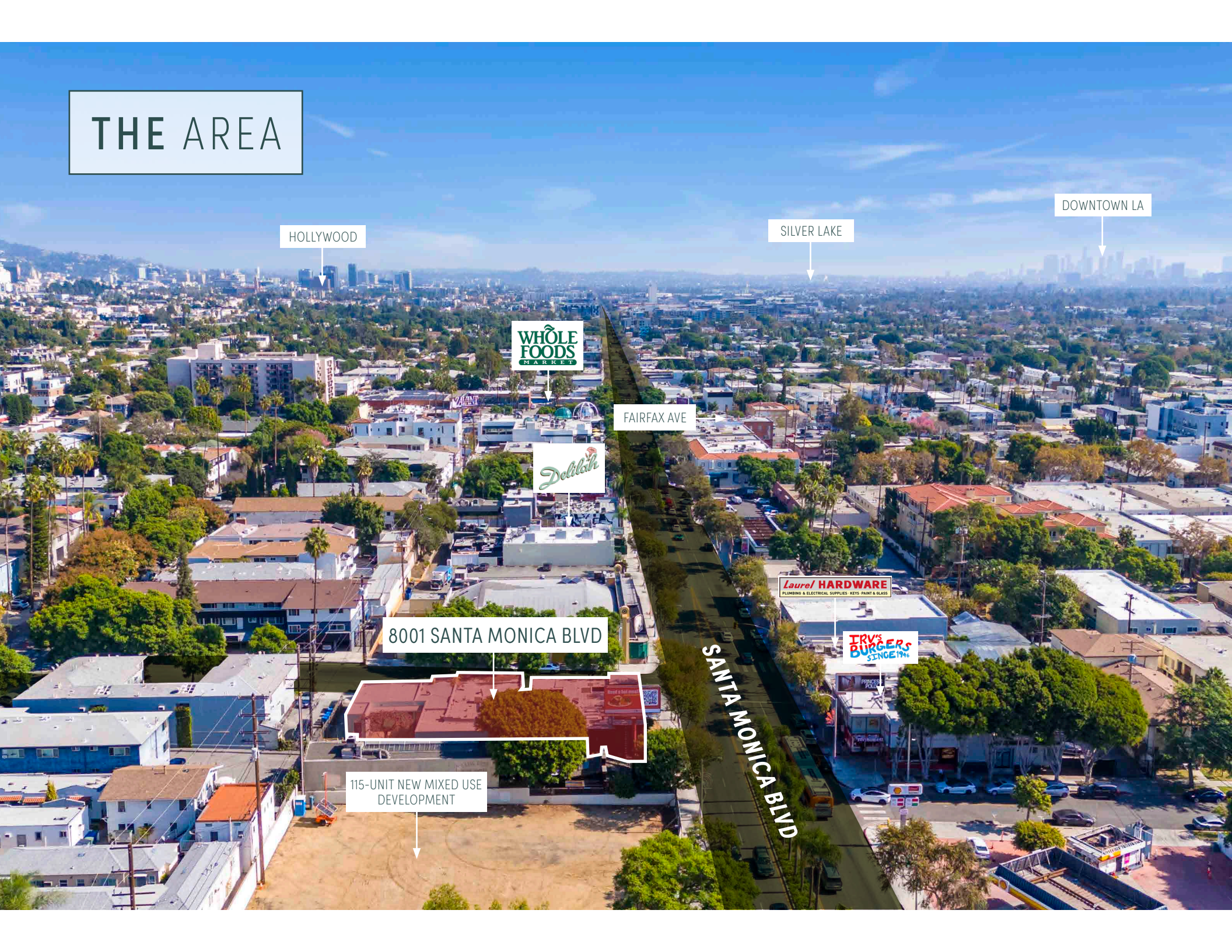
8001 SANTA MONICA BLVD

115-UNIT NEW MIXED USE  
DEVELOPMENT

Laurel HARDWARE  
PLUMBING & ELECTRICAL SUPPLIES KEYS PAINT & GLASS

TRY'S  
BURGERS  
SINCE 1946

SANTA MONICA BLVD



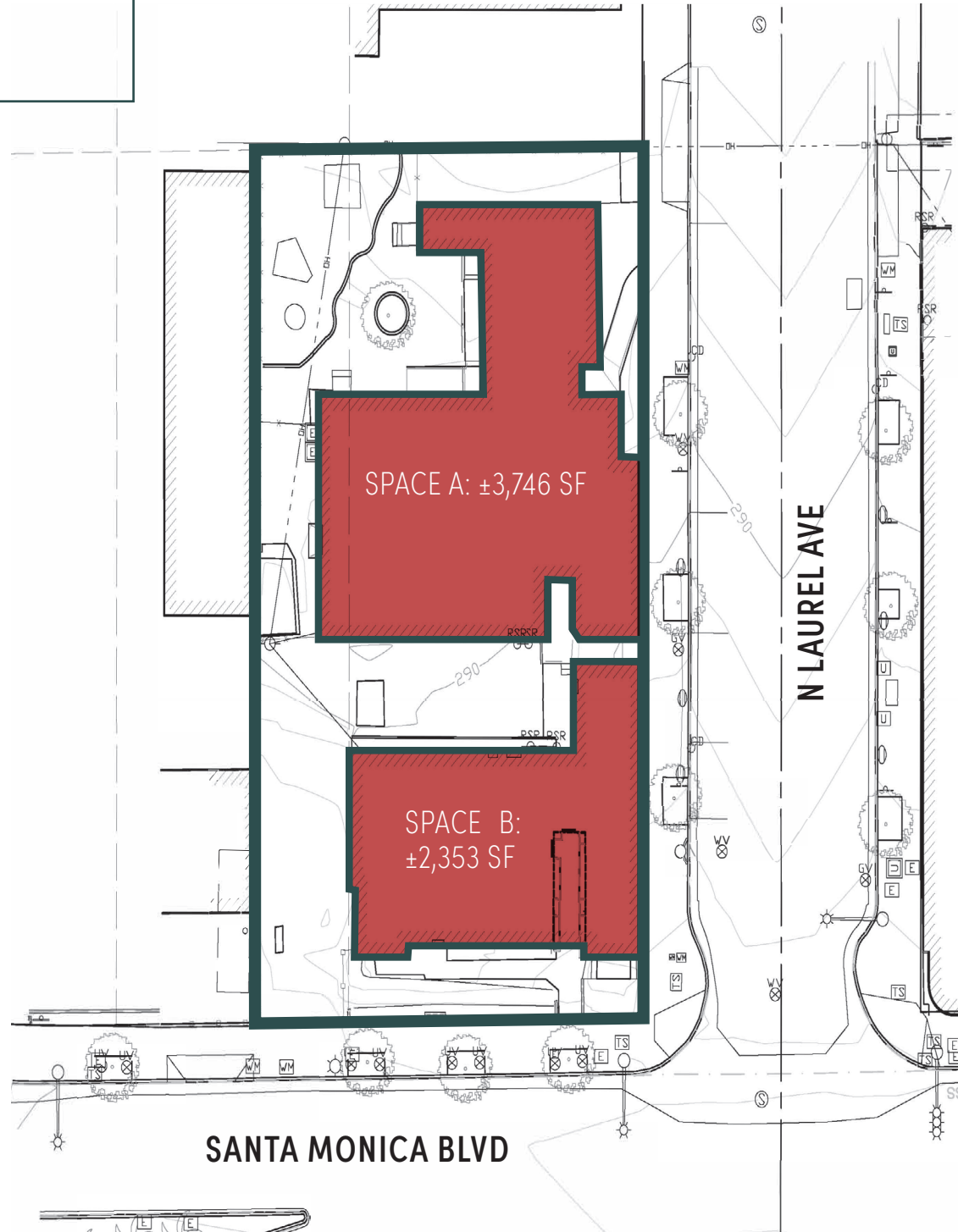




## WEST HOLLYWOOD

MELROSE PLACE		
<b>A.P.C.</b>	<b>BALMAIN</b> PARIS	BOTTEGA VENETA
EDITIONS DE PARFUMS FREDERIC MALLE	forte_forte	GOLDEN GOOSE ★
<b>ISABEL MARANT</b>	LOVESHACKFANCY	Maison Margiela PARIS
<i>Monique Lhuillier</i>	RACHEL COMEY	THE ROW
<b>STAUD</b>	<b>VRAI</b>	ZIMMERMANN

# SITE PLAN





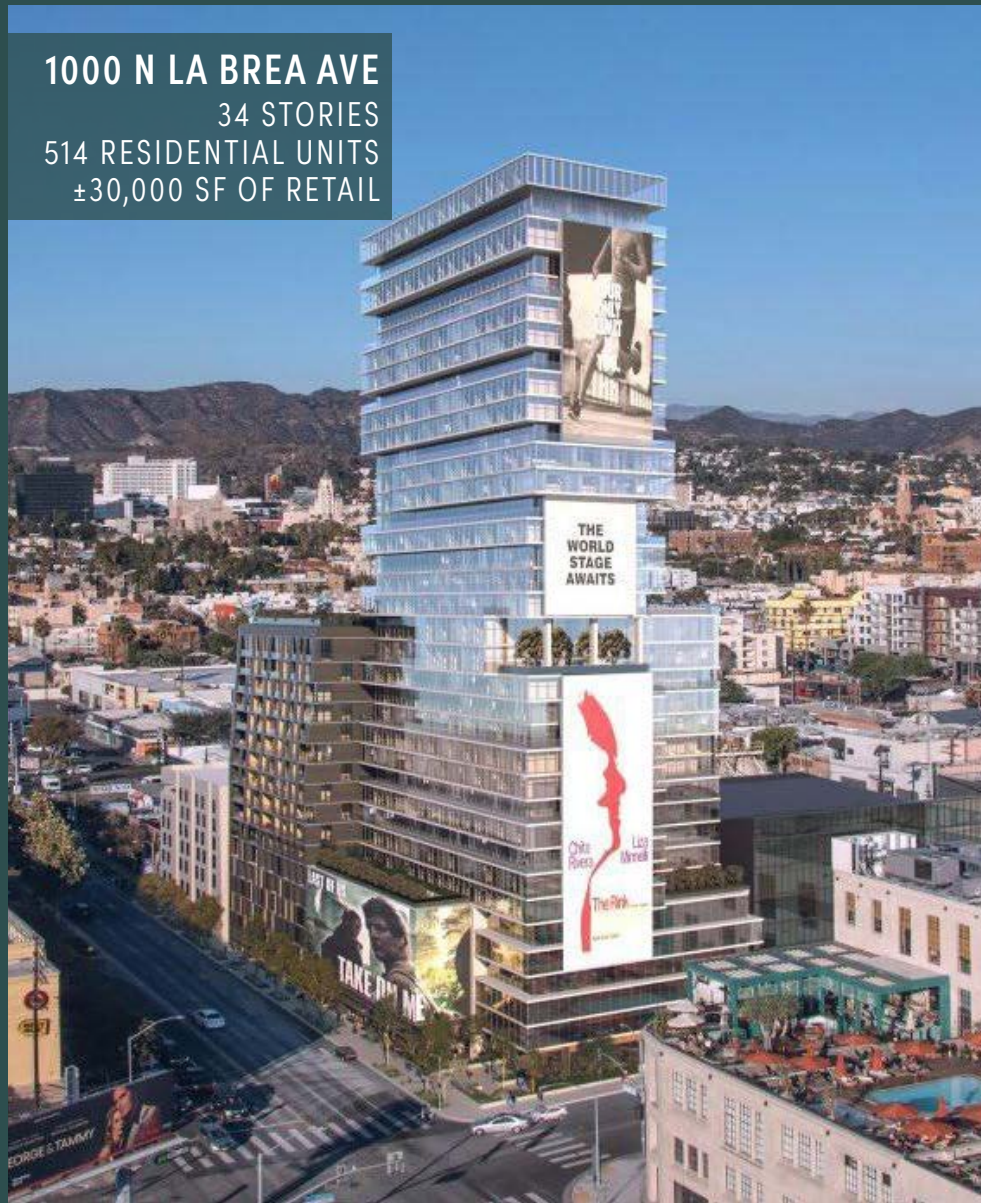
# NEARBY DEVELOPMENTS

**1000 N LA BREA AVE**

34 STORIES

514 RESIDENTIAL UNITS

±30,000 SF OF RETAIL



**8025 SANTA MONICA BLVD**

115 RESIDENTIAL UNITS

±3,909 SF OF RETAIL

ON-SITE PARKING



**8500 SANTA MONICA BLVD**

30 LUXURY APARTMENTS

±3,800 SF OF RETAIL



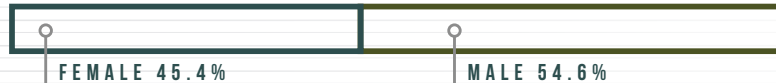


# WEST HOLLYWOOD

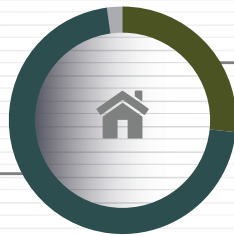
**47,346**  
RESIDENTS



**39.8**  
MEDIAN AGE



**73.0%**  
RENT



**18.7%**  
OWN



**30,301**  
TOTAL  
HOUSEHOLDS

**\$146k**  
AVERAGE HOUSEHOLD  
INCOME

**\$1.40M**  
MEDIAN VALUE OF OWNER  
OCCUPIED HOUSING UNITS



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	47,346	269,401	799,122
2029 Population - Five Year Projection	47,171	270,977	806,722
2020 Population - Census	48,549	272,361	807,300
2010 Population - Census	47,399	262,903	801,488
2020-2024 Annual Population Growth Rate	-0.48%	-0.21%	-0.19%
2024-2029 Annual Population Growth Rate	-0.07%	0.12%	0.19%



## HOUSEHOLDS

2024 Households - Current Year Estimate	30,301	147,527	383,633
2029 Households - Five Year Projection	30,832	151,622	396,728
2020 Households - Census	29,973	143,449	372,465
2010 Households - Census	29,040	137,245	354,909
2020-2024 Compound Annual Household Growth Rate	0.21%	0.54%	0.56%
2024-2029 Annual Household Growth Rate	0.35%	0.55%	0.67%
2024 Average Household Size	1.54	1.79	2.05



## HOUSING INCOME

2024 Average Household Income	\$146,381	\$161,594	\$143,952
2029 Average Household Income	\$160,500	\$176,277	\$157,610
2024 Median Household Income	\$93,460	\$96,629	\$85,658
2029 Median Household Income	\$102,936	\$106,927	\$96,361
2024 Per Capita Income	\$93,702	\$88,444	\$69,111
2029 Per Capita Income	\$104,935	\$98,576	\$77,513



## EDUCATION

	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	42,048	218,719	623,312
HS and Associates Degrees	11,897	62,556	205,950
Bachelor's Degree or Higher	28,667	145,620	350,882



## HOUSING UNITS

2024 Housing Units	33,058	162,973	419,500
2024 Vacant Housing Units	2,757	15,446	35,867
2024 Occupied Housing Units	30,301	147,527	383,633
2024 Owner Occupied Housing Units	6,170	35,689	94,258
2024 Renter Occupied Housing Units	24,131	111,838	289,375



## PLACE OF WORK

2024 Businesses	4,130	29,904	60,646
2024 Employees	28,616	234,060	507,867





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**CBRE**

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