

FOR LEASE

8159-65 SANTA MONICA BLVD.
WEST HOLLYWOOD, CA 90046



JASON EHRENPREIS

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CBM

CENTERS

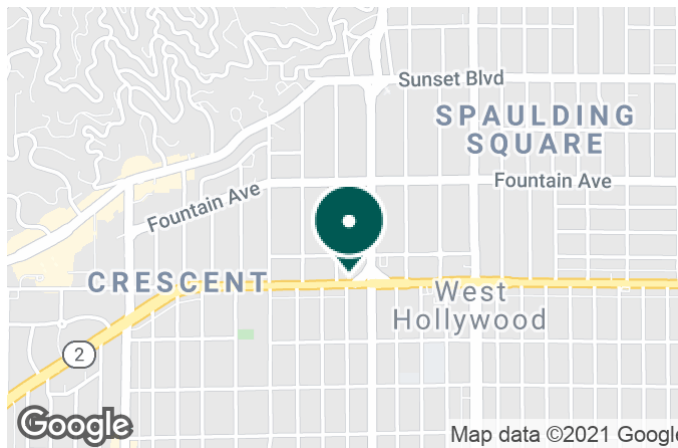
BUSINESS

MANAGEMENT

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Cafe Space -- Approx. 1,050 SF
- Multiple Office Spaces, Ranging From Approx. 435 - 1,435 SF
- Fantastic Street Visibility
- Ample Parking on Site
- Monument Signage
- Busy Signalized Intersection
- Excellent Street Exposure
- High Auto & Foot Traffic Area
- Adjacent to Countless High-End Restaurants like Connie & Teds, Laurel Hardware & The Hudson
- Affluent Area Demographics

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	26,507	140,661	337,305
Total Population	42,431	263,650	745,034
Average HH Income	\$85,677	\$98,122	\$91,612

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Cafe Space Available — approx. 1,050 SF in Prime West Hollywood - looking for Coffee, Juice, Sandwich Tenants. 2nd floor Office Spaces Available — approx. 435-1,453 SF. Property features ample parking in onsite lot, excellent tenant mix, and monument signage.

LOCATION DESCRIPTION

Busy Signalized Intersection in Affluent West Hollywood Location at Busy Signalized Intersection of Santa Monica & Crescent Heights. Adjacent to Countless High-End Restaurants like Connie & Teds and Laurel Hardware.

OFFERING SUMMARY

Lease Rate:	\$2.00 - 4.50 SF/yr (NNN; MG)
Available SF:	435 - 1,453 SF
Building Size:	10,000 SF

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ADDITIONAL PHOTOS

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RETAILER MAP

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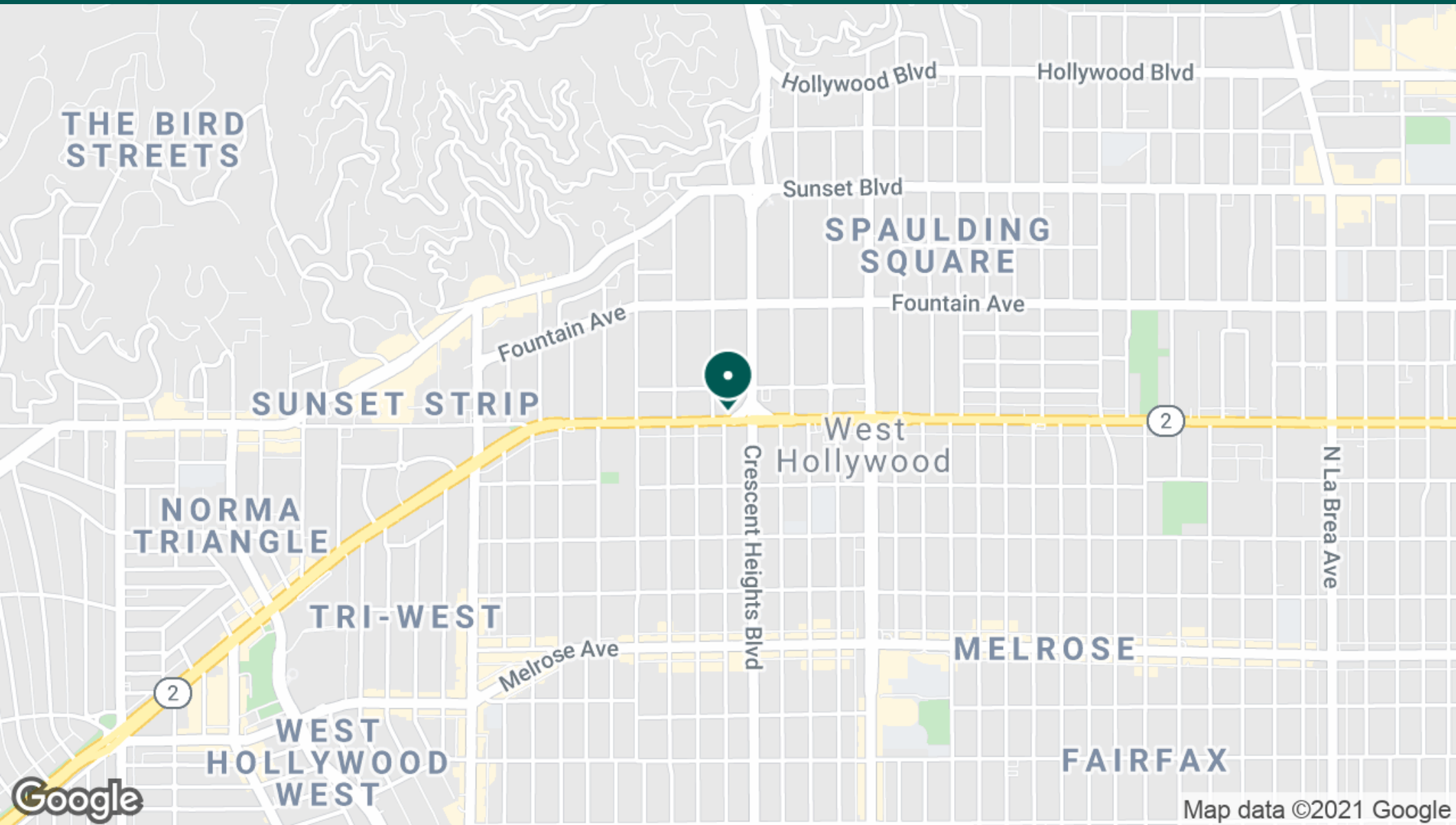
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

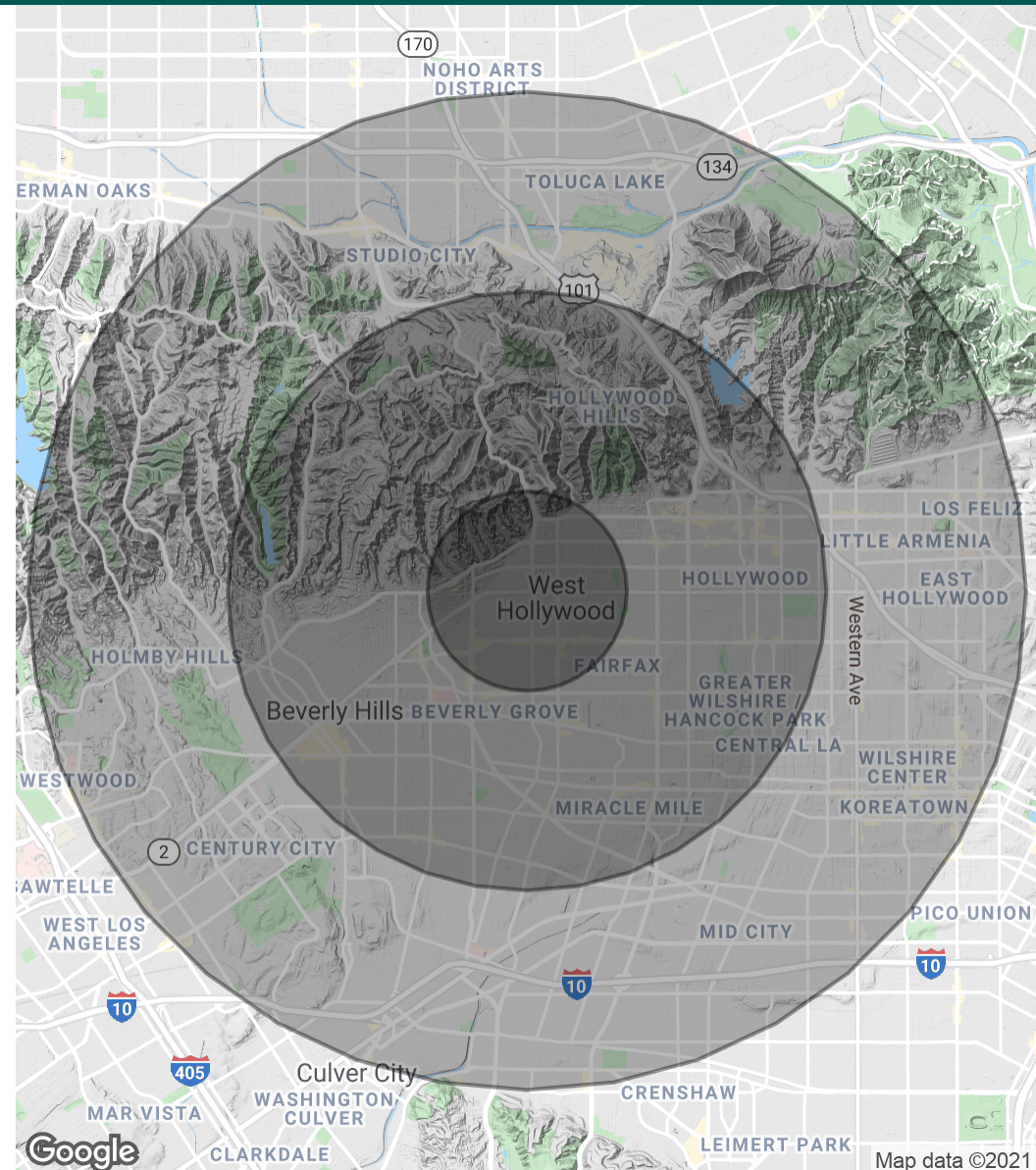
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	42,431	263,650	745,034
Average age	39.6	37.7	37.3
Average age (Male)	39.2	37.6	36.4
Average age (Female)	40.7	38.2	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	26,507	140,661	337,305
# of persons per HH	1.6	1.9	2.2
Average HH income	\$85,677	\$98,122	\$91,612
Average house value	\$754,488	\$962,133	\$856,340

* Demographic data derived from 2010 US Census



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