



COMMERCIAL
REAL ESTATE
the sign of a profitable property



AVAILABLE
SUITE 7533 | ± 2,260 SF

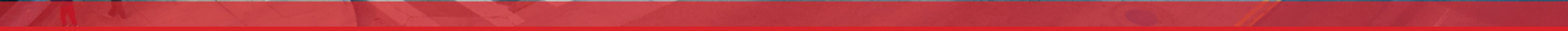
AVAILABLE
SUITE 7519 | ± 2,500 SF

YOUR SIGN
HERE

YOUR SIGN HERE

YOUR SIGN HERE

YOUR SIGN
HERE



SECOND GEN RESTAURANT/RETAIL/FITNESS/OFFICE SPACES AVAILABLE

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



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SUITE 7533

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APPROX. 2,260 SF

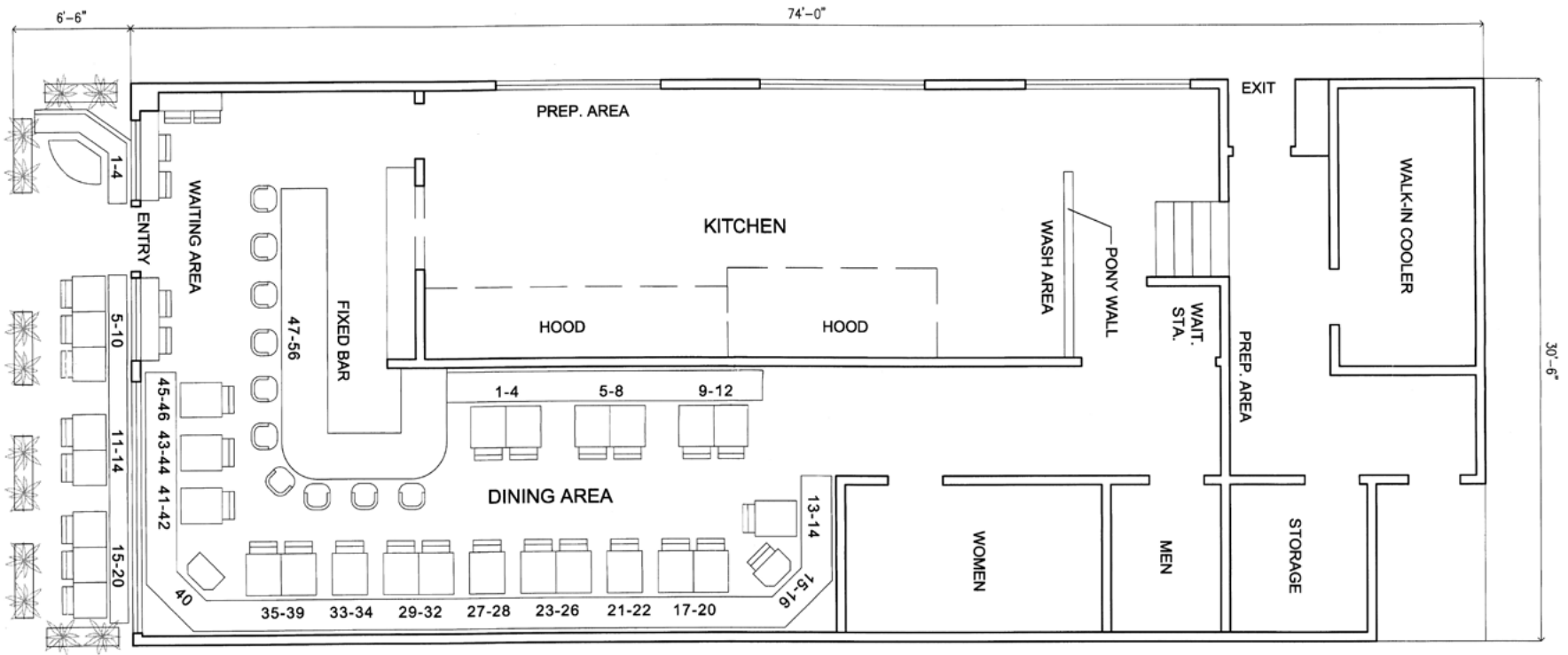
SECOND GEN RESTAURANT AVAILABLE

- ✓ Located in highly visible Sunset Blvd location
- ✓ 2 hoods
- ✓ Walk in refrigerator/freezer
- ✓ Potential patio
- ✓ Prior tenant had Type 41 License to sell beer & wine
- ✓ High ceilings
- ✓ 5 parking spaces in rear



SUITE 7533 | FLOOR PLAN

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



Floor plan from 2016 Conditional Use Permit

Floor plan from 2016 Conditional Use Permit Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature

RETAIL & OFFICE SPACES
LOS ANGELES, CA

SUITE 7519

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APPROX. 2,500 SF

RETAIL/FITNESS/GALLERY SPACE

- ✓ Highly improved & upscale retail space
- ✓ Used by fitness users in the past
- ✓ Concrete floors
- ✓ Skylights
- ✓ High ceilings
- ✓ 3 tandem parking spaces in rear (6 total)



RETAIL & OFFICE SPACES
LOS ANGELES, CA

SUITE 7507

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APPROX. 375 - 450 SF

OFFICE SPACES AVAILABLE

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



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

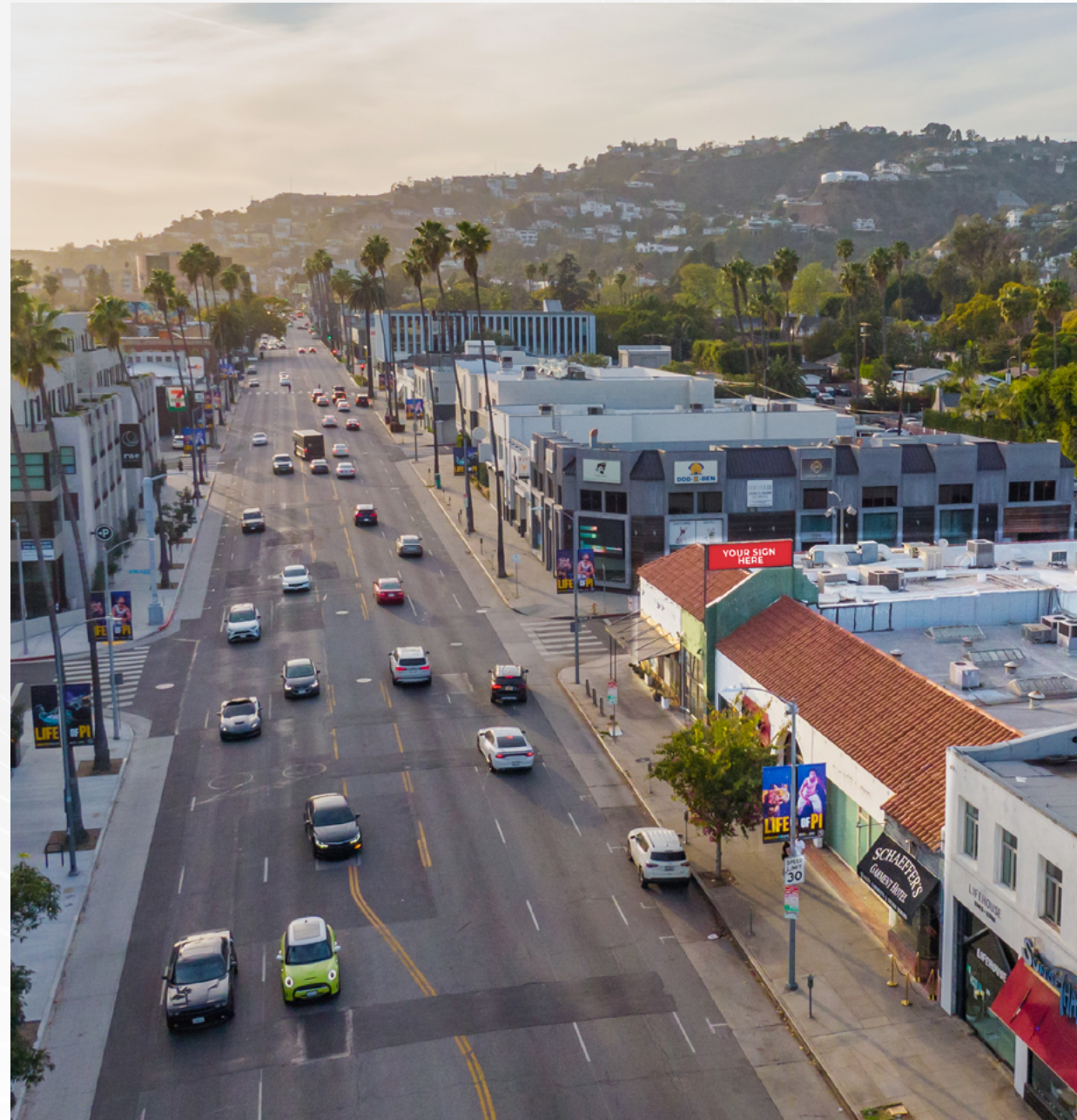


1 MILE	3 MILE	5 MILE
46,731	253,622	715,905

TRAFFIC COUNT



± 47,613 CPD ON SUNSET BLVD



AVAILABLE



SUNSET BLVD



SUNSET BLVD



HOLLYWOOD BLVD



WILCOX AVE

CAHUENGA BLVD

HOLLYWOOD BLVD



CAHUENGA BLVD



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.