

FOR SALE OR LEASE

8460 SANTA MONICA BLVD.

WEST HOLLYWOOD



± 4,233 SF Freestanding Office/Retail Building

**AVISON  
YOUNG**

**MITCH STOKES**

Principal

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## THE OPPORTUNITY

Located in the vibrant heart of West Hollywood on iconic Santa Monica Boulevard, this 4,233 square foot free-standing building offers unmatched visibility and versatility. The property boasts incredible skylights and high ceilings, creating a bright and welcoming environment ideal for a variety of uses.

Positioned in a high-demand area with affluent daytime and residential populations, the building benefits from both heavy pedestrian and vehicle traffic, ensuring excellent exposure for any business. Whether you're envisioning a retail space, showroom, or office, this location provides the perfect combination of form and functionality.

Don't miss the opportunity to establish your presence in one of Los Angeles' most sought-after neighborhoods!



PROPERTY OVERVIEW



8460 Santa Monica Boulevard  
West Hollywood, CA 90069

<b>BUILDING AREA:</b>	± 4,233 SF (Buyer to verify)
<b>ASKING PRICE:</b>	\$3,795,000
<b>LEASE RATE:</b>	\$2.45 per RSF, per month, NNN*
<b>LAND SIZE:</b>	± 3,985 SF (Buyer to verify)
<b>APN:</b>	5529-007-033
<b>ZONING:</b>	(CC) Community Commercial
<b>PARKING:</b>	3 parking spaces on-site with abundant local street parking

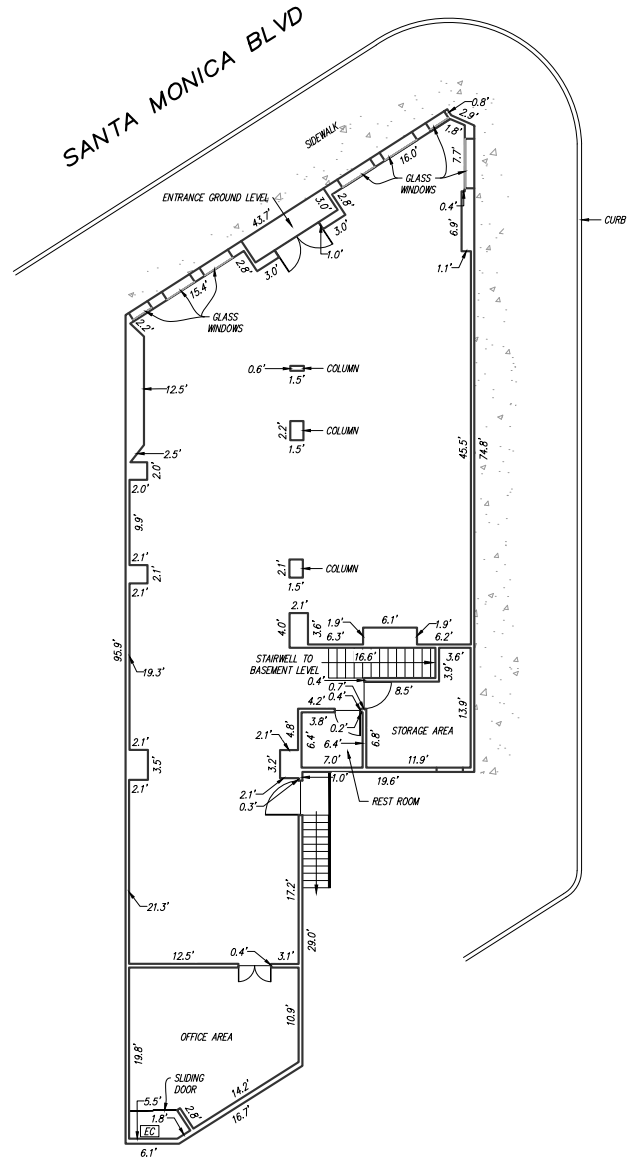
\*Rate for Year 1



# FLOOR PLANS

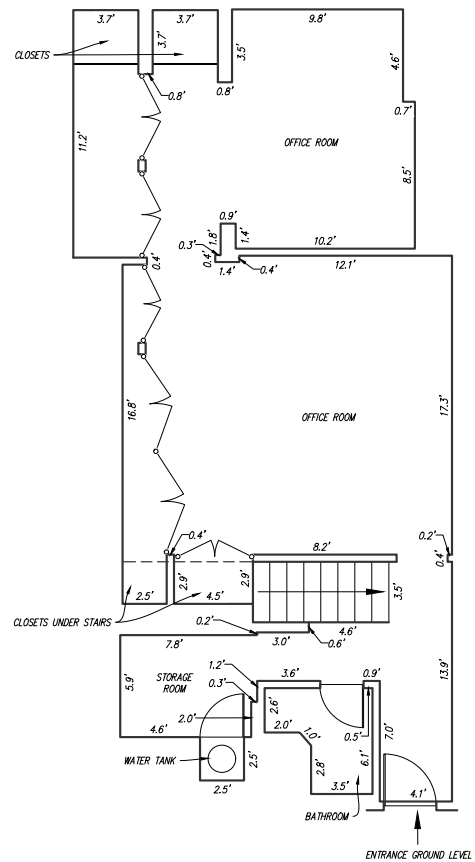
## 1ST LEVEL

Scale 1"=10'



## BASEMENT LEVEL

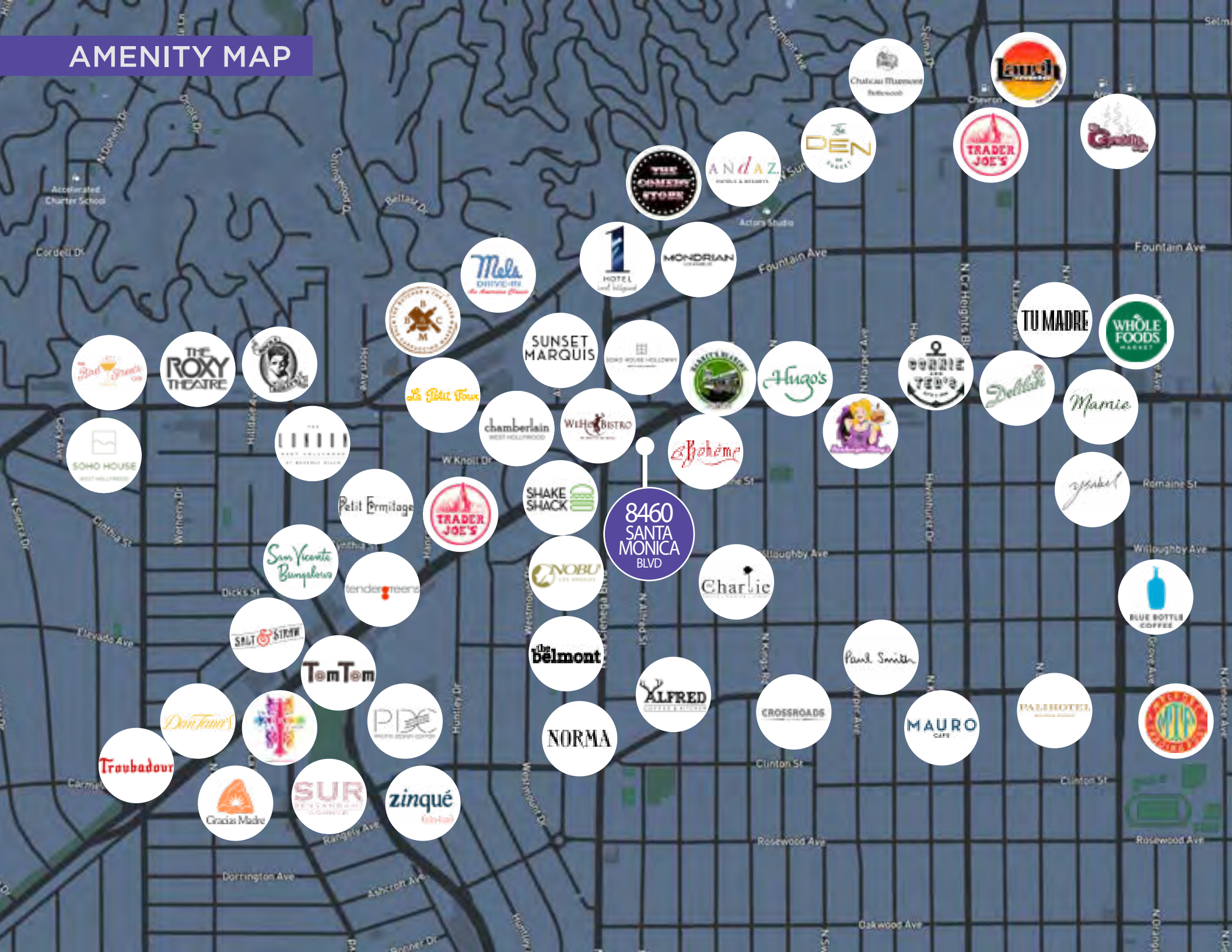
Scale 1"=5'



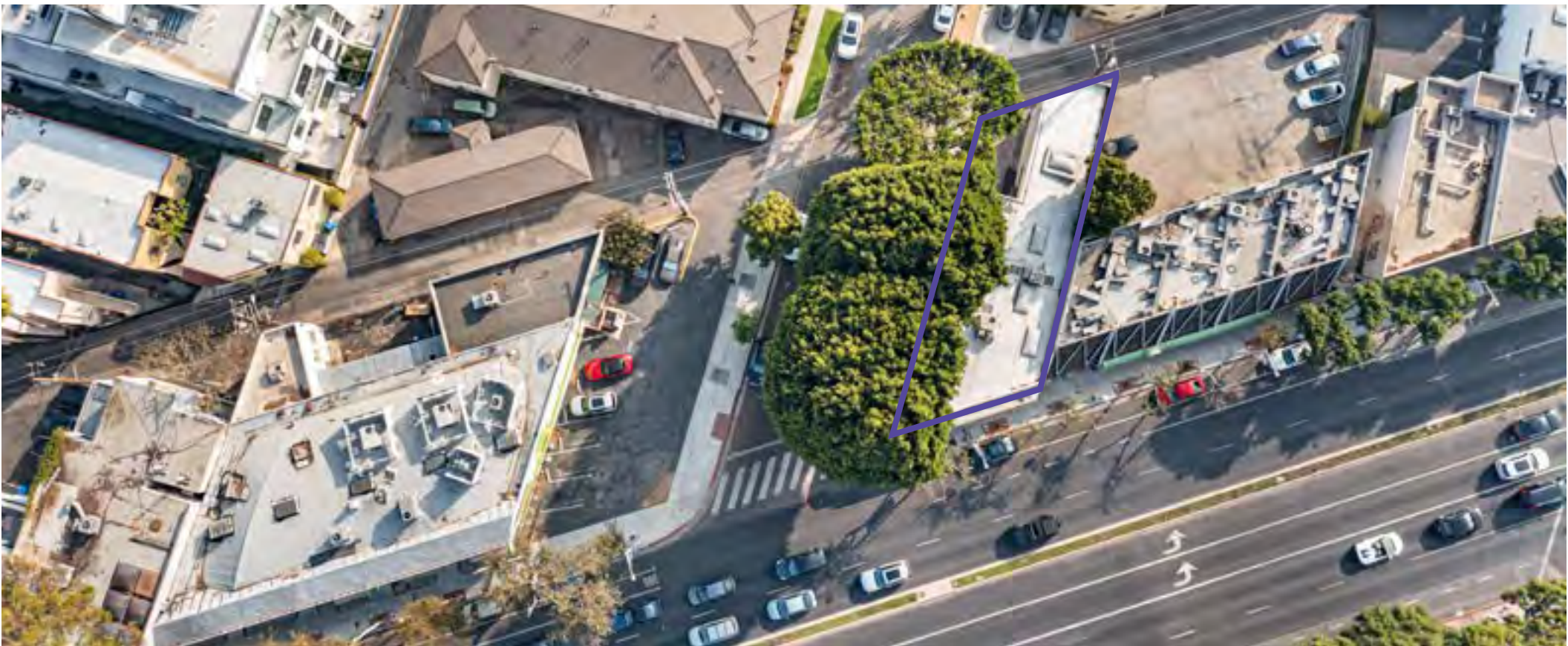
# PROPERTY PHOTOS



# AMENITY MAP



# PROPERTY PHOTOS



# TRAFFIC COUNTS

## CARS PER DAY

Santa Monica Blvd - NE	40,557
Santa Monica Blvd - SW	36,699
<b>TOTAL:</b>	<b>77,256</b>

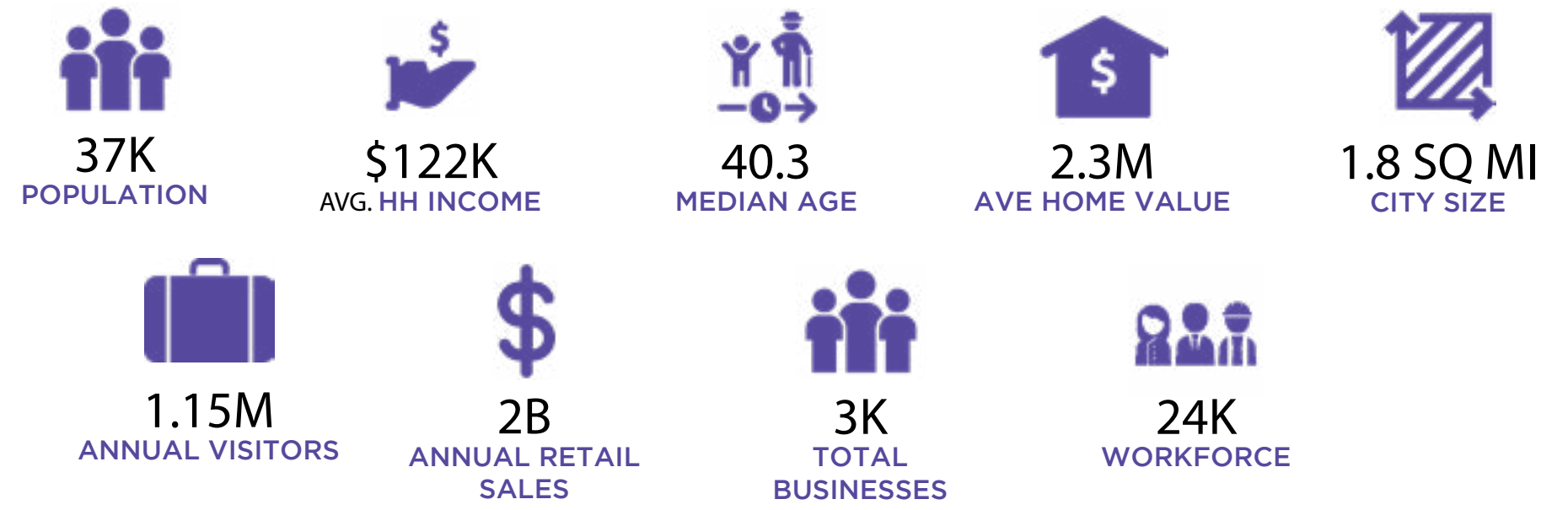




# ABOUT WEST HOLLYWOOD

West Hollywood is an independent municipality of 1.9 square miles and some 37,000 residents located in the geographical center of Los Angeles, between Beverly Hills to the west and Hollywood to the east. Known as the cultural and creative heart of Los Angeles due to its open minded, free spirited culture, it's thriving restaurants, cutting edge retail, art galleries, furniture design showrooms and legendary night life, as well as being a center for music, film and television production, and a preferred location for advertising, PR, design and other creative service providers. These elements combined with compelling demographics, an historically well run, pro-business local government, a superior level of public safety, as well as being a leading tourist destination have made West Hollywood one of the most vibrant, dynamic and desirable markets in the nation.

An economic powerhouse, West Hollywood generates over \$1.8B in annual retail sales, over \$2B in annual tourism spending and services as the regional center for Southern California's furnishing and design industry. As a regional center for television and film production, talent agencies, business management firms and other creative service providers including advertising, public relations and digital media, West Hollywood's prestigious office market achieves among the highest rental rates in Los Angeles.



**Santa Monica Boulevard** is celebrated as among the most walkable, pedestrian friendly neighborhoods in Southern California. Due to its small town, old-world vibe, while providing the full range of restaurants, from casual dining to white table cloth, numerous cafés as well as dozens of retail offerings including neighborhood services, this neighborhood is cherished for its local, welcoming, community ambiance.



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