

3 SPACES FOR LEASE ■ WALKER'S PARADISE



7900
SANTA MONICA
BOULEVARD
FOR LEASE RETAIL/OFFICE

WEST HOLLYWOOD, CA 90046

conroy 
conroycommercial.com

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LAUREN ABOULAFIA

Senior Associate

310 275 3233 Direct

310 429 7656 Mobile

lauren.aboulafia@conroycommercial.com

LIC 01772254

**SETH GROSSMAN**

Senior Associate

718 578 8772

seth@conroycommercial.com

LIC 02057186

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7900 SANTA MONICA BOULEVARD

RETAIL / OFFICE

LEASE TYPE

3

SPACES AVAILABLE

97

WALKSCORE

LEASE OPPORTUNITY



- Across the street from Whole Foods and close to many coffee shops and restaurants



- Down the street from the Grove, LACMA and the Academy Museum



- Parking lot across the street



- Open space



- Stellar auto traffic counts



- Free Standing building



- 4-Way Signalized Corner

ADDRESS	SF	RATE	TYPE
1069 N. Fairfax	1,788	\$3.50/SF	NNN
1071 N. Fairfax + 2 nd Floor	1,490 +538 (1 ST Floor)	\$3.25/SF	NNN
7900 Santa Monica Blvd (#208)	600	\$3.75/SF	NNN



1069 N. FAIRFAX

1071 N. FAIRFAX

2ND FLOOR





PETERSEN LACMA
AUTOMOTIVE MUSEUM



CBS



FOX | STUDIO LOT



Cedars
Sinai



7900 SANTA MONICA

sixty-six
productions



LEE STRASBERG
THEATRE & FILM INSTITUTE

LAGREE
UNDERGROUND

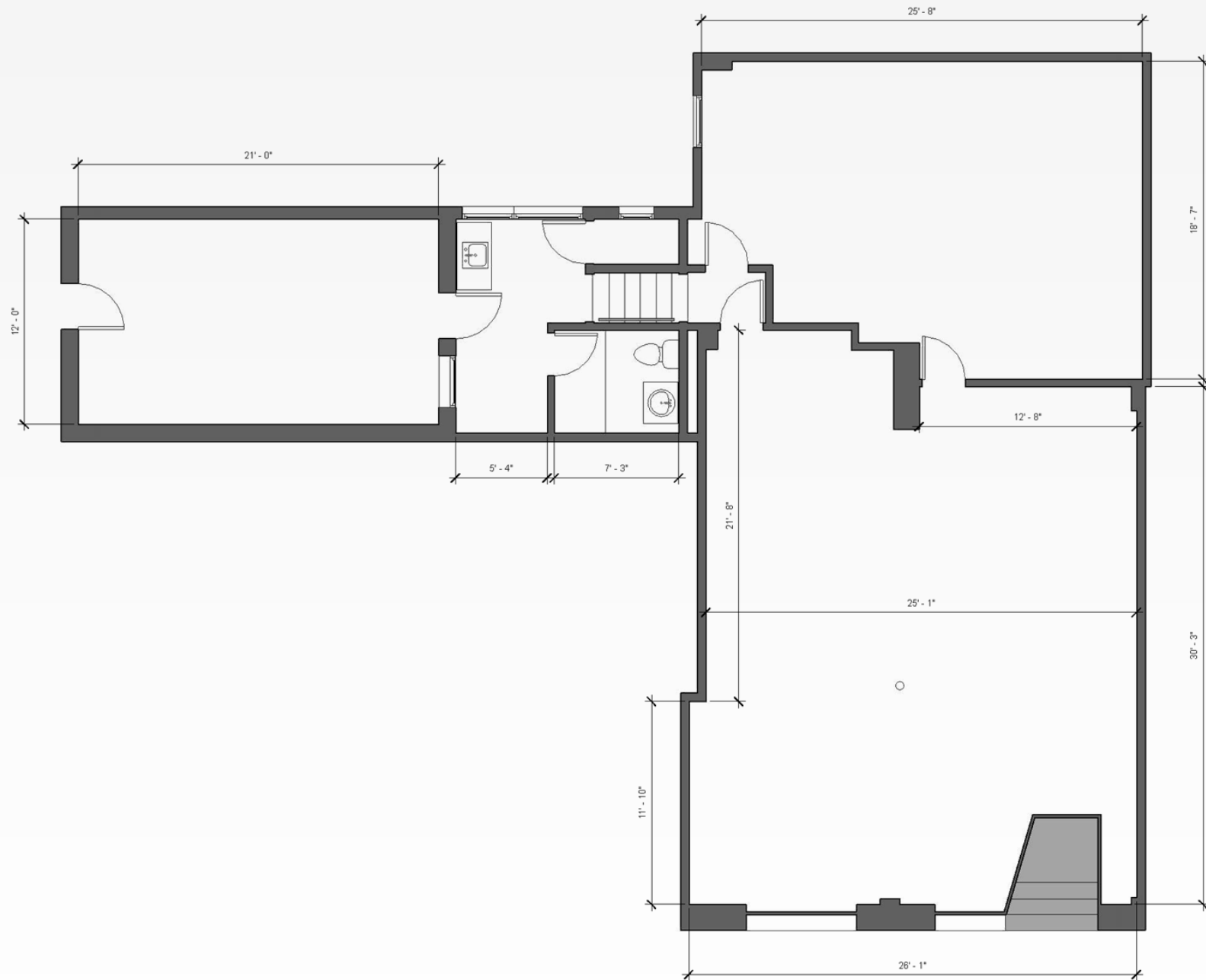


N. FAIRFAX AVENUE

SANTA MONICA BOULEVARD

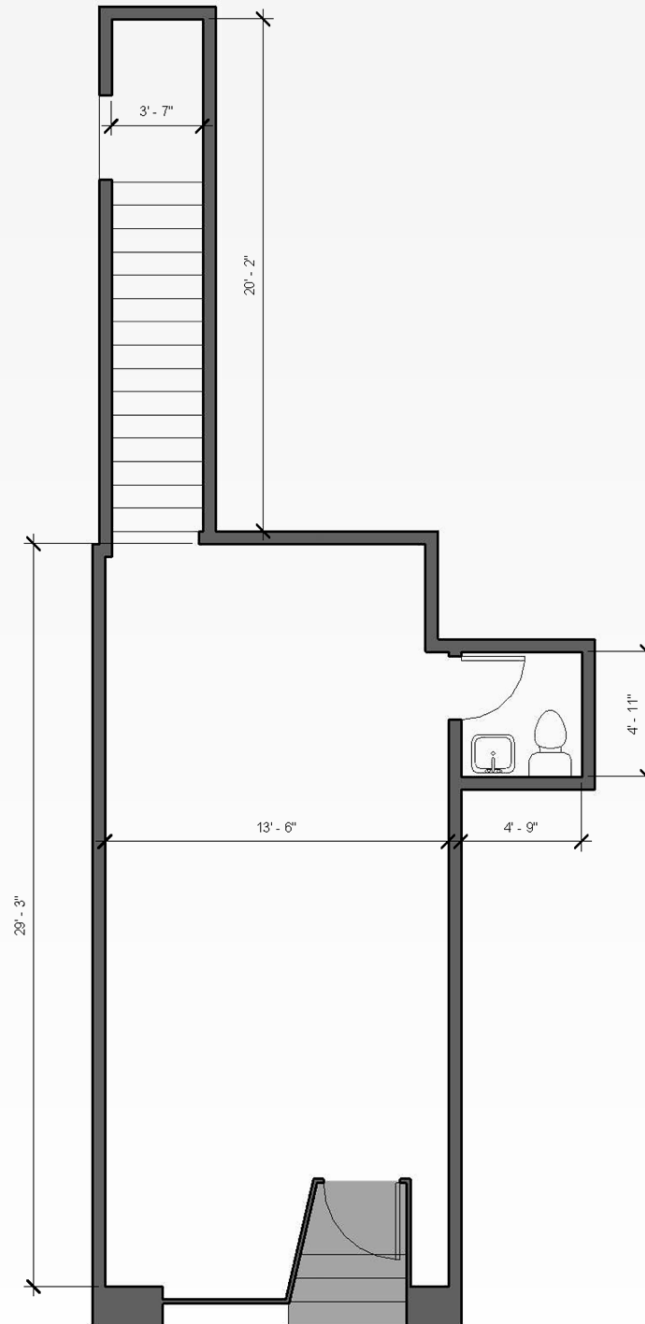
1069 N. FAIRFAX

1,788 SF



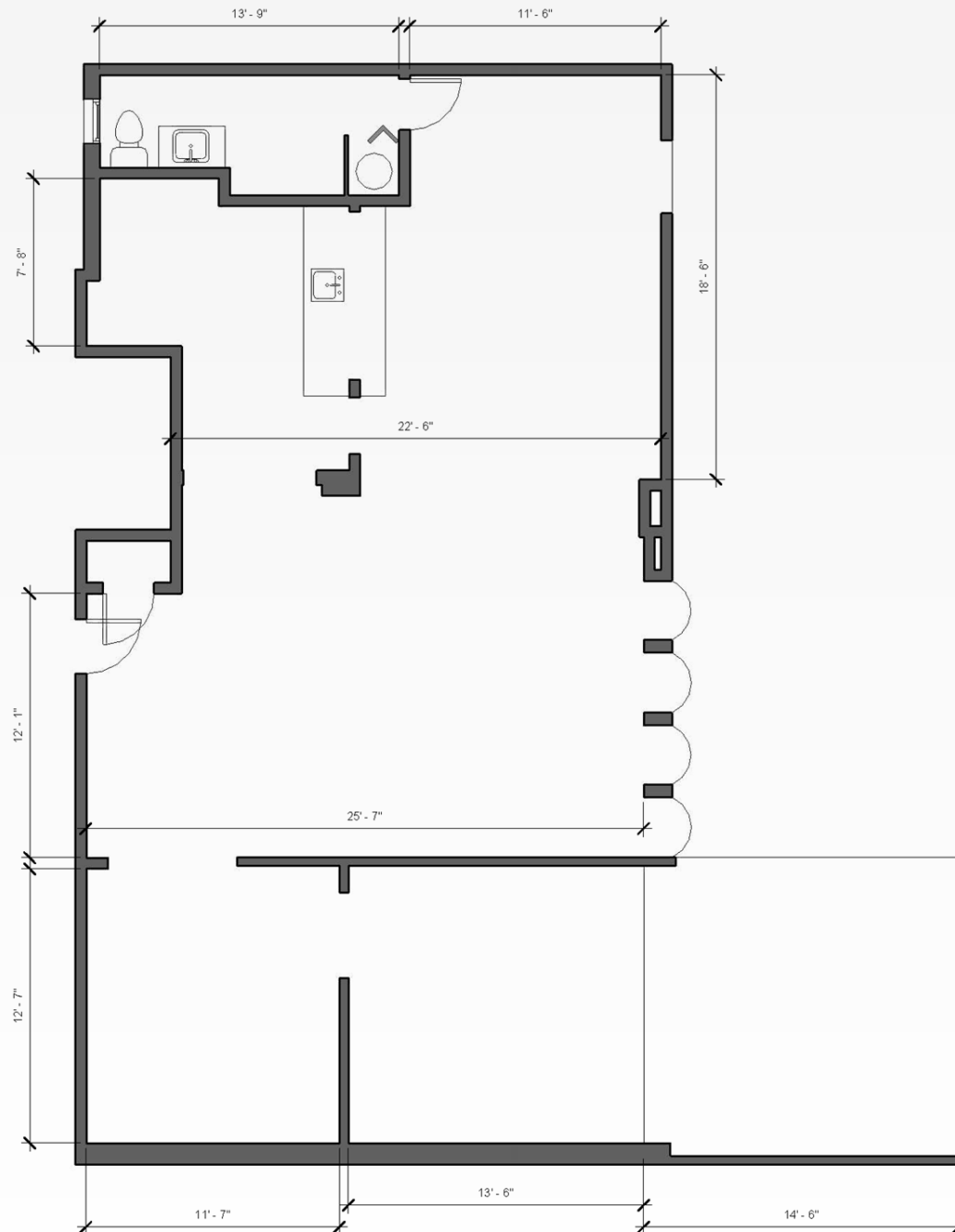
1071 N. FAIRFAX

538 SF | 1ST FLOOR



1071 N. FAIRFAX

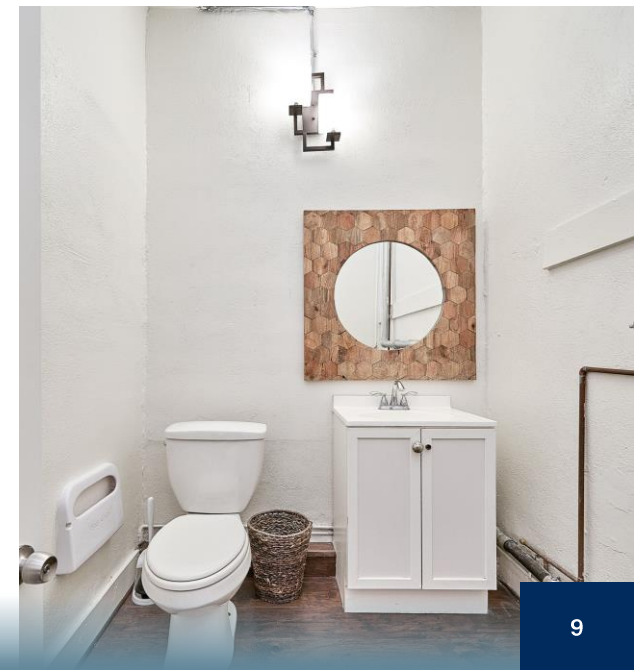
2ND FLOOR





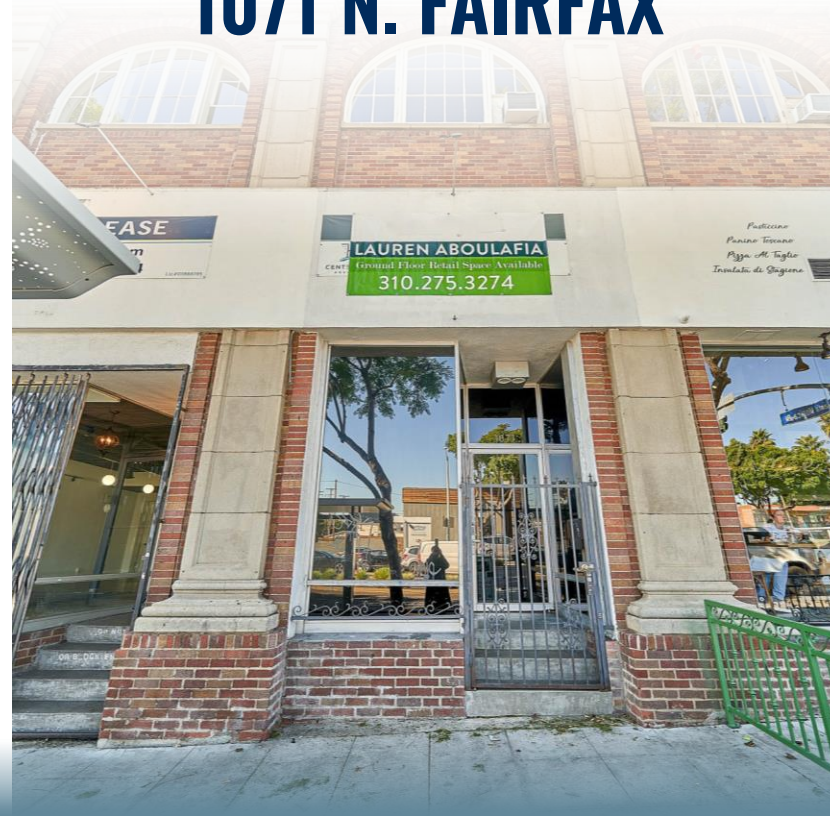
1069 N. FAIRFAX

FOR LEASE





1071 N. FAIRFAX





7900 Santa Monica Blvd

Unit 208 Second Floor Office





WEST HOLLYWOOD

West Hollywood is one of the strongest and most affluent submarkets in all of Los Angeles County. Ideally situated in the westside of Los Angeles, West Hollywood submarket boasts strong high-end demographics with an average household income of \$102,000.



1.15M

ANNUAL VISITORS



\$1.09B

RETAIL SALES



\$102,000

AVG HH INCOME

West Hollywood is known for its thriving entertainment and creative industries. It is home to numerous production companies, talent agencies, music labels, and post-production facilities. The presence of popular venues like the Whisky a Go Go and The Troubadour makes it a significant destination for live music. West Hollywood attracts a substantial number of tourists due to its vibrant nightlife, cultural events, luxury hotels, and upscale shopping districts like the Sunset Strip and Melrose Avenue. The city's proximity to popular tourist attractions such as the Hollywood Walk of Fame and the Beverly Center further contributes to its tourism industry.

West Hollywood



WEHO DISTRICTS

DESIGN DISTRICT

West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Trends start here. More than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Today, West Hollywood Design District is an extraordinary mix of district pioneers that include such influential brands as Phyllis Morris, J. Robert Scott, Rag & Bone, Christian Louboutin Men's as well as the latest up and coming businesses and designers. Together, WHDD businesses are championing progressive style and timeless sophistication.

SUNSET STRIP DISTRICTS

Created in 2002, the Sunset Strip Business Improvement District is an assessment district that improves the business and neighboring residential environment on Sunset Blvd. through support services in digital and experiential marketing, event programming, municipal brand partnerships, special promotions, and much more. Our primary goal is to work together to support our commercial district's economic growth and vitality.

RAINBOW DISTRICT

On the Westside of West Hollywood from La Cienega to Doheny is an inspiring walking exploration of Los Angeles culture, featuring a vibrant LGBT community, lively cafes and restaurants. Larger-than-life public art exhibits line the boulevard as you head to the award winning West Hollywood Library and West Hollywood Park.





Mini Metropolis

HIP HOTELS

WeHo has intimate, luxurious boutique hotels and hotels that are part of rock 'n roll history, providing a uniquely stylish setting that will energize and inspire attendees. Guests can relax and unwind at The London West Hollywood, a luxurious all-suite property with breathtaking views of L.A. or experience cutting-edge style and glamour at the 236 room Mondrian Hotel. With over a dozen world-class hotels, planners will have no trouble finding the right accommodation to suit their needs.

LEGENDARY ATTRACTIONS

West Hollywood is not only a city unto itself, it's a 1.9-square-mile universe. It's where L.A. gets very hip—think Whisky a Go Go, launching rock careers on the Sunset Strip for five decades now. And it's where some of L.A.'s hottest dance clubs, bars, and lounges are generously sprinkled along main thoroughfares like Santa Monica Boulevard, so bar-hopping and scene-shifting are an easy and festive matter.

It's also where L.A. gets very stylish—along Melrose Avenue, Beverly Boulevard, and Robertson Boulevard, one can find the West Hollywood Design District, where art, fashion, and design converge. Stella McCartney, Maxfield, Balenciaga, and Alberta Ferretti, along with many other top fashion names, are all within the Design District. Along Sunset Boulevard is Sunset Plaza, a buzzing haven of restaurants and shops, including Café Med, Le Petit Four, Armani A/X, Nicole Miller, Ole Henriksen Face/Body Spa, Philip Press, and Oliver Peoples.

PACIFIC DESIGN CENTER

The award-winning, 1.6 million sq. ft. Pacific Design Center is a premier, multi-use facility located in the heart of West Hollywood. The two-acre outdoor area features lush garden landscaping, fountains and can accommodate up to 2,500 guests. It's also home to two restaurants (Red Seven & WP Restaurant) operated by world-renowned chef and restaurateur Wolfgang Puck.



Metro's Proposed Stations for the City of West Hollywood

The Northern Extension of the Metro Crenshaw/LAX Line will create a new north-south connection from LAX and Inglewood through Mid City and West Hollywood to Hollywood where it will connect with the Metro Red Line (B)—and potentially even the Hollywood Bowl. By connecting five Metro rail lines from the South Bay to the San Fernando Valley, this key project will transform regional mobility in the most congested part of LA attracting more daily riders than any light rail line in the nation (over 90,000 daily boardings).

There are currently three different route options being studied by Metro, all of which travel through West Hollywood and major destinations across Central Los Angeles. This line will provide safe, reliable, and affordable rail transit to places like Cedars-Sinai, the Beverly Center, the Hollywood Bowl, the Grove, LACMA, and many more LA hotspots.

ECONOMY & WORKFORCE

West Hollywood has a \$3 billion economy, larger than the economies in 33 small countries. The WeHo by the Numbers report estimates West Hollywood's GDP to be \$3.3 billion as of 2019. That is the economic value added within the city by workers, businesses, government entities, and non-profits. It excludes the economic value residents created when they worked outside the city. That value would be counted in another city's GDP.

West Hollywood's economy is only 0.3% of metro Los Angeles' \$1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. West Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

Known for its creative workforce and affluent customer base, West Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.

Major Employers



SUNSET MARQUIS
the
WEST HOLLYWOOD RESORT

THE
L O N D O N MONDRIAN
WEST HOLLYWOOD
AT BEVERLY HILLS



City of West Hollywood
California 1984

1-OAK
ONE OF A KIND
NIGHTCLUB

CITYGRID
MEDIA



LAZ
PARKING

PAVILIONS



THE CREATIVE CITY

West Hollywood has been dubbed “The Creative City,” and for good reason. Bordering Beverly Hills and Los Angeles, “WeHo” is where fashion and the arts rule, easy to see as you travel the streets of the West Hollywood Design District. This trendsetting area includes galleries and the Pacific Design Center on Melrose Avenue, and interior design showrooms along Beverly Boulevard. Shop at leading boutiques (and keep your eyes open for celebrities and stars) along ever-stylish Robertson Boulevard.

LOCATION ADVANTAGE

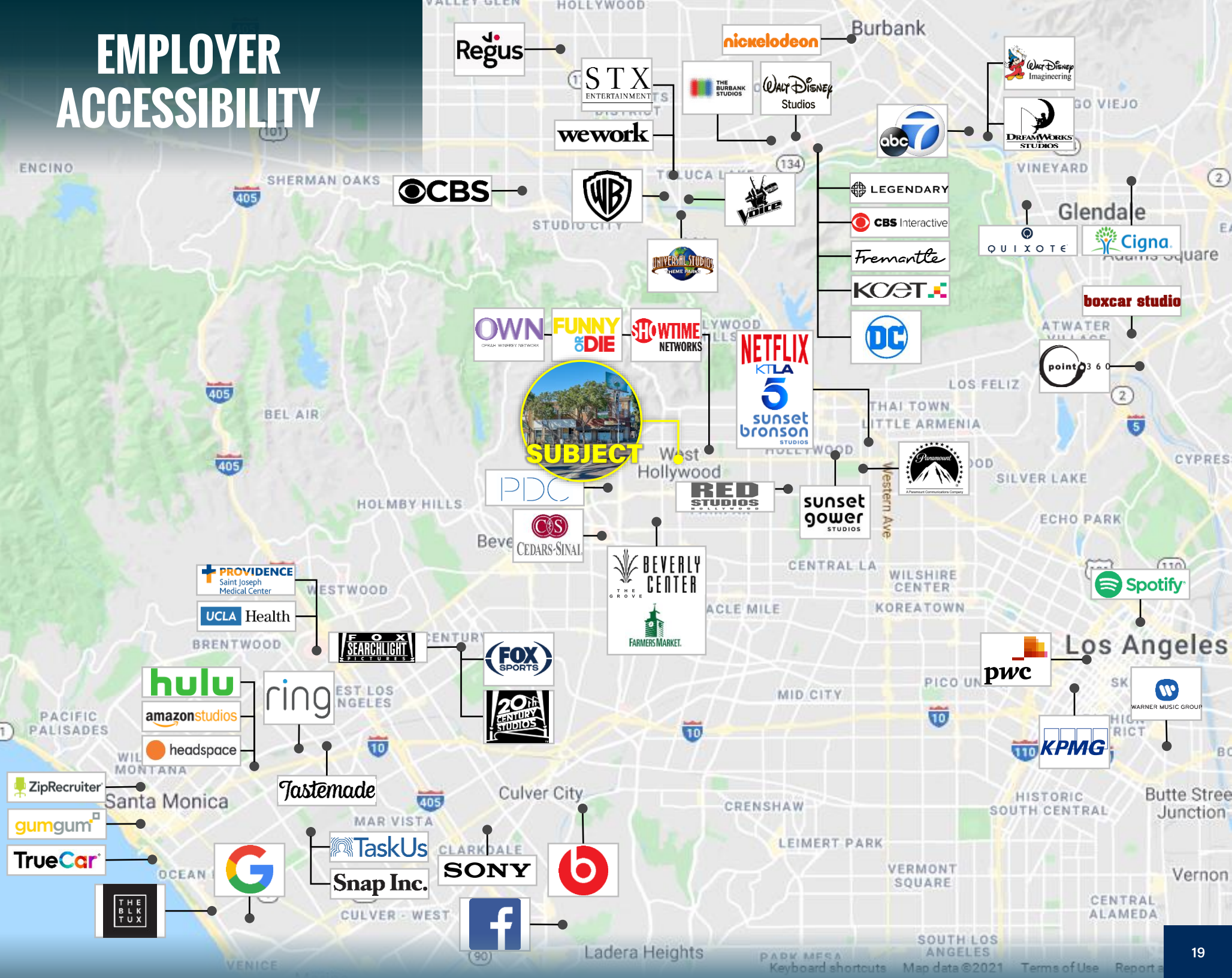
The property boasts an unbeatable location in one the most walkable areas in greater Los Angeles, guests can easily stroll to some of the city’s most sought-after restaurants, including Catch, Gracias Madre, Craig’s, Roku, Pump, and E.P./L.P. Home to L.A.’s best art galleries, WeHo’s Design District is also where you’ll find world-class boutiques like Christian Louboutin, 3.1 Phillip Lim, and Rag & Bone. The Sunset Strip’s storied music venues, including The Roxy Theatre, Whisky a Go-Go, continue to draw crowds night after night, while world-class cultural attractions like the L.A.’s Museum Row are also close by.

West Hollywood is a constant indulgence of the senses, which is exactly why its locals love it. It is considered one of the most vibrant and exciting parts of Los Angeles.

WeHo, as the locals call it, is home to fantastic restaurants, hotels, nightlife, and shopping. Its creative energy is palpable throughout the entire neighborhood, which has become a destination for modern furniture and decor. With no shortage of things to do in West Hollywood, it’s a popular place for both tourists and locals to visit.



EMPLOYER ACCESSIBILITY



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