

FOR LEASE

8500 SUNSET BLVD

WEST HOLLYWOOD, CA
90069

PROMINENT SUNSET BLVD RETAIL / FITNESS



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CBRE

THE AREA

CENTURY CITY



BEVERLY HILLS



SUNSET PLAZA



EQUINOX WEST HOLLYWOOD



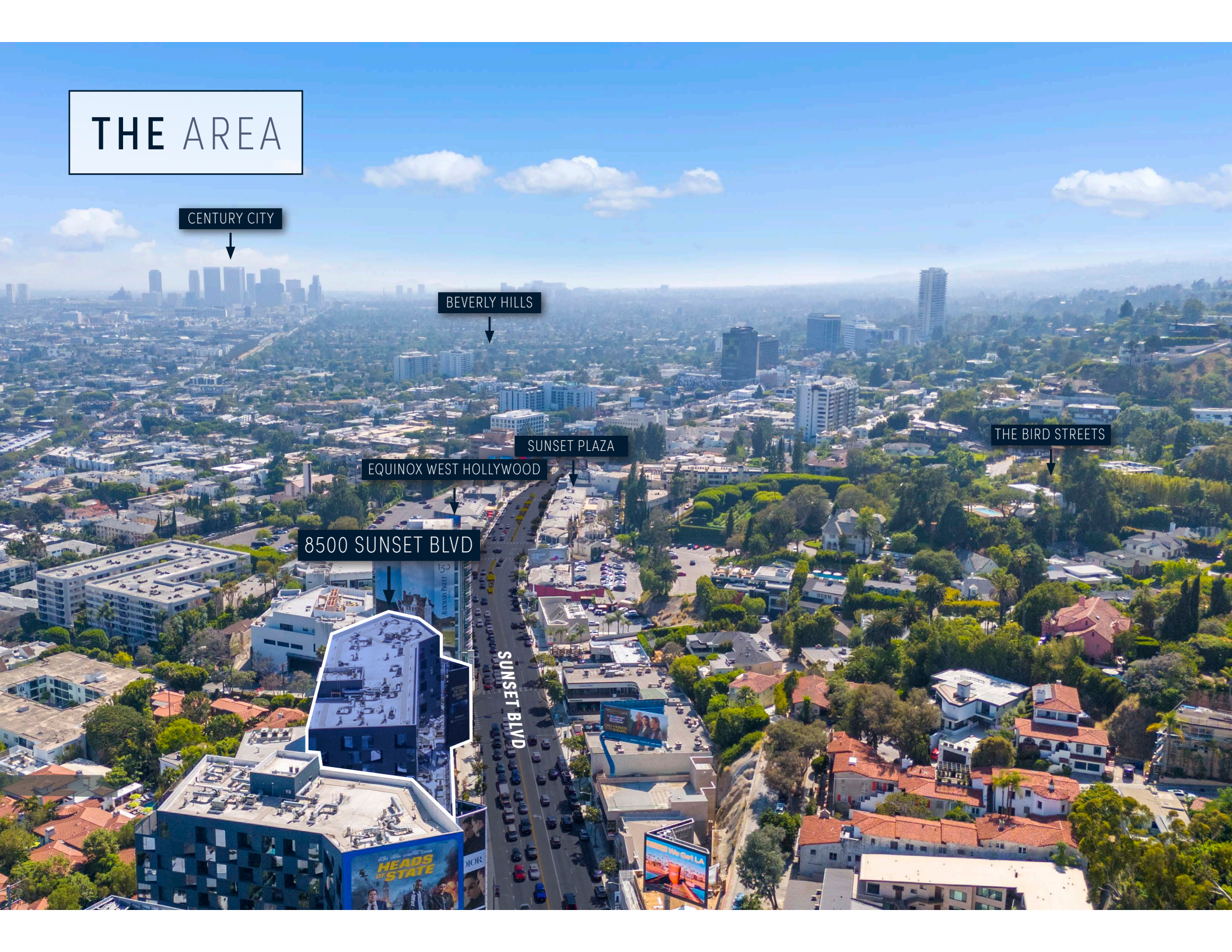
8500 SUNSET BLVD

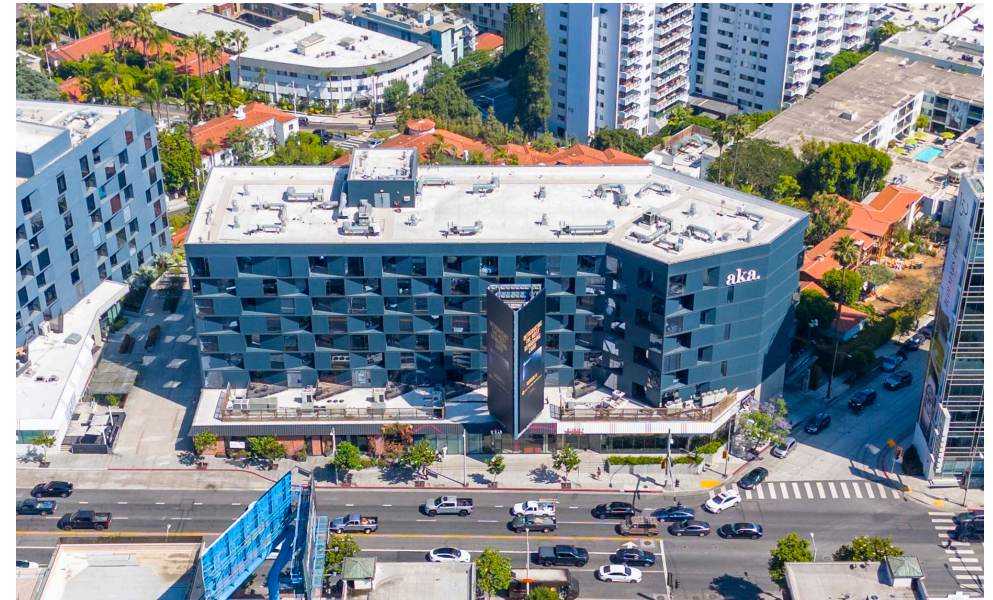


THE BIRD STREETS



SUNSET BLVD





ONE-OF-A-KIND RETAIL OPPORTUNITY

On the world famous sunset strip, this is one of the most well-located retail opportunities. On the corner of Sunset and Alta Loma, this +/- 5,680 SF availability is a perfect fit for any retailer, fitness user, service/amenity business, and more! Furthermore, this property has 176 secured on-site dedicated parking spaces and is situated below 89-Luxury Apartments. Nearby amenities include KITH, Tia, Equinox, Sweetgreen, SKIMS, and many other flagship retailers, restaurants and more.

HIGHLIGHTS



8500 SUNSET BLVD

Size: ±5,680 SF
Rate: UPON REQUEST
Power: 600 AMPS
Ceiling Heights: 10'1" - 10'7"
with drop ceiling



Suitable for Retail, Fitness,
Service/Amenity Uses, Creative
Spaces, and more!



On the ground floor below 89
luxury apartments and adjacent
to great neighbors like KITH, Tia,
Equinox, and more!



Adjacent to several Retail Flagships
and over a dozen hotels within
blocks (1 Hotel, Andaz, Mondrian,
Pendry...)

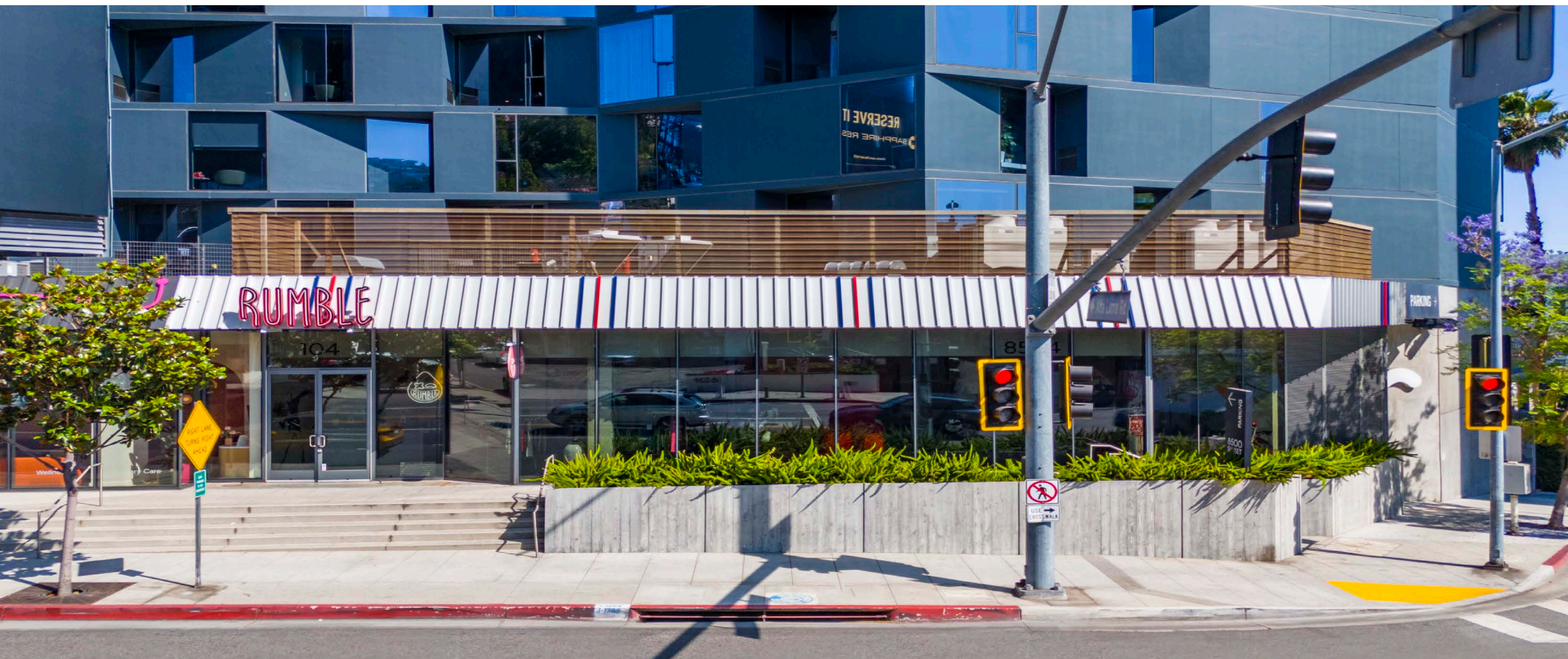


176 On-Site Secured Parking Spaces

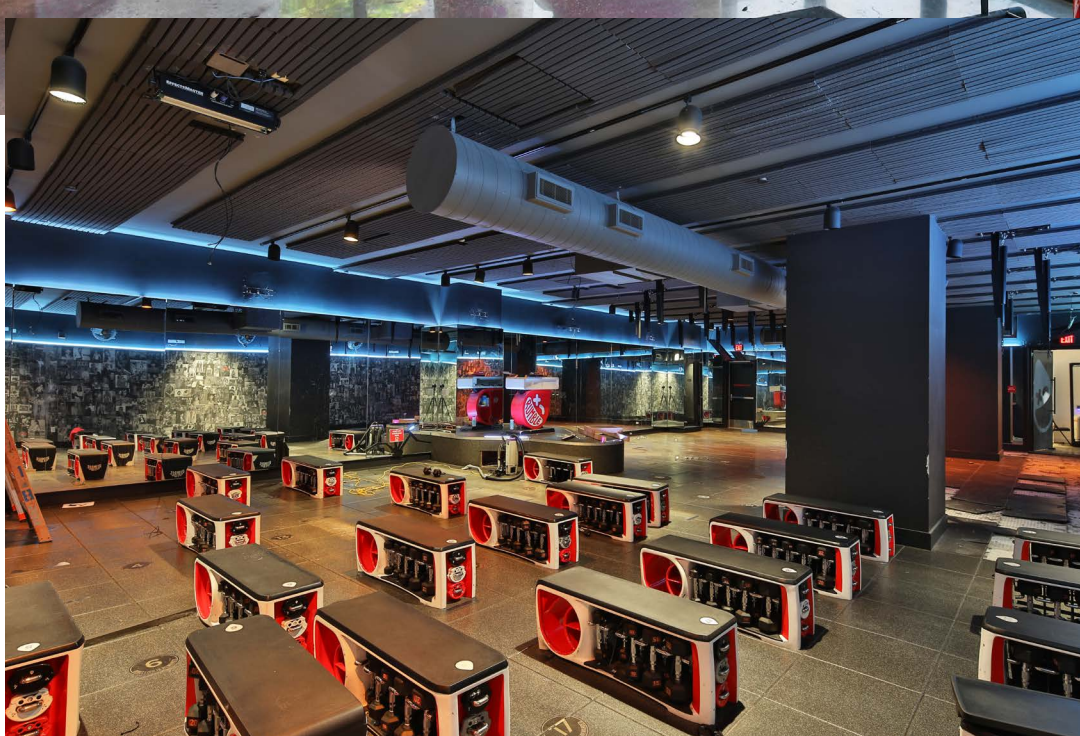
First 15 Min - \$2.99
Each Additional 15 Min After - \$2.00
Daily Maximum - \$18.99
After 6PM Leave by 3AM - \$10.99
Monthly Rate: Unreserved - \$185.00
Monthly Rate: Outside Unreserved - \$240.00
*Subject to Change



Prominent Sunset Strip Signage



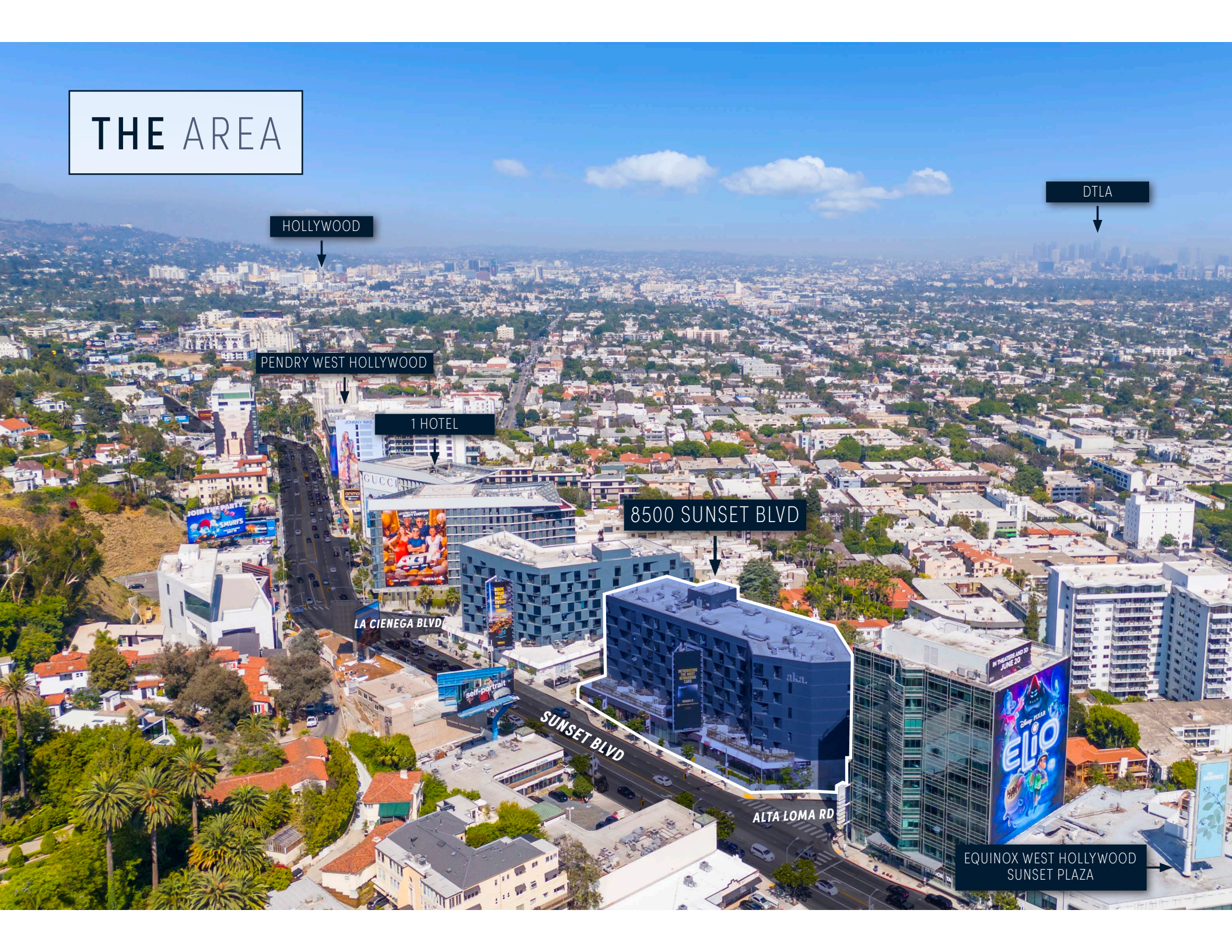
INTERIOR



INTERIOR



THE AREA



DTLA

HOLLYWOOD

PENDRY WEST HOLLYWOOD

1 HOTEL

8500 SUNSET BLVD

LA CIENEGA BLVD

SUNSET BLVD

ALTA LOMA RD

EQUINOX WEST HOLLYWOOD
SUNSET PLAZA

LOCAL HAPPENINGS

8500 Sunset Blvd

8000 SUNSET STRIP



SHOPPING

- | | | |
|-----------------------|--------------------------|------------------------|
| 1 Trader Joe's | 13 Petco | 25 alice + olivia |
| 2 Pavilions | 14 John Varvatos | 26 Joybird |
| 3 Chanel | 15 Formations | 27 Reformation Vintage |
| 4 CVS | 16 Du Vin Wine & Spirits | 28 BevMo! |
| 5 Gelson's | 17 Woven | 29 8000 Sunset Strip |
| 6 H. Lorenzo Men | 18 Miss Dior | 30 Beverly Center |
| 7 Andrea's Fashions | 19 Restoration Hardware | 31 Kohler Experience |
| 8 Kith West Hollywood | 20 Tempur-Pedic Flagship | 32 Bristol Farms |
| 9 Pink Dot | 21 Vince | 33 Ralphs Fresh Fare |
| 10 AOC Wines | 22 Lululemon | 34 Guitar Center |
| 11 Supreme | 23 FARM Rio | 35 Bottega Veneta |
| 12 Book Soup | 24 Glossier Cosmetics | 36 Gucci Salon |

EATERIES & ENTERTAINMENT

- | | | |
|--------------------------|----------------------------|--------------------------|
| 1 V Wine Room & Pizza | 34 La Boheme | 67 Puzzle French |
| 2 Dayglow | 35 Hugo's Restaurant | 68 Rainbow Bar & Grill |
| 3 Fresh Corn Grill | 36 Earthbar | 69 Night + Market WeHo |
| 4 Trunks | 37 Zarape Cocina & Cantina | 70 Horses |
| 5 Micky's | 38 Wolfgang Puck Express | 71 Gravité Cafe |
| 6 Fiesta Cantina | 39 Little Caesars Pizza | 72 The Bird Streets Club |
| 7 GYM Bar WeHo | 40 Joey's Café | 73 Prince Street Pizza |
| 8 Guisados | 41 Arden Café | 74 Harmony Gold |
| 9 Salt & Straw | 42 Akuma Ramen & Sushi | 75 Vivoli Cafe |
| 10 Izakaya Tora Sushi | 43 Go Get Em Tiger | 76 Bohemia Cafe |
| 11 Bottega Louie | 44 Hamburger Mary's | 77 El Compadre |
| 12 Roosterfish | 45 Pura Vita | 78 The Griddle Cafe |
| 13 The Abbey Food & Bar | 46 Yogurtland | 79 Toi on Sunset |
| 14 Starbucks | 47 Connie and Ted's | 80 Zinqué French |
| 15 Insomnia Cookies | 48 Ocean Sushi | 81 Zinc Café & Bar |
| 16 Uchi Japanese | 49 Or Bar | 82 Urth Caffé |
| 17 Laugh Factory | 50 Miss Melbourne Coffee | 83 Strings of Life |
| 18 Enigma Coffee | 51 Le Petit Four | 84 Torisoba Tonsho |
| 19 Dan Tana's Italian | 52 Chin Chin Chinese | 85 Sushi Ginza Onodera |
| 20 Bravo Toast | 53 Starbucks | 86 Rosaline |
| 21 Gracias Madre | 54 Salties Girl | 87 Chez Mia French |
| 22 Great White | 55 Mels Drive-In | 88 Kio Asian Fusion |
| 23 Verve Coffee Roasters | 56 sweetgreen | 89 The Belmont |
| 24 Electric Owl | 57 McAlister's Deli | 90 MXO Steakhouse |
| 25 Rawberri Superfood | 58 Joe's Pizza | 91 Barton G. Fine Dining |
| 26 Queen Violet | 59 Madeo Italian | 92 Nobu Japanese |
| 27 Shake Shack | 60 Casa Madera Mexican | 93 NORMS |
| 28 Tail O' the Pup | 61 Katana Japanese | 94 KOCHI Japanese |
| 29 The Gardens of Taxco | 62 Doughbriks Pizza | 95 The Coffee Bean |
| 30 WeHo Bistro | 63 Carney's Restaurant | 96 State Social House |
| 31 Pardon My Cheesesteak | 64 The Naughty Pig | 97 Dialog Cafe |
| 32 Niko Niko Sushi | 65 The Den on Sunset | 98 Panini Pizzeria |
| 33 Barney's Beanyery | 66 Pinches Tacos | 99 Rock & Reilly's Irish |

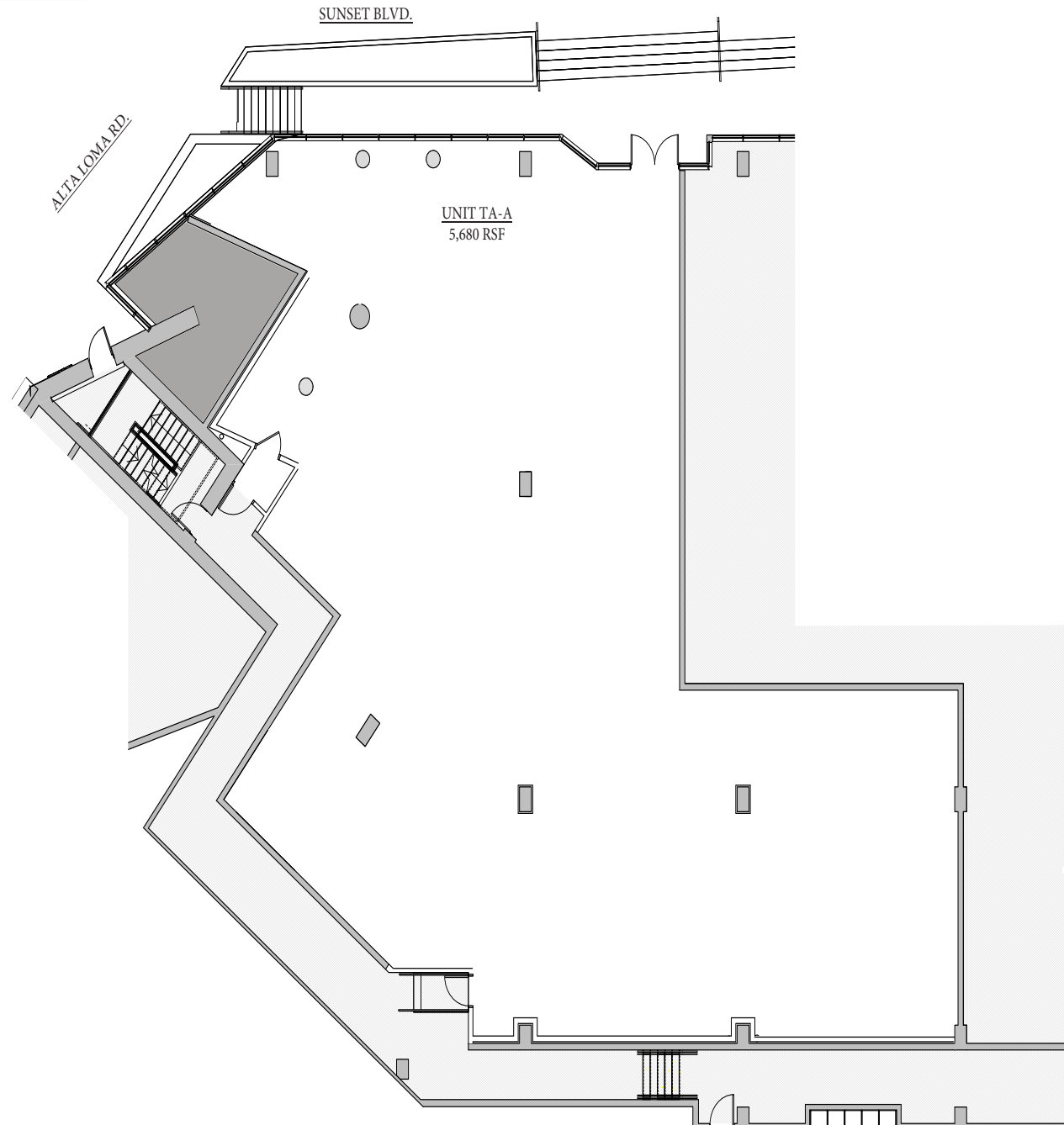
LODGING

- | | | |
|-----------------------|-------------------------|------------------------|
| 1 Chateau Marmont | 8 Mondrian | 15 Petit Ermitage |
| 2 Chamberlain | 9 Pendry West Hollywood | 16 Montrose Hotel |
| 3 Soho House Holloway | 10 Andaz, by Hyatt | 17 The London Hotel |
| 4 Sunset Marquis | 11 Palihotel Melrose | 18 WeHo EDITION |
| 5 AKA | 12 Sunset Tower Hotel | 19 Kimpton La Peer |
| 6 1 Hotel | 13 The Charlie | 20 Le Parc at Melrose |
| 7 Hotel Ziggy | 14 Hotel 850 SVB | 21 Sofitel Los Angeles |

FITNESS

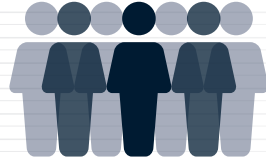
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|-------------------------|-------------------------|--------------------------|
| 1 John Reed Fitness | 6 The Lab Athletic Club | 11 Equinox |
| 2 F45 Training | 7 JRT Fitness | 12 FulHaus Club Gym |
| 3 STARK Fitness | 8 Barry's | 13 Rise Movement |
| 4 Monarch Athletic Club | 9 Crunch Fitness | 14 BURN West Hollywood |
| 5 Mansion Fitness | 10 DOGPOUND Gym | 15 Pvolve West Hollywood |

FLOOR PLAN



WEST HOLLYWOOD

35,572
RESIDENTS



42.1
MEDIAN AGE



64.3%
RENT



26.1%
OWN



23,717
TOTAL
HOUSEHOLDS

\$175k
AVERAGE HOUSEHOLD
INCOME

\$1.43M
MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	35,572	234,086	751,721
2029 Population - Five Year Projection	35,069	234,948	754,629
2020 Population - Census	36,854	236,836	761,439
2010 Population - Census	36,445	228,748	746,783
2020-2024 Annual Population Growth Rate	-0.67%	-0.22%	-0.24%
2024-2029 Annual Population Growth Rate	-0.28%	0.07%	0.08%



HOUSEHOLDS

2024 Households - Current Year Estimate	23,717	129,203	356,902
2029 Households - Five Year Projection	23,919	132,533	366,866
2020 Households - Census	23,600	125,806	347,872
2010 Households - Census	23,323	121,225	334,348
2020-2024 Compound Annual Household Growth Rate	0.09%	0.51%	0.49%
2024-2029 Annual Household Growth Rate	0.17%	0.51%	0.55%
2024 Average Household Size	1.49	1.78	2.02



HOUSING INCOME

2024 Average Household Income	\$174,852	\$168,243	\$152,795
2029 Average Household Income	\$190,120	\$183,533	\$167,380
2024 Median Household Income	\$102,904	\$100,316	\$90,322
2029 Median Household Income	\$113,998	\$110,421	\$101,859
2024 Per Capita Income	\$116,278	\$93,075	\$72,711
2029 Per Capita Income	\$129,333	\$103,755	\$81,544



EDUCATION

	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	32,181	190,144	572,382
HS and Associates Degrees	8,491	52,479	182,089
Bachelor's Degree or Higher	22,700	130,542	339,258



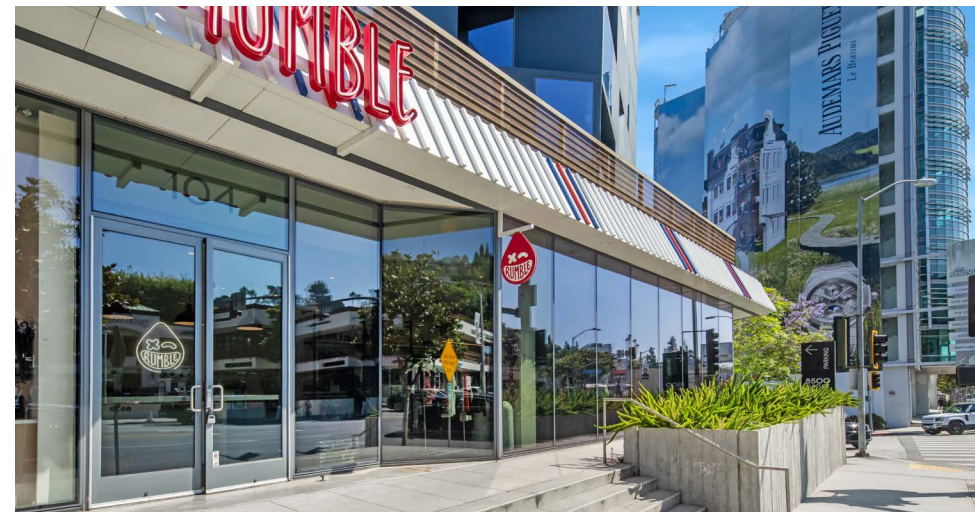
HOUSING UNITS

2024 Housing Units	26,236	142,881	390,299
2024 Vacant Housing Units	2,519	13,678	33,397
2024 Occupied Housing Units	23,717	129,203	356,902
2024 Owner Occupied Housing Units	6,843	32,406	94,690
2024 Renter Occupied Housing Units	16,874	96,797	262,212



PLACE OF WORK

2024 Businesses	4,212	28,275	60,567
2024 Employees	32,952	216,390	538,129



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CBRE

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