

# FOR LEASE

## 8500 SUNSET BLVD

WEST HOLLYWOOD, CA  
90069

### PROMINENT SUNSET BLVD RETAIL / FITNESS

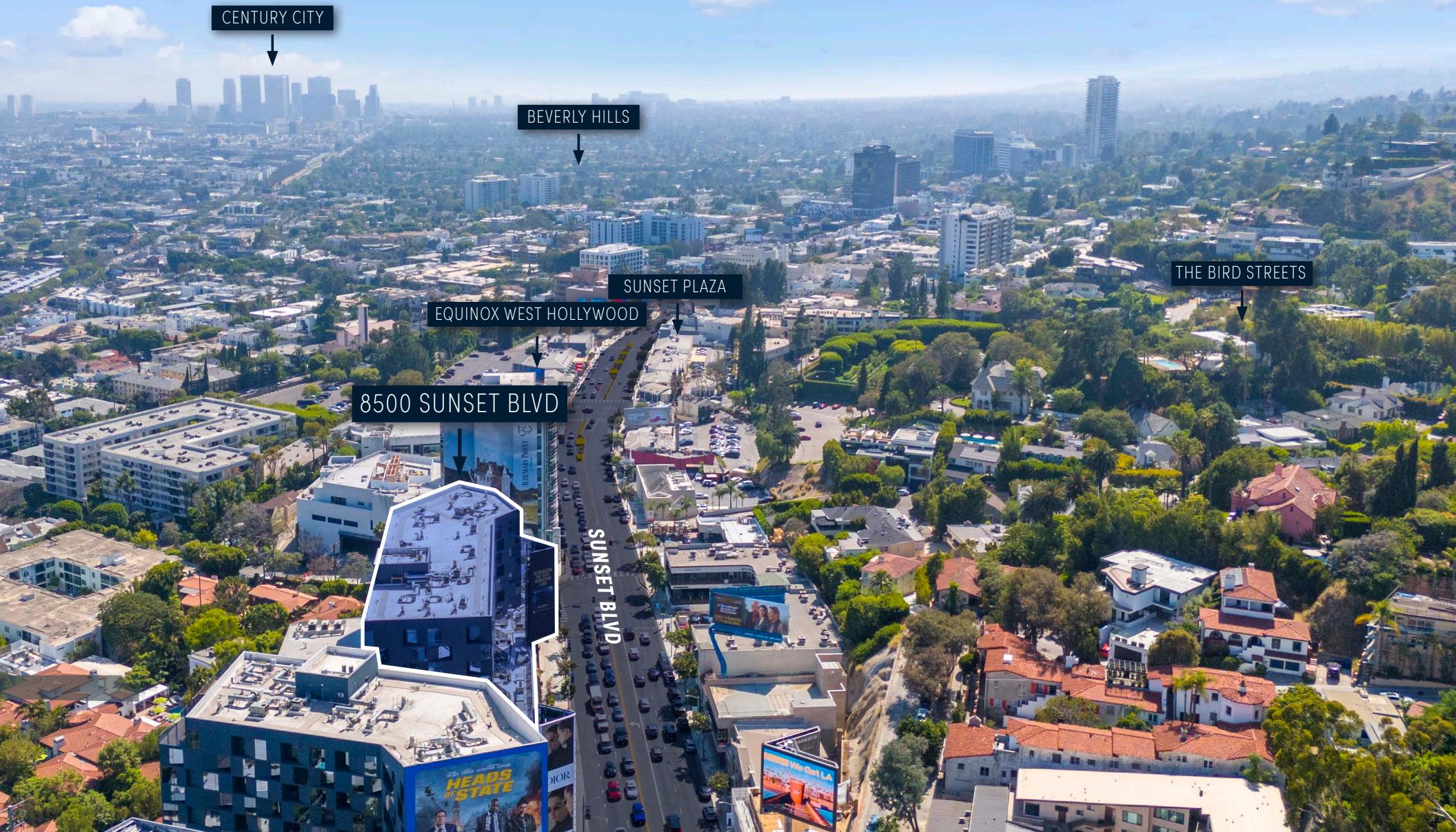


CONTACT US: RYAN GURMAN  
+1 310 650 7545  
[ryan.gurman@cbre.com](mailto:ryan.gurman@cbre.com)  
Lic. 01972081

BRONSON MORGAN  
+1 415 446 8796  
[bronson.morgan@cbre.com](mailto:bronson.morgan@cbre.com)  
Lic. 02194401

**CBRE**

# THE AREA





## 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: ±5680 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...)

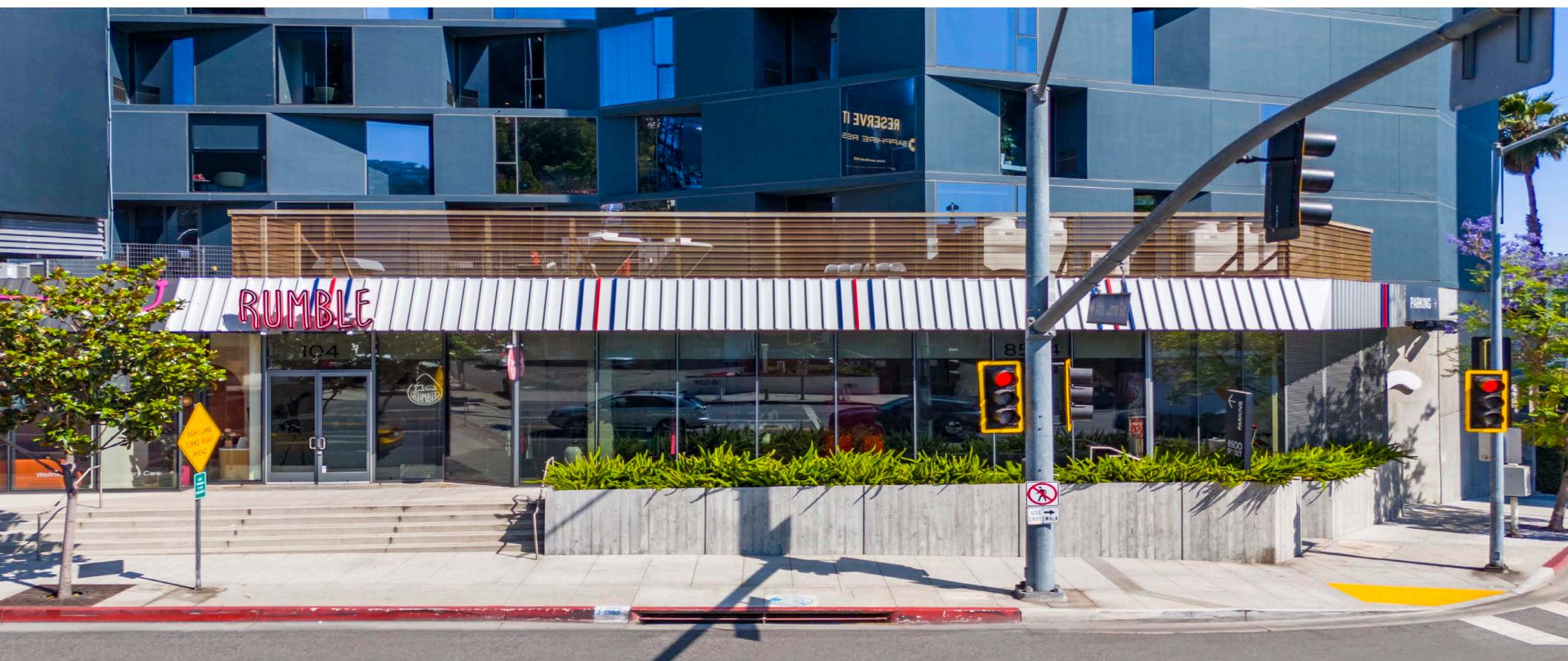


## 176 On-Site Secured Parking Spaces

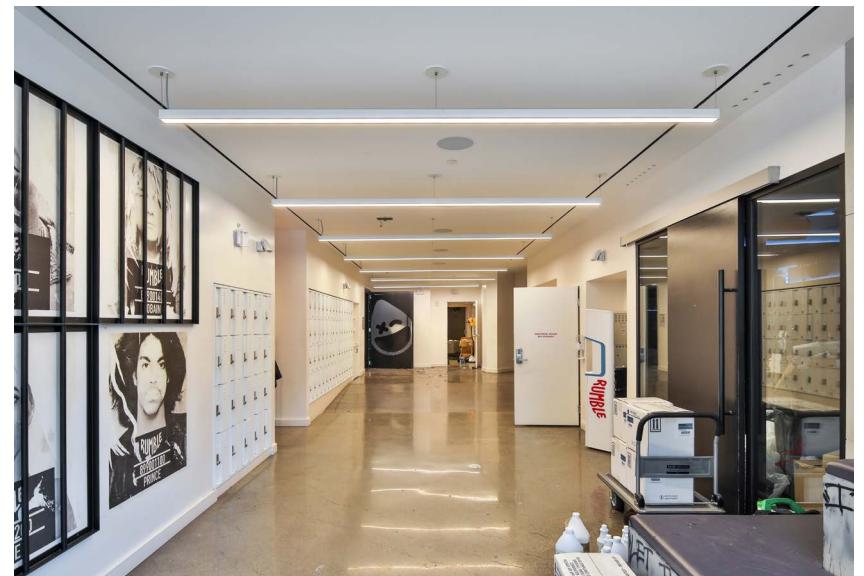
First 15 Min - \$2.99  
Each Additional 15 Min After - \$2.00  
Daily Maximum - \$18.99  
After 6PM Leave by 3AM - \$10.99  
Monthly Rate: Unreserved - \$185.00  
Monthly Rate: Outside Unreserved - \$240.00  
\*Subject to Change



Prominent Sunset Strip Signage



# INTERIOR



# INTERIOR



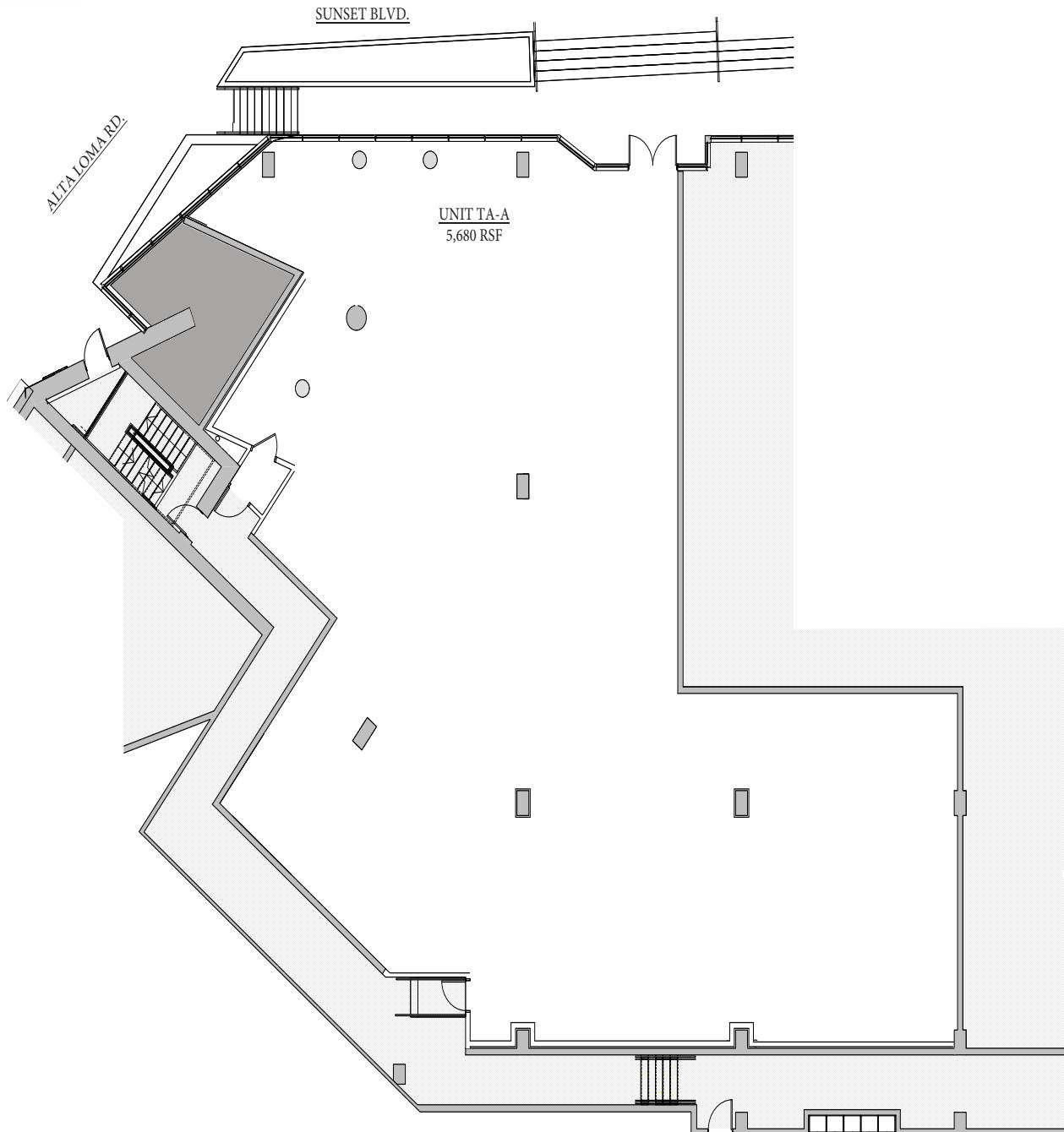
# THE AREA



# LOCAL HAPPENINGS



# FLOOR PLAN



# WEST HOLLYWOOD

35,572  
RESIDENTS



42.1  
MEDIAN AGE



64.3%  
RENT



26.1%  
OWN

70.5%  
COMPLETED 4 YEARS OF COLLEGE OR HIGHER

94.1% EMPLOYED  
86.8% WHITE COLLAR WORKERS

25.0%  
GRADUATE OR PROFESSIONAL DEGREE

| **23,717**  
TOTAL  
HOUSEHOLDS

| **\$175K**  
AVERAGE HOUSEHOLD  
INCOME

| **\$1.43M**  
MEDIAN VALUE OF  
OWNER OCCUPIED  
HOUSING UNITS

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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
<b>HOUSING INCOME</b>			
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

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<b>EDUCATION</b>			
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
<b>HOUSING UNITS</b>			
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
<b>PLACE OF WORK</b>			
2024 Businesses	4,212	28,275	60,567
2024 Employees	32,952	216,390	538,129



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