

FOR

SALE

7517 SANTA MONICA BOULEVARD
WEST HOLLYWOOD 90046



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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to acquire 7517 Santa Monica Boulevard, a parking lot in West Hollywood, between N Gardner and N Curson Avenues. The property is currently used for parking for the adjacent restaurant.

The subject property is a ±4,994 SF piece of land along the north side of Santa Monica in the bustling city of West Hollywood. West Hollywood is one of Los Angeles's most in-demand neighborhoods and this property is centrally located within it. Within a half mile of the subject property is a Whole Foods, Trader Joe's, Smart & Final, Target, and popular restaurants such as The Formosa, Las Perlas, Fatburger, and more.

The subject property has CC1 zoning. According to the city of West Hollywood, "The CC1 zoning district is intended to provide a wide variety of commercial opportunities to serve local community needs, as well as broader market areas." Mixed use properties are encouraged. Due to AB 2097, parking is not required for a mixed-use development, though the maximum height is three stories.

This is an excellent opportunity for an investor to own a piece of land in an premier location with excellent area demographics.



PROPERTY INFORMATION

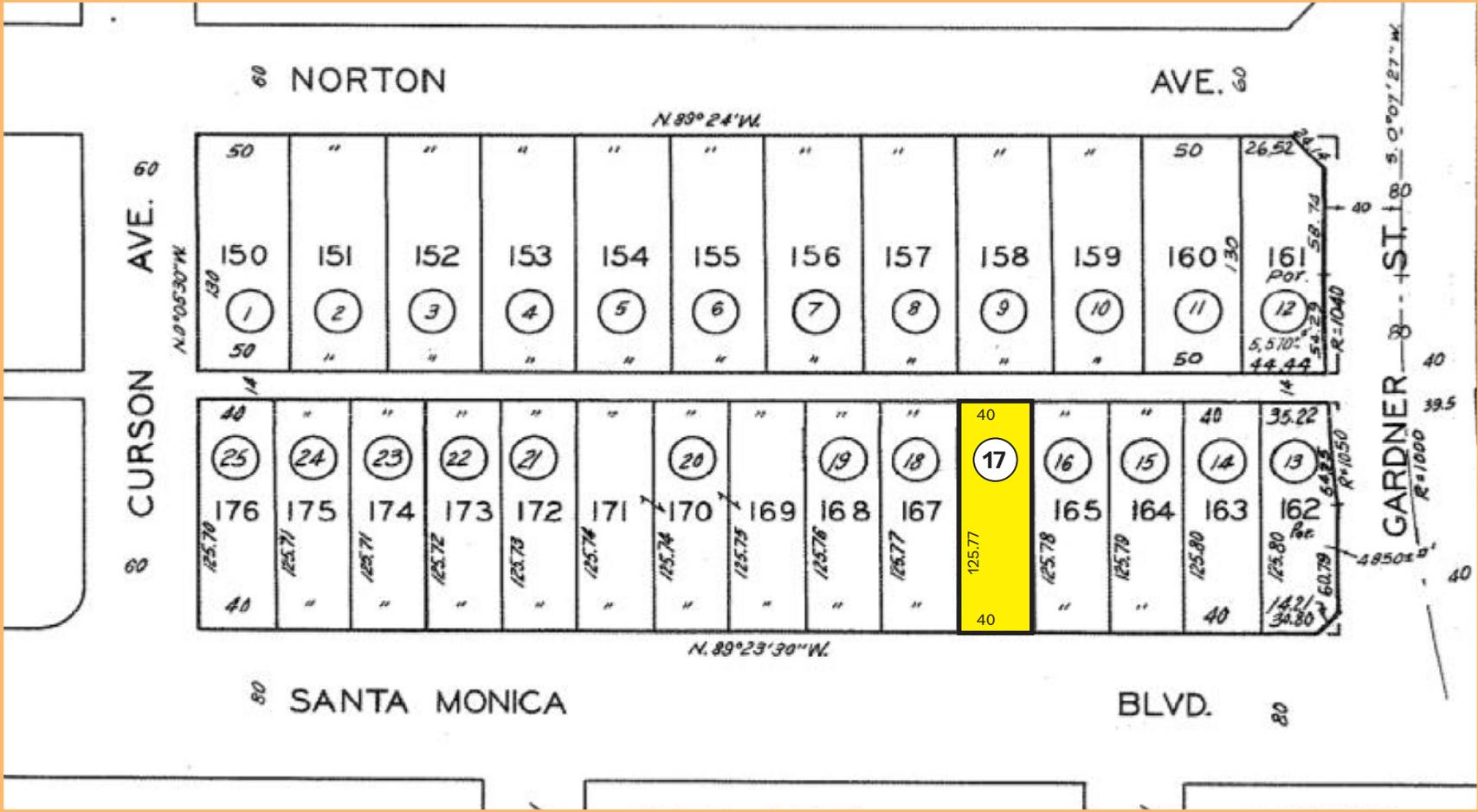


Address	7517 Santa Monica Boulevard Los Angeles, CA 90046
APN	5530-010-017
Lot Size	± 4,994 SF
Zoning	WDC2A* - CC1
Sale Price	\$2,000,000
PSF on Land	\$400/SF
Property Use	Parking Lot
Frontage	40' on Santa Monica Boulevard
Walk Score	93 (Walker's Paradise)
Transit Score	58 (Good Transit)
Parking Spaces	± 15 spaces

SALE PRICE
\$ 2 , 0 0 0 , 0 0 0



PARCEL MAP





AREA SUMMARY

WEST HOLLYWOOD

West Hollywood is a trendy and affluent neighborhood known for its upscale shops and restaurants, as well as a vibrant nightlife scene. The dynamic area sits between Hollywood to the east and Beverly Hills to the west. Santa Monica Boulevard runs through the heart of West Hollywood and connects it to surrounding neighborhoods.

West Hollywood's Sunset Strip is home to iconic nightclubs, bars, and live music venues, as well as exclusive restaurants and hotels where celebrities are known to gather. It has appeared in numerous movies and television shows, enhancing its stature as a Los Angeles icon.

Just south of the Sunset Strip is Melrose Place, the world-famous shopping and dining destination. The small street and surrounding area are jam-packed with luxury boutiques selling clothing, jewelry, furniture, and more. Celebrities and trendsetters can take a break from shopping to dine at one of the many chic cafes or high-end restaurants.

West Hollywood is home to a dense and affluent population. Its residents value proximity to shopping and dining. A number of them reside in the famous Hollywood Hills, to the north of the subject property, where the median home value is \$2 million.



AMENITIES MAP



HOLLYWOOD BOULEVARD

HOLLYWOOD HILLS

HOT YOGA



SUNSET BOULEVARD

FOUNTAIN AVENUE

SUNSET STRIP



LA CIENEGA BOULEVARD



TU MADRE



LAS PERIAS



SANTA MONICA BOULEVARD



TRADER JOE'S



TARGET

HIGHLAND AVENUE

MELROSE PLACE

CROSSROADS
LOS ANGELES

N FAIRFAX AVENUE

URBAN OUTFITTERS



MELROSE AVENUE

WASTELAND



N LA BREA AVENUE

BEVERLY BOULEVARD

DEMOGRAPHICS

1-3-5 mile radius from subject property

POPULATION	1-Mile	3-Mile	5-Mile
2024 Population	58,407	331,794	874,040
Median Age	39	39.7	39.4
HOUSEHOLD	1-Mile	3-Mile	5-Mile
2024 Households	34,298	168,511	393,085
Median Home Value	\$1,043,420	\$1,095,282	\$1,076,263
Average Household Income	\$105,019	\$110,306	\$102,724
BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	4,129	31,725	73,688
Total Number of Employees	27,969	239,606	559,588
Total Consumer Spending	\$990M	\$5.1B	\$11.8B



LOCATION MAP



DISCLAIMER

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