



FOR SALE

**7906-7914 SANTA MONICA BLVD
WEST HOLLYWOOD, CA**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

PROPERTY HIGHLIGHTS

- GREAT USER OPPORTUNITY IN WEST HOLLYWOOD!
- PRIME LOCATION ON SANTA MONICA BLVD @ FAIRFAX AVE
- 75 FT FRONTAGE ON SANTA MONICA BLVD IN THE REAR, VIA ALLEY ACCESS
- 13 CAR PARKING
- POTENTIAL TO OCCUPY MAJORITY OF THE PROPERTY/MOST TENANTS ARE MONTH-TO-MONTH
- MULTI-LEVEL BUILDING WITH DIRECT ACCESS TO PARKING FROM ALL FLOORS

PRICING SUMMARY

ASKING SALE PRICE | **\$6,900,000 (\$383.33 PSF)**



Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer's product weight and product types and use, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer in order for Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to waiver of Buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

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PROPERTY DESCRIPTION

BUILDING AREA	±18,000 SF*
TOTAL LAND AREA	±9,375 SF
ZONING	CC2 (Commercial Community 2) (Buyer to Verify with City)
PARKING	13 Cars (4 Tandem)
SPRINKLERS	No
POWER	TBD (Buyer to Verify)
ELEVATORS	No
YEAR BUILT	1924
OPPORTUNITY ZONE	No
APN	5529-009-029
WALK SCORE	97 - Walker's Paradise
TRANSIT SCORE	58 - Good Transit

SIZES & CEILING CLEARANCES

	Sizes	Clearance	Restroom
1 ST FLOOR:	±6,225 SF	16'	4
2 ND FLOOR:	±5,550 SF	9'	2
BASEMENT	±6,225 SF	7' - 8'	4
TOTAL:	±18,000 SF		

(All sizes are estimated, must be verified by the Buyer)

* County Assessor lists the building as 12,138 SF. Buyer should independently verify with a licensed architect and the City of West Hollywood the permitted square footage.

** Buyer should verify the power supply with licensed electrician.

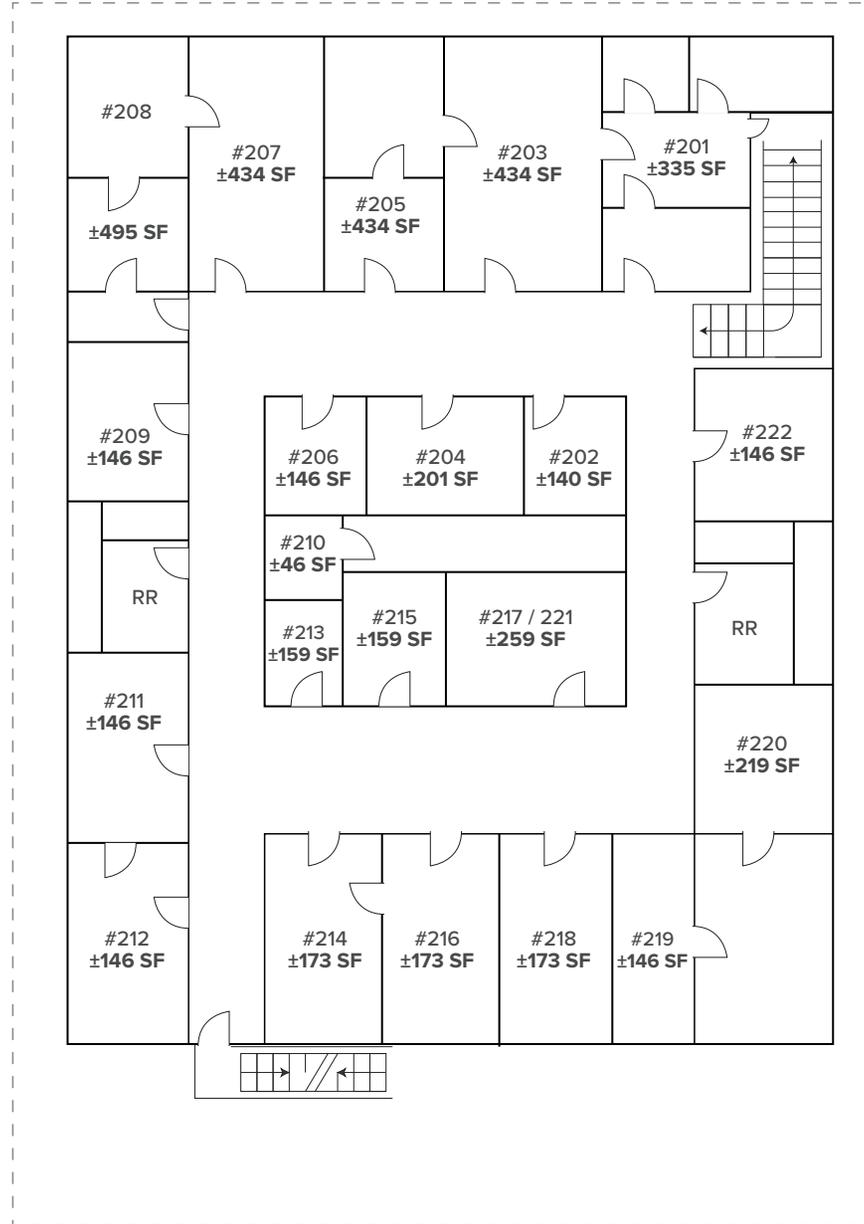
First Floor

SITE PLAN: 1ST FLOOR



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by Buyer.

FLOOR PLAN: 2ND FLOOR



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by Buyer.





1ST FLOOR: VACANT RETAIL UNIT



2ND FLOOR: OFFICE SUITES



BASEMENT UNIT



BASEMENT UNIT



BASEMENT UNIT





5529

9 SHEET

P. A. 5529-31

TRA 9970

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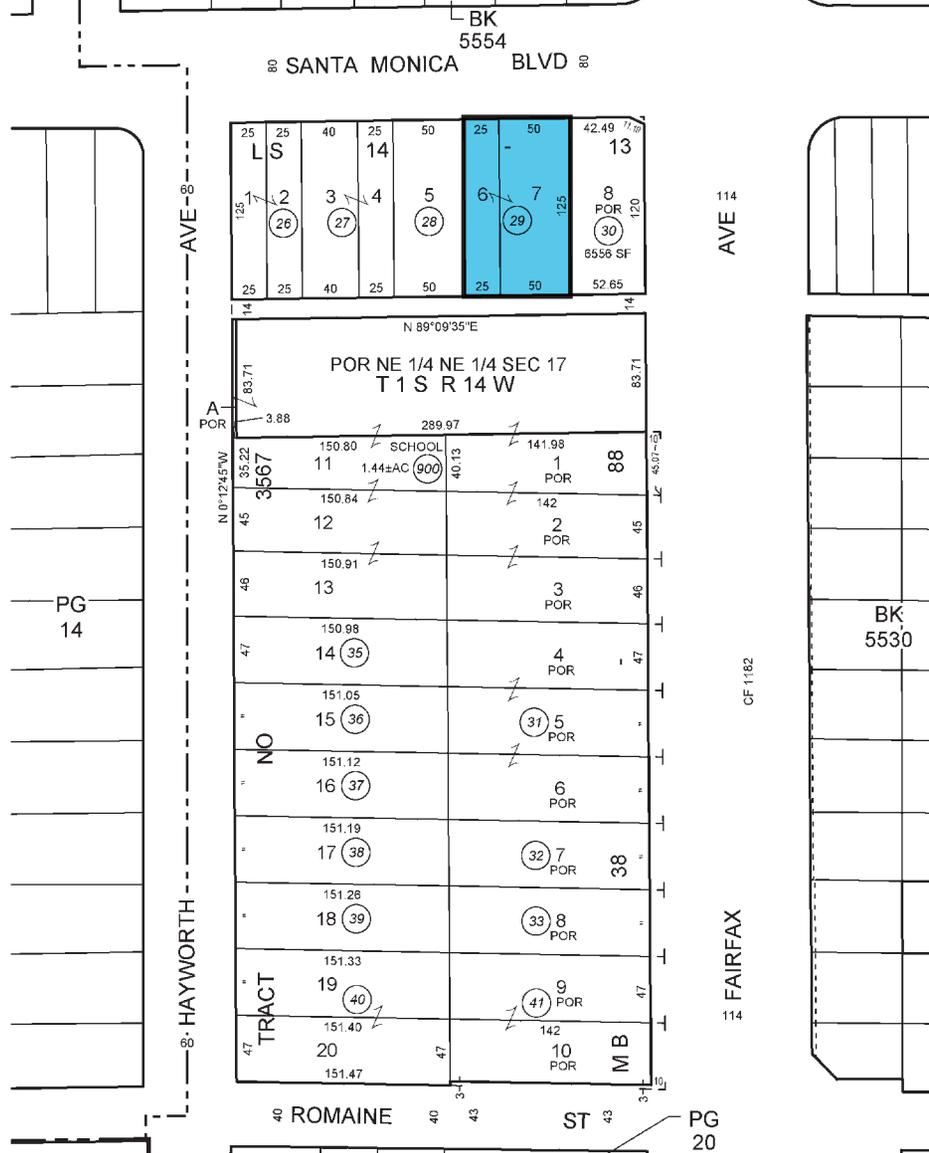
SEARCH NO

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2023



MAPPING AND GIS SERVICES SCALE 1" = 80'



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PARCEL MAP

DEMOGRAPHIC DATA



POPULATION & DENSITY
(5 MILE RADIUS)

Total Population
Approx. **870,904** residents

Area
78.5 Square Miles

Population Density
11,093 residents per square mile



HOUSING
(5 MILE RADIUS)

Total Households
397,283

Family Households
46.7%

Non-Family Households
53.3%



HOUSEHOLD INCOME
(CITY OF WEST HOLLYWOOD)

Median Household Income
\$94,844

Comparison to LA County
The median household income in West Hollywood is about **8.1%** higher than the county-wide median.
(CityFacts+1L.A. Almanac+1)



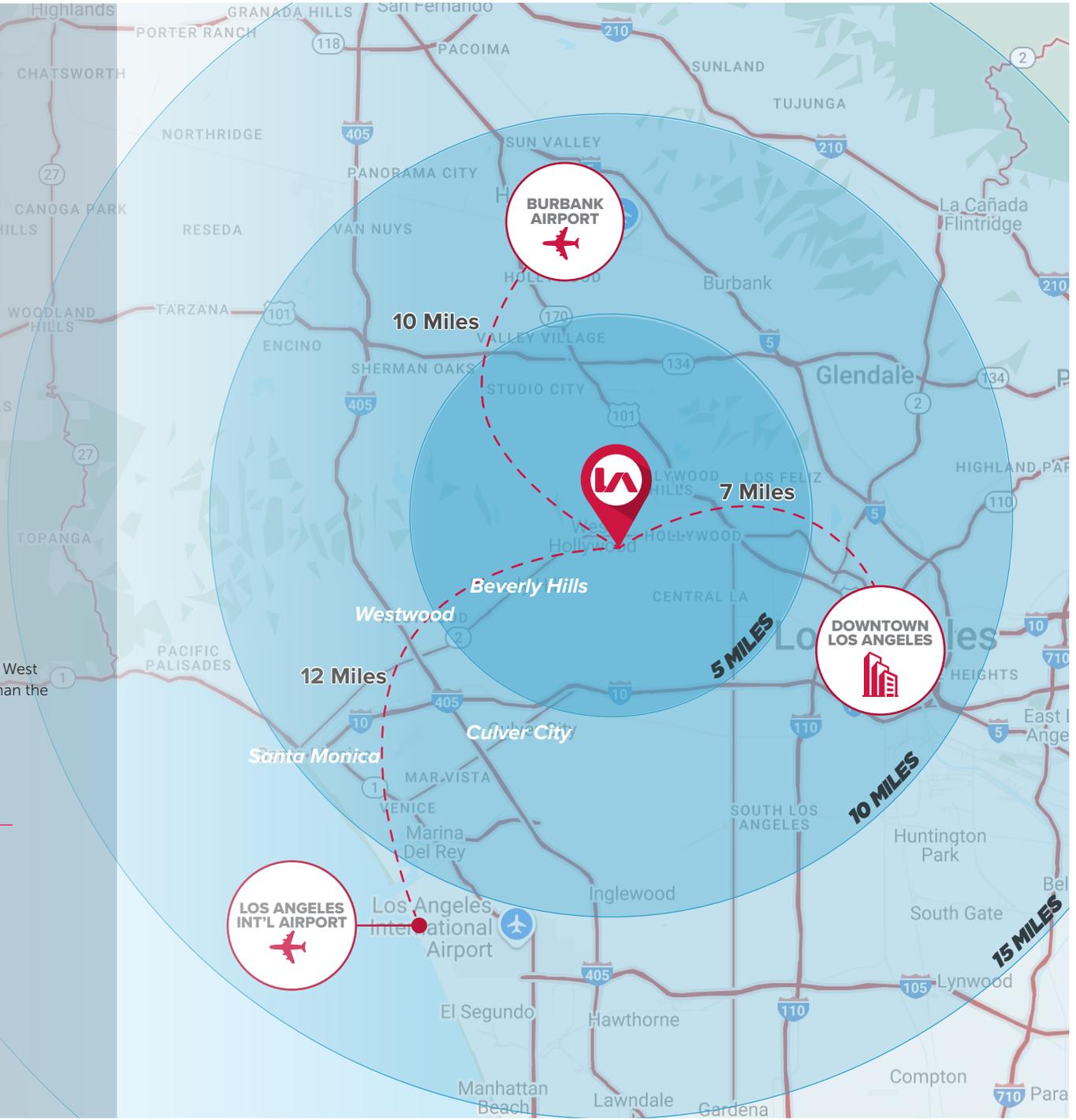
EMPLOYMENT
(CITY OF WEST HOLLYWOOD)

White-Collar Workers
94.2%

Blue-Collar Workers
5.8%

Self-Employed Individuals
16.4%

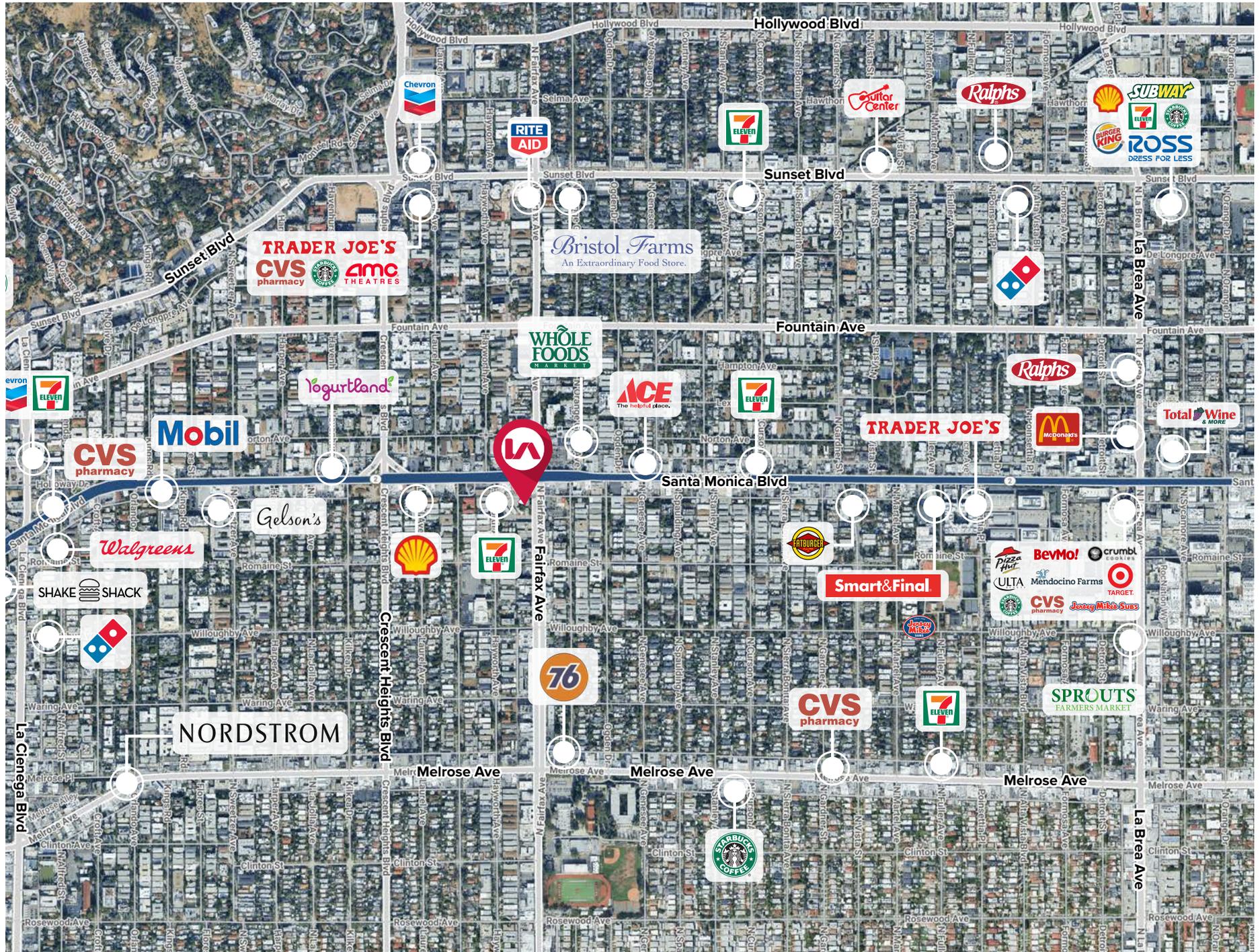
Employment Sectors:
Private Companies: **67%**
Governmental Institutions: **7%**
Non-Profit Organizations: **9.6%**
(point2homes.com)



METRO TRANSPORTATION MAP



RETAILER MAP



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FOR MORE INFORMATION PLEASE CONTACT:

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