

New Hollywood Mixed-Use Development

Restaurant/Fitness/Retail Space for Lease

KWP
REAL ESTATE

7520 & 7566 W. Sunset Blvd., Los Angeles, CA 90046



 **rae**
ON SUNSET

Available

Size (SF):	±1,056 - ±7,841
Rent (PSF/Mo., NNN):	\$4.50 - \$5.50
NNN (PSF/Mo.):	\$1.00
Available:	Immediately

Features

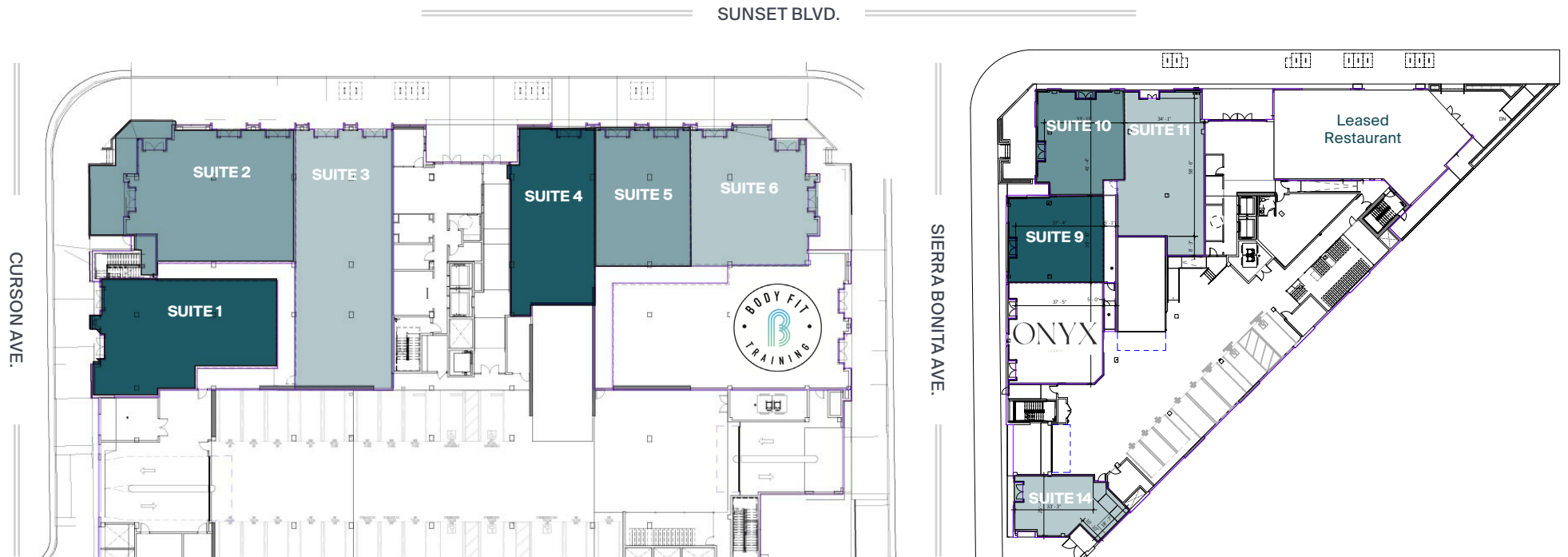
- ▶ New property centrally located near West Hollywood and Beverly Hills
- ▶ Retail at 7520 & 7566 Sunset sits below 200 luxury apartments
- ▶ Over ±28,000 SF of total retail space
- ▶ ±160 commercial parking spaces spread between 7520 & 7566 Sunset
- ▶ Minutes from Hollywood Walk of Fame and Sunset Strip
- ▶ Strong surrounding demographics with average HHI within two miles of \$144,413
- ▶ ±54,506 cars per day at Sunset and Gardner



Ground Floor

±1,056 - ±7,841 of retail available

Site Plan Not To Scale



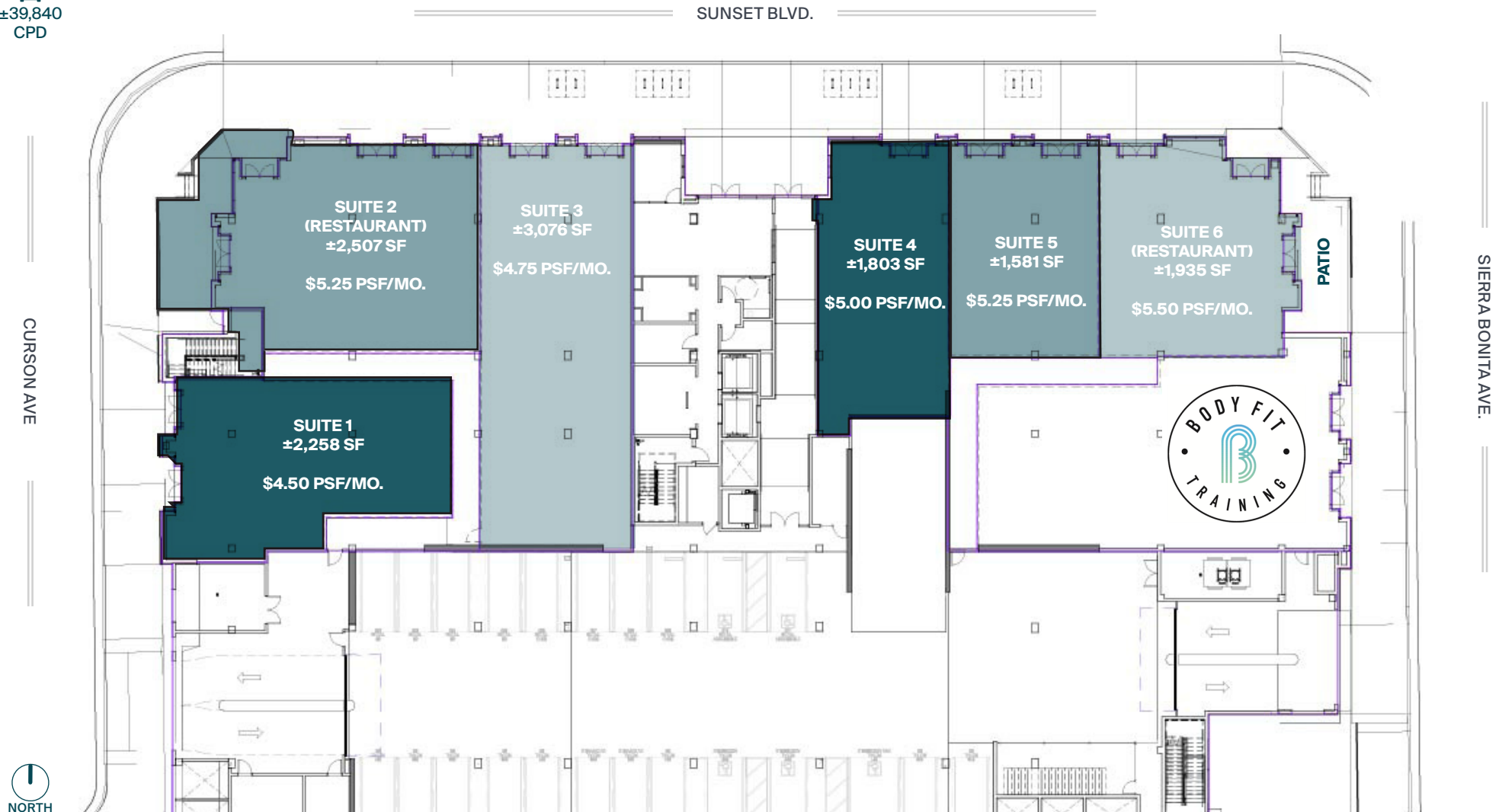
NORTH

7566 W. Sunset Blvd.

Over ±39,840 CPD at Sunset Blvd. and Curson Avenue

All rents are PSF/Mo., NNN

±39,840
CPD



All rents are PSF/Mo., NNN



Looking West

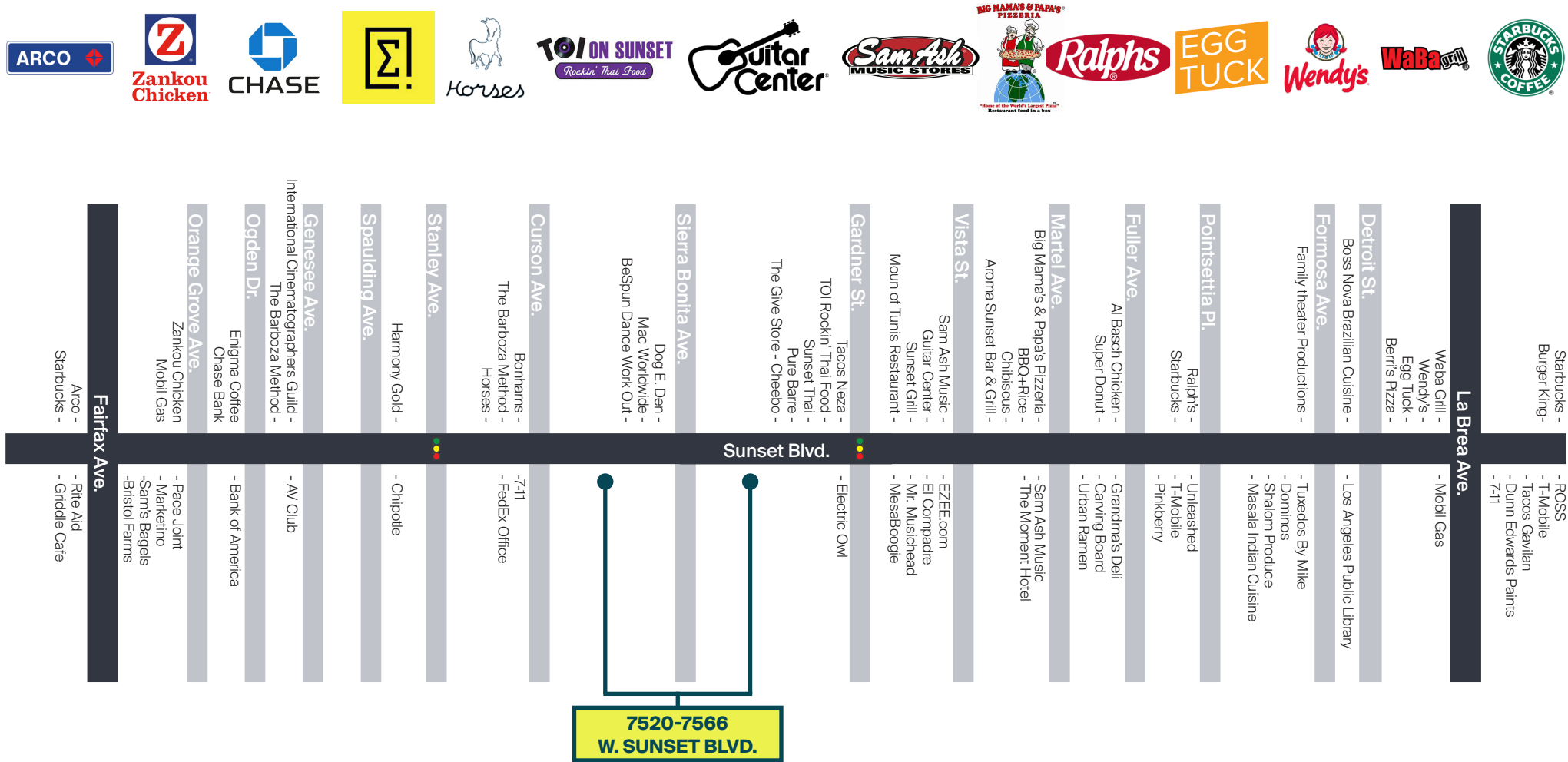


Looking East



Street Scope

Close proximity to major credit tenants and local favorites



Hollywood Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	18,229	54,126	153,263
2030 Projected Population	17,277	51,723	148,872
2020 Census Population	17,454	49,880	139,925
2010 Census Population	16,778	47,202	133,759
Projected Annual Growth 2025 to 2030	-1.0%	-0.9%	-0.6%
Historical Annual Growth 2010 to 2025	0.6%	1.0%	1.0%
2025 Median Age	38.3	38.1	38.6
HOUSEHOLDS			
2025 Estimated Households	10,797	31,614	84,521
2030 Projected Households	10,602	31,299	85,258
2020 Census Households	11,050	30,953	80,634
2010 Census Households	10,220	28,631	75,116
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.7%	0.8%
RACE & ETHNICITY			
2025 Estimated White	65.1%	63.2%	61.3%
2025 Estimated Black or African American	7.2%	6.9%	6.8%
2025 Estimated Asian or Pacific Islander	9.8%	10.2%	10.6%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2025 Estimated Other Races	17.5%	19.2%	20.6%
2025 Estimated Hispanic	21.3%	23.5%	25.0%
INCOME			
2025 Estimated Average Household Income	\$137,099	\$142,142	\$153,266
2025 Estimated Median Household Income	\$91,113	\$91,339	\$99,548
2025 Estimated Per Capita Income	\$81,361	\$83,281	\$84,865
EDUCATION			
2025 Estimated High School Graduate	10.2%	10.2%	11.3%
2025 Estimated Some College	15.8%	16.1%	15.6%
2025 Estimated Associates Degree Only	7.0%	7.8%	6.0%
2025 Estimated Bachelors Degree Only	42.9%	41.3%	40.0%
2025 Estimated Graduate Degree	19.0%	18.6%	20.5%
BUSINESS			
2025 Estimated Total Businesses	946	4,115	13,653
2025 Estimated Total Employees	4,012	26,768	92,245
2025 Estimated Employee Population per Business	4.2	6.5	6.8
2025 Estimated Residential Population per Business	19.3	13.2	11.2

Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Jaysen Chiaramonte

Jaysen.Chiaramonte@kwprealestate.com
310-887-3492
DRE #02145586

Monica Su

Monica.Su@kwprealestate.com
310-887-3570
DRE #02238341

KWPREALSTATE.COM