

The Shoppes at Sunset

RETAIL / RESTAURANT / FITNESS



**7611-7623
W SUNSET BLVD**
Los Angeles, CA 90046

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CBRE

This is **Sunset.**

FAIRFAX AVE

*The Shoppes at
Sunset*

STANLEY AVE

± 50,000 CPD

Property Highlights

AVAILABLE



Retail (7611 W. Sunset)



SIZE

±3,800 SF

PRICE

Upon Request



PRIVATE ON-SITE
PARKING PLUS ABUNDANT
STREET PARKING



OVER 50,000 CARS
PER DAY



RARE SUNSET STRIP
PYLON SIGNAGE



IN THE HEART OF THE
FAMOUS SUNSET STRIP



NEXT DOOR TO LA'S
#1 NEW RESTAURANT,
HORSES

“

Envision a Classic Hollywood Scene

and it's almost certain that sunshine and cruising along
in a convertible are involved. And there's no spot more
legendary to cruise than Sunset Boulevard.

”
- CNN



Interior



Retail / Fitness (7615 W. Sunset)



SIZE

±1,832 SF (±1,467 SF plus ±365 SF Mezzanine)

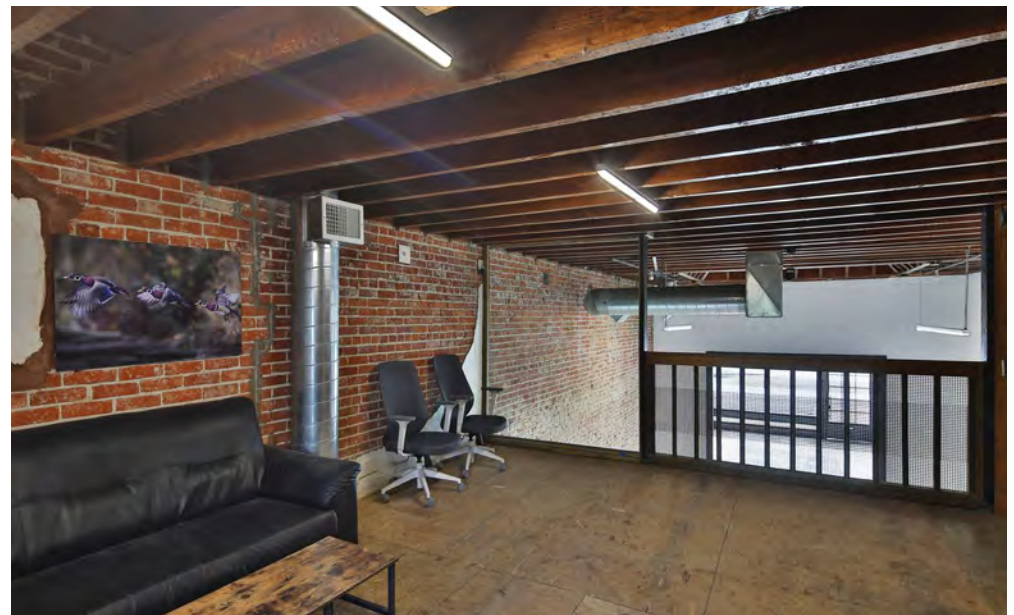
ASKING RENT

Upon Request

**Restaurant/Bar is a potentially acceptable use



Interior



Retail / Future Cafe (7611 W. Sunset)



SIZE

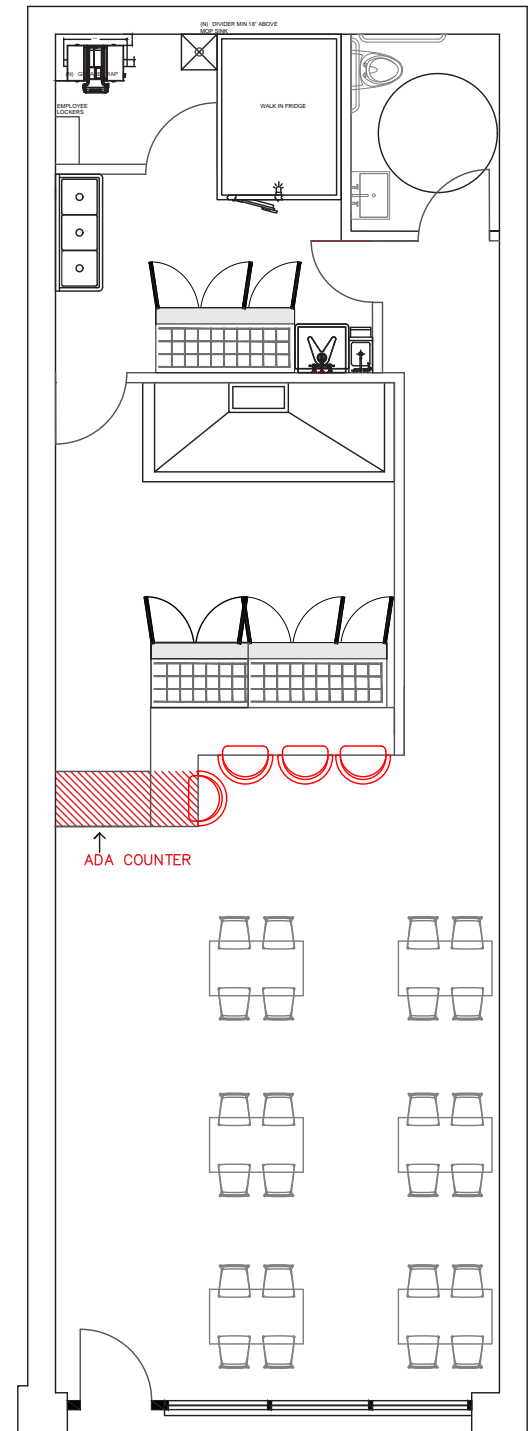
±1,200 SF

ASKING RATE

Upon Request

DELIVERY

Immediate (Entitled for Food Use)



Prospective floor plan, subject to change

Food Use Renderings



Current Interior



Demographics (within 1 mile)



POPULATION

51,230 People (21,782 Millennials)



EDUCATION

46% hold a University Bachelor's Degree



RESIDENCES

31,037



AVERAGE INCOME

\$94,774



EMPLOYEES

27,323

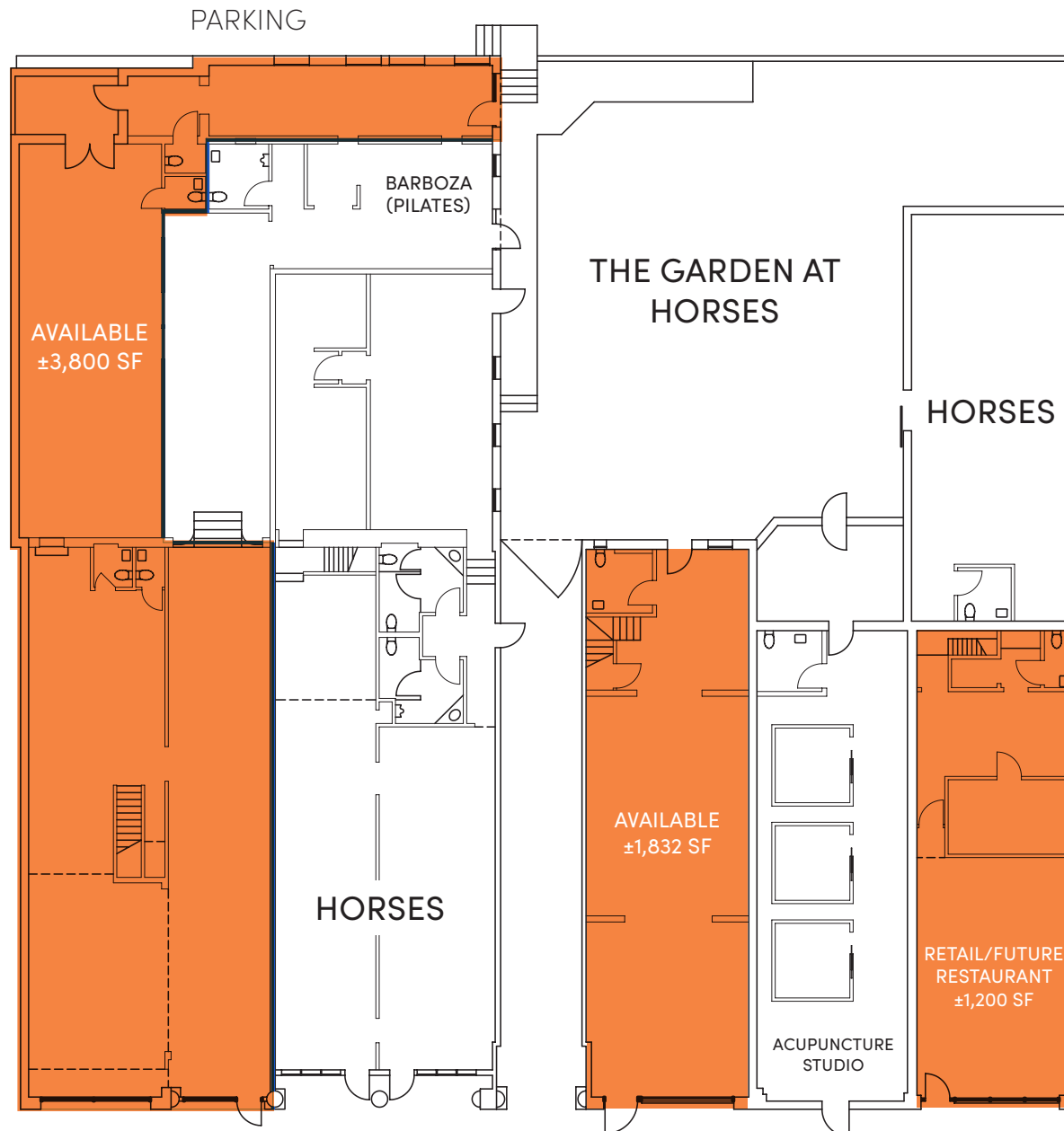


DAYTIME POPULATION

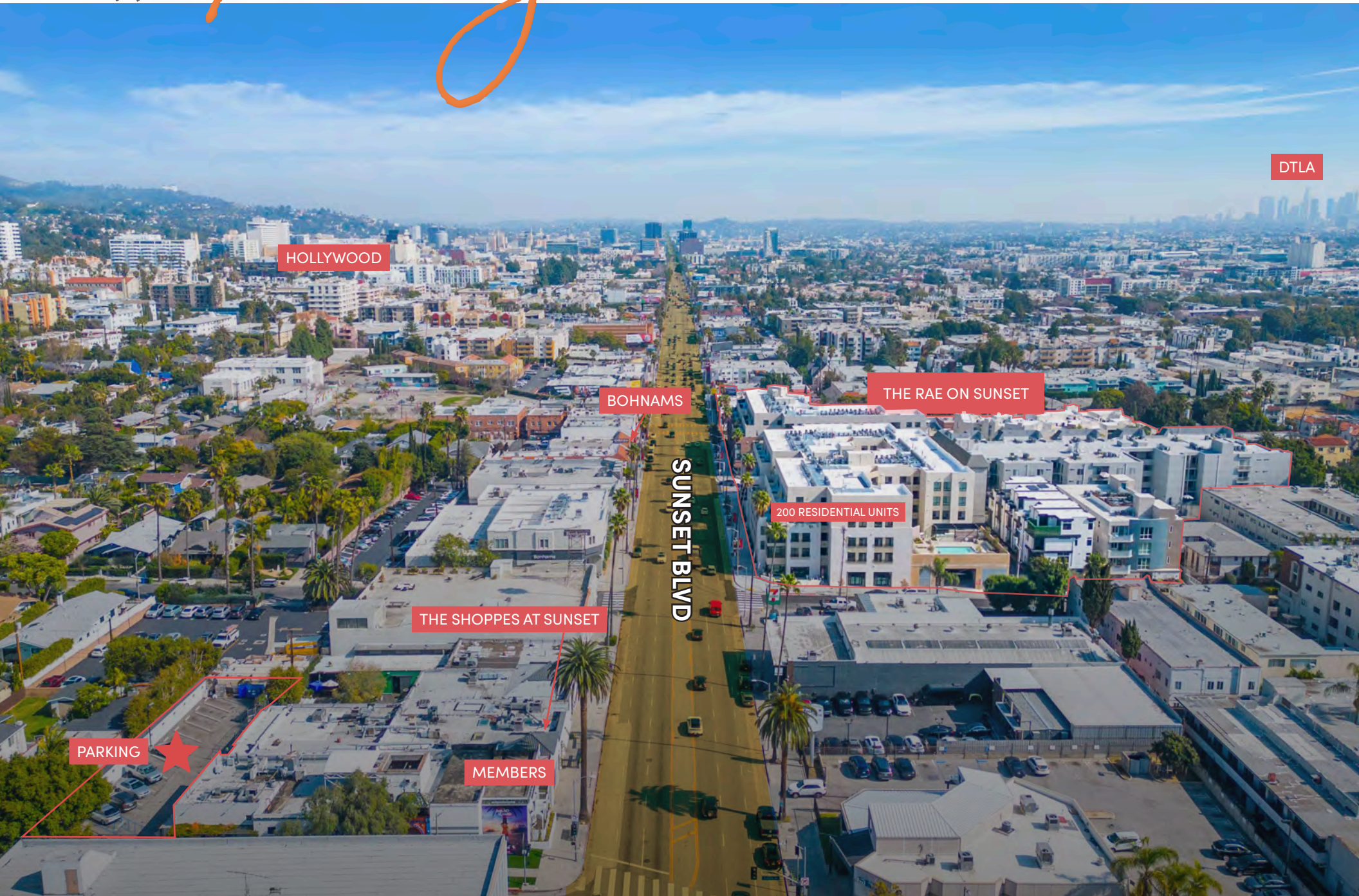
49,294



Floor Plan



The Horizon.



DTLA

HOLLYWOOD

BOHNAMS

THE RAE ON SUNSET

200 RESIDENTIAL UNITS

SUNSET BLVD

THE SHOPPES AT SUNSET

PARKING

MEMBERS



WEST HOLLYWOOD

THE BIRD STREETS

SUNSET BLVD

MEMBERS

BOHNAMS

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2019 Current Year Estimate	51,230	283,832	855,558
2024 Five Year Projection	52,947	295,741	882,538
2019-2024 Annual Growth Rate	0.66%	0.83%	0.62%



HOUSEHOLDS

2019 Current Year Estimate	31,037	145,254	375,675
2024 Five Year Projection	31,929	150,716	386,520
2019-2024 Annual Growth Rate	0.57%	0.74%	0.57%
2019 Average Size	1.63	1.92	2.25



HOUSEHOLD INCOME

2019 Average	\$94,774	\$113,399	\$101,440
2024 Average	\$116,688	\$133,370	\$118,987
2019 Median	\$59,892	\$69,169	\$60,754
2024 Median	\$76,701	\$84,495	\$73,769
2019 Per Capita Income	\$57,123	\$58,159	\$44,627
2024 Per Capita Income	\$69,985	\$68,092	\$52,189



HOUSING UNITS

	1 MILE	3 MILES	5 MILES
2019 Housing Units	33,189	157,300	407,473
2019 Vacant	2,152	12,046	31,798
2019 Occupied	31,038	145,254	375,675
2019 Owner Occupied	4,394	34,481	90,667
2019 Renter Occupied	26,644	110,773	285,008
2024 Per Capita Income	\$69,985	\$68,092	\$52,189



EDUCATION

2019 Population 25 and Over	44,096	226,595	638,378
HS and Associates Degrees	14,596	74,838	238,200
Bachelor's Degree or Higher	28,212	135,407	313,461



PLACE OF WORK

2019 Businesses	3,953	26,141	63,070
2019 Employees	27,323	204,785	489,403



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