

1114 N Crescent Heights Blvd.

WEST HOLLYWOOD, CA 90046

AVAILABLE FOR LEASE

Artist Rendering



OFFERING MEMORANDUM



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West Hollywood Overview

About the City

West Hollywood sits at the cultural and geographical core of the Los Angeles area, surrounded by a wealth of must-see attractions in every direction. For an authentic Southern California experience, staying in walkable West Hollywood places you right in the heart of one of L.A.'s most exciting neighborhoods.

You'll find plenty to do, from exploring trendy dining spots and vibrant art scenes to enjoying lively nightlife and unique shopping opportunities. Relax by a chic rooftop pool at some of L.A.'s most upscale hotels, immerse yourself in the legendary atmosphere of the Sunset Strip, and experience the energy of the city's most dynamic LGBTQ neighborhood.

Area Highlights

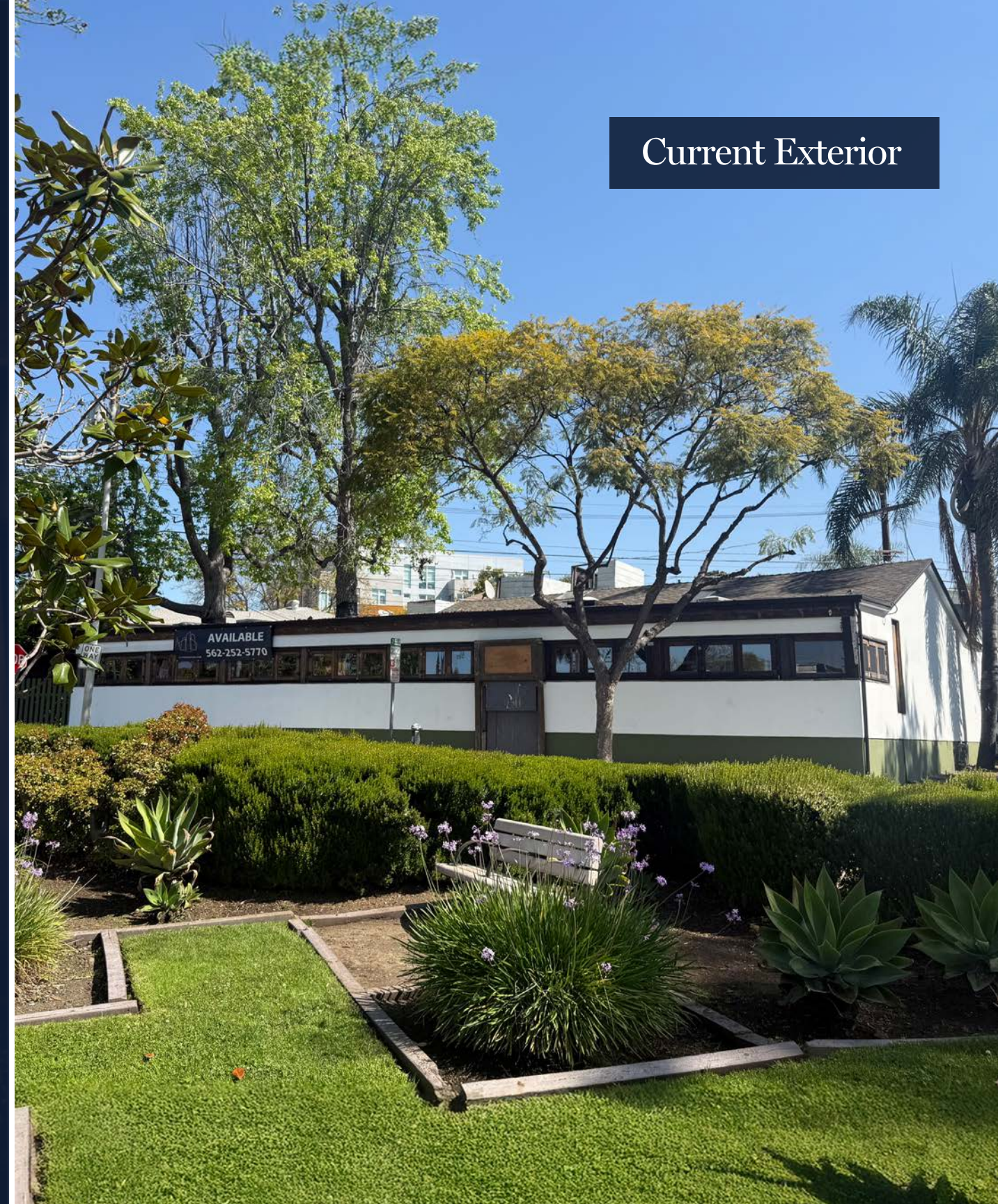


CityStreet Commercial is pleased to present 1114 N Crescent Heights Blvd in the Prime submarket of West Hollywood. The property is located in line with some of the areas hottest restaurants and cafes including Delilah, Employee's Only, Ysabel, Laurel Hardware, Connie & Ted's, Barney's Beanery and much more.

Deal Points

- + Interior will Require a Full Build-Out
- + Appx 2,350 SF + 1,100 SF 1bd/1 bath unit
- + 3,000 SF Private Parking lot
- + Lease Rate: \$20,000 + NNN
- + Lease Term: 10 Years
- + Pre-Approved for a Patio Deck
- + CUP Allows for Type-47 Liquor License
- + Excellent exposure to nearly 47,000 average daily vehicles at a signalized intersection
- + Permitted Hours of Operation: 7 am to 2 am, 7 days a week

Current Exterior



Proposed Renderings



Floor Plan



West Hollywood Demographics


Total Population

1 Mile

38,073

3 Miles

247,689

5 Miles

791,900


Median Age

41.0

39.7

37.4


Total Spending on
Restaurants

\$294.78 M

\$1.81 B

\$4.29 B


Average Household
Income

\$129,127

\$128,465

\$113,724



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