



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

JUST LEASED
SUITE 7533 | $\pm 2,260$ SF

AVAILABLE
SUITE 7525 - 7527
 $\pm 750 - 1,600$ SF

AVAILABLE
SUITE 7515 | $\pm 1,080$ SF

SECOND GEN RESTAURANT/RETAIL SPACES AVAILABLE

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



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RETAIL SPACES
LOS ANGELES, CA

7525 W SUNSET BLVD

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



APPROX. 850 SF

RESTAURANT SPACE AVAILABLE

- ✓ Former coffee shop
- ✓ Cold kitchen space
- ✓ Can be combined with adjacent suite to $\pm 1,600$ SF



RETAIL SPACES
LOS ANGELES, CA

7527 W SUNSET BLVD

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



APPROX. 750 SF

RETAIL SPACE AVAILABLE

- ✓ Small retail space available
- ✓ Large skylight with beautiful natural light
- ✓ Restroom within the unit
- ✓ Utility sink in back room
- ✓ Can be combined with adjacent suite to $\pm 1,600$ SF



RETAIL SPACES
LOS ANGELES, CA

7515 W SUNSET BLVD

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



APPROX. 1,080 SF
RESTAURANT SPACE AVAILABLE

- ✓ Cold kitchen
- ✓ 1 tandem parking space



RETAIL SPACES
LOS ANGELES, CA

EXTERIOR PHOTOS

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



CITY HIGHLIGHTS

7507-7533 W Sunset Blvd., Los Angeles, CA 90046

- ✓ Prime Sunset Blvd location
- ✓ Near Sunset Strip and West Hollywood
- ✓ Strong demographics and high vehicle traffic counts
- ✓ Many new mixed use developments in the area
- ✓ Walking distance to nightlife, entertainment, restaurants, art galleries and shopping

DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
52,109	291,176	840,078



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$98,676	\$112,274	\$103,890



DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
46,731	253,622	715,905



TRAFFIC COUNT

± 47,613 CPD ON SUNSET BLVD





AERIAL MAP



COMMERCIAL
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.