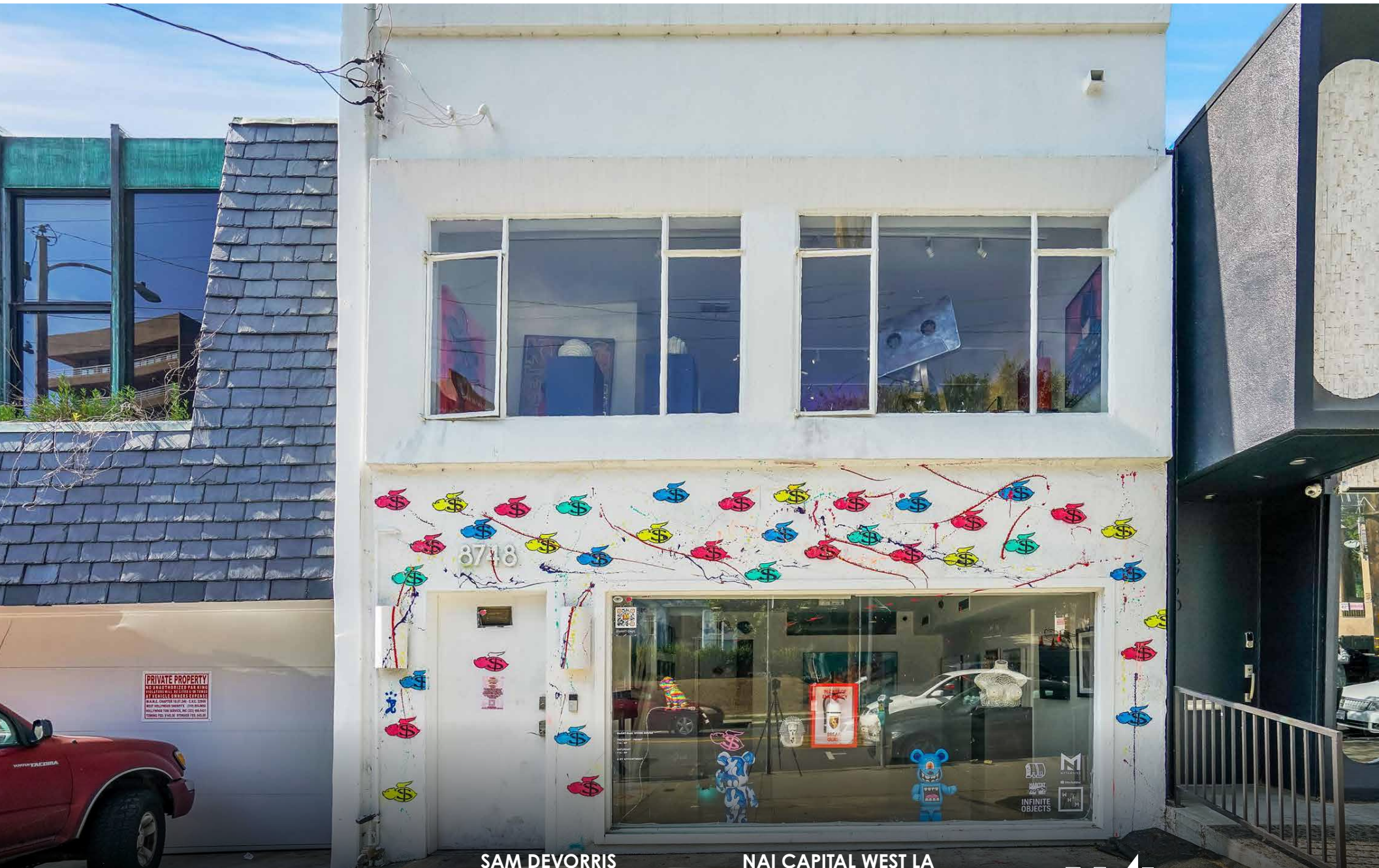


**FOR SALE | \$2,850,000**  
8748 HOLLOWAY DR, WEST HOLLYWOOD, CA 90069

**WEST HOLLYWOOD**  
CREATIVE OFFICE / LIVE / WORK



**EXCLUSIVELY LISTED BY:**

**SAM DEVORRIS**  
Senior Vice President  
sam.devorris@naicapital.com  
Cal DRE Lic # 02084651

**NAI CAPITAL WEST LA**  
11150 Santa Monica Blvd.,  
Suite 1550,  
Los Angeles, CA 90025

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# EXECUTIVE SUMMARY

*NAI Capital is pleased to present 8748 Holloway - an investment, owner-user or live-work stand-alone building on Holloway east of Sunset Boulevard.*

*A mid-century modern building with 2,280 square feet of thoughtfully designed space on three levels. Located in the heart of West Hollywood, it's surrounded by dining, shopping, and entertainment options.*

**PROPERTY ADDRESS:**

8748 Holloway Drive,  
West Hollywood, CA 90069

**ASSESSOR'S PARCEL #:**

4339-009-035

**BUILDING AREA:**

2,280

**LAND AREA:**

958

**CONSTRUCTION:**

Concrete Foundation /  
Stucco Exterior

**ZONING:**

SSP/CN (Combination Zone -  
Sunset Specific Plan)

**YEAR BUILT:**

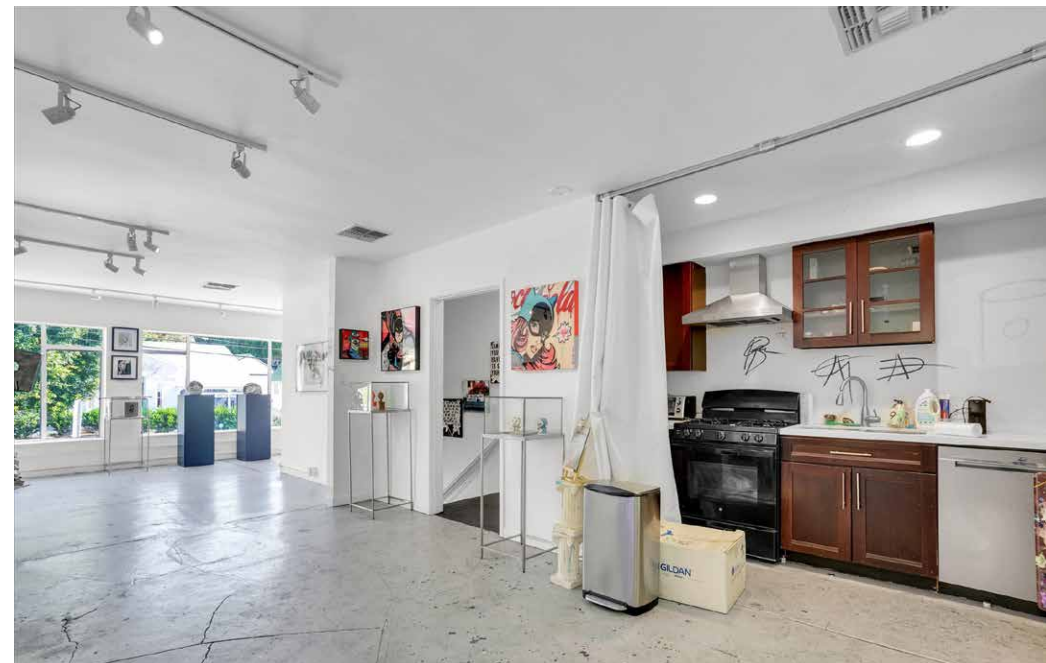
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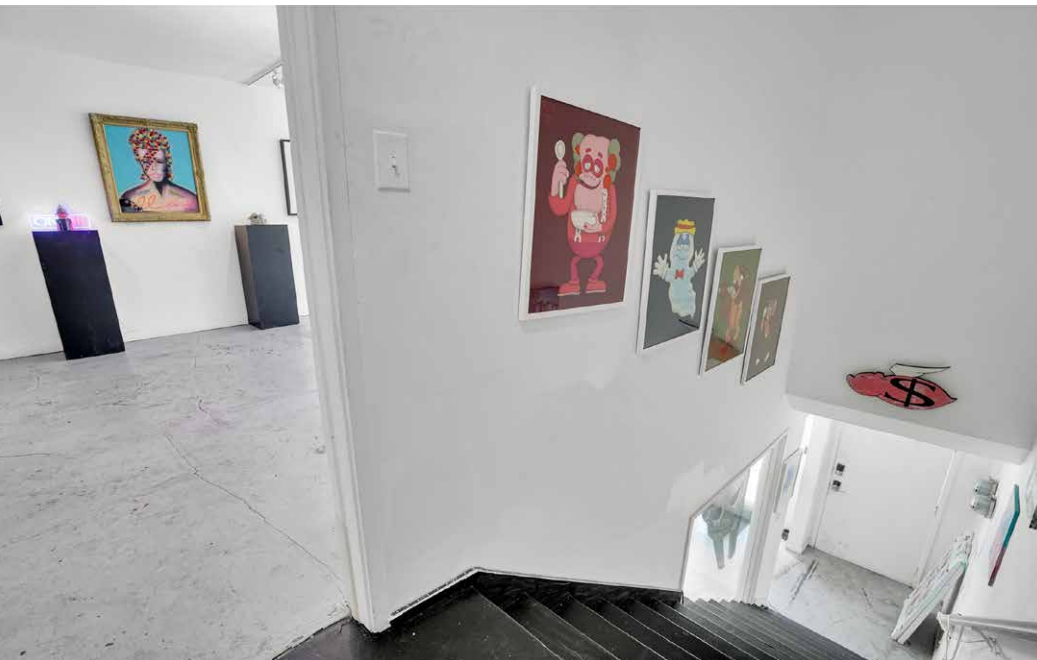
**STORIES:**

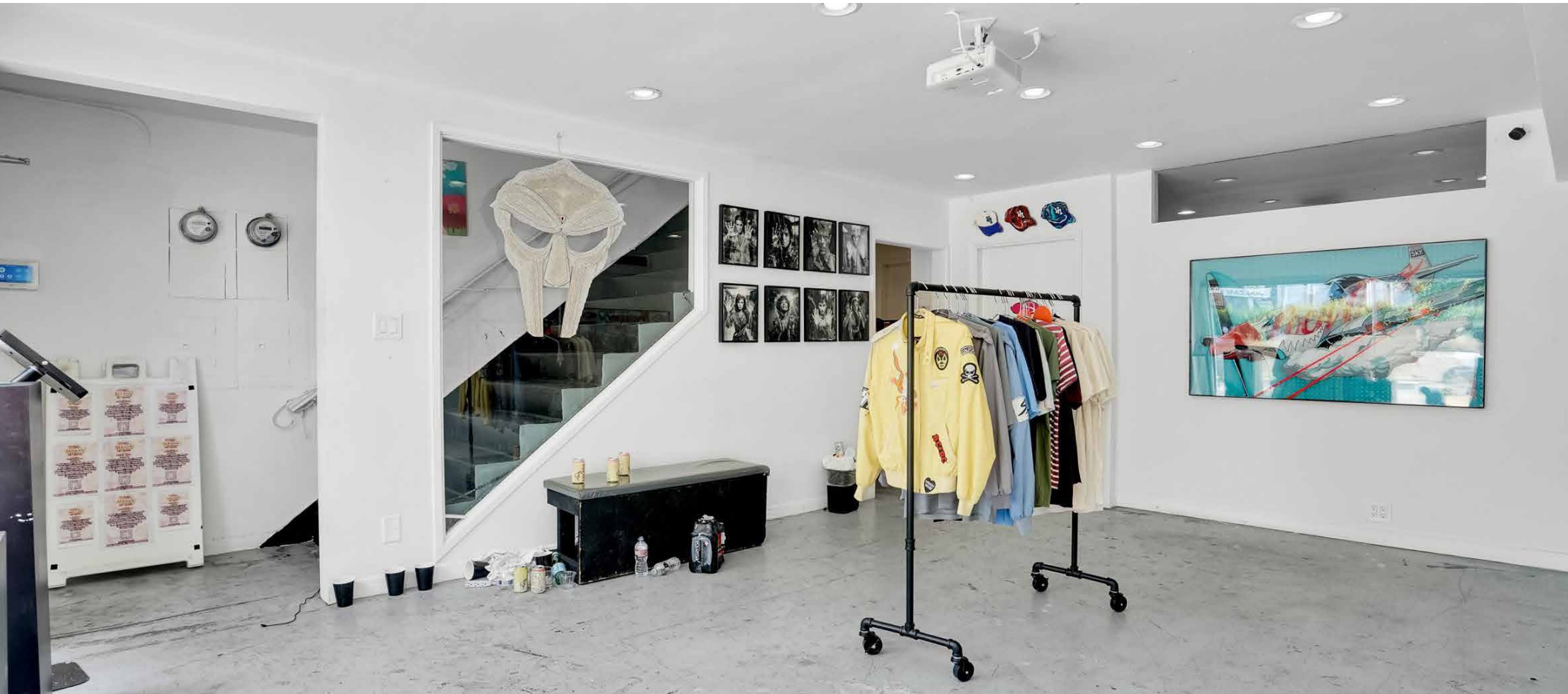
3

**PARKING:**

1 Space | Additional parking permits  
available through City of West  
Hollywood (Buyer to verify)



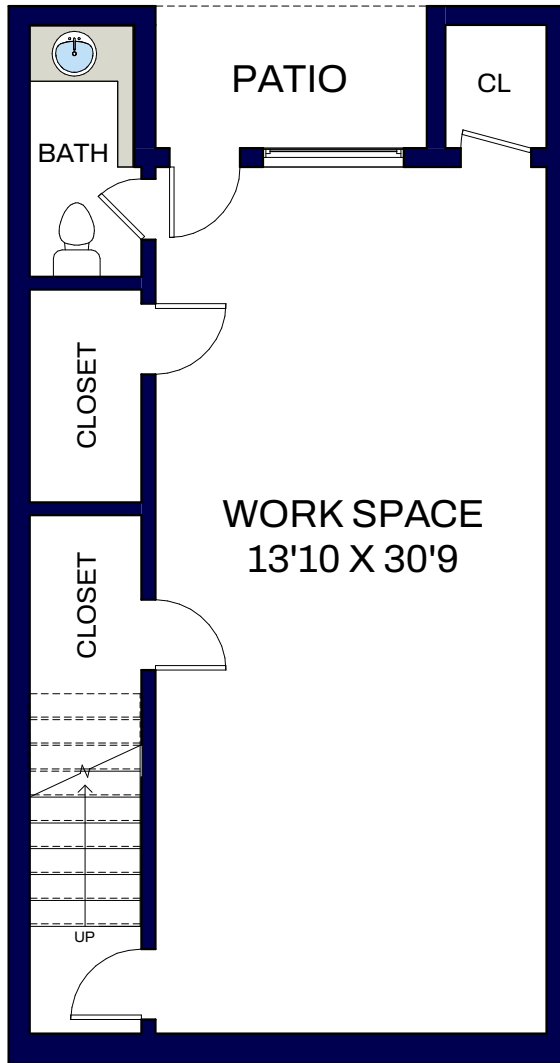




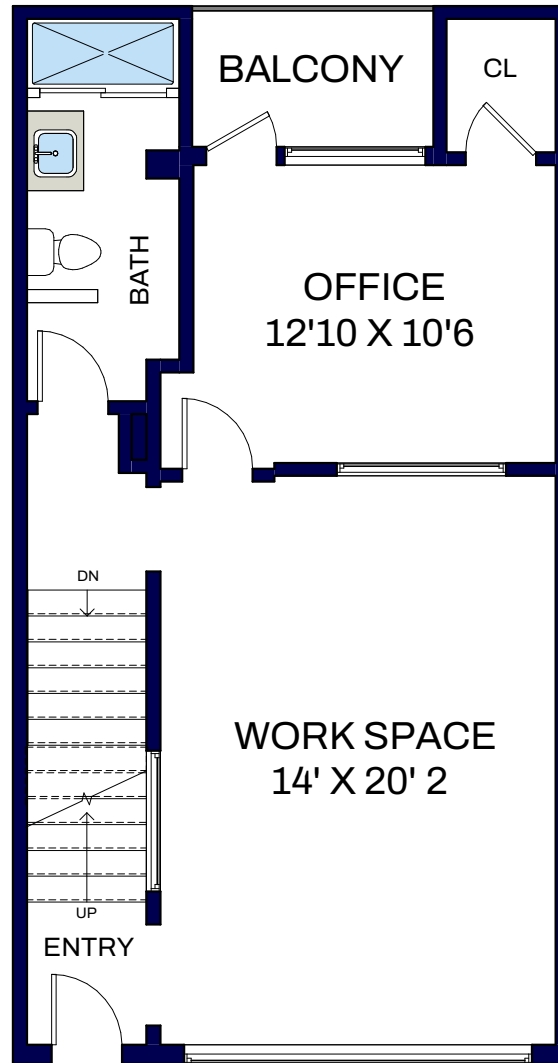
- Central AC & Heat
- Full Kitchen including gas range stove, dishwasher and refrigerator
- Light and Bright
- Live / Work
- Outdoor Space
- Unparalleled West Hollywood location
- Sunset Strip adjacent. Close proximity to world class shopping, dining and lifestyle amenities
- Walk Score of 93

## RECENT UPGRADES INCLUDE

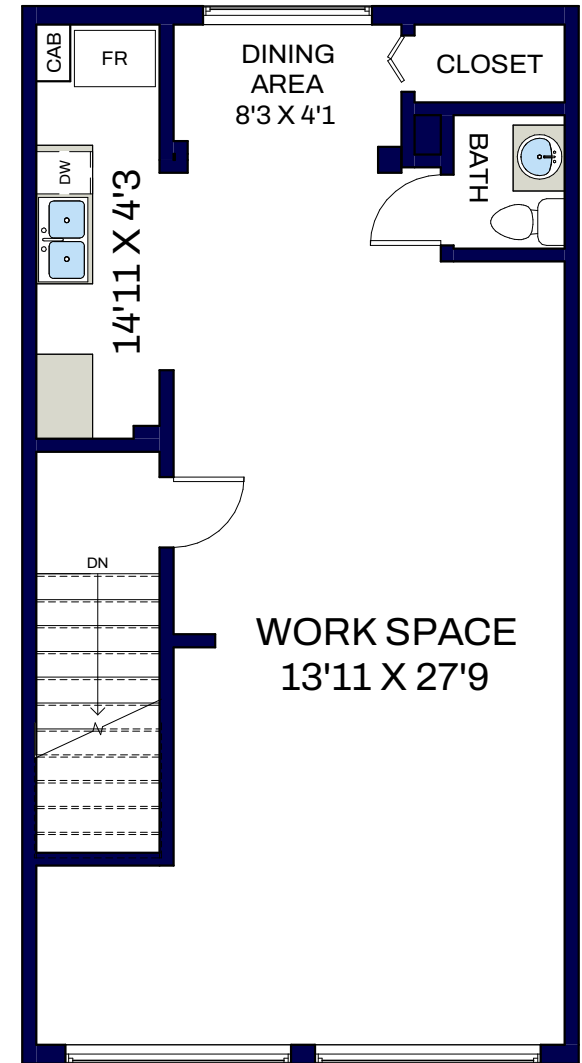
- |  |  |
|--|--|
| Remodeled kitchen                            | Open concept transformation on top floor |
| Remodeled bathrooms (one bathroom per floor) | Brand new lighting throughout            |
| New blinds                                   | Freshly Painted                          |



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN CREATED BY REST, INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. (626) 840-1717

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