



FOR SALE \pm 18,000 SQ. FT. MIXED-USE BUILDING

7906-7914 SANTA MONICA BLVD
WEST HOLLYWOOD, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

PROPERTY HIGHLIGHTS

- GREAT USER OR 1031 EXCHANGE OPPORTUNITY IN WEST HOLLYWOOD!
- PRIME LOCATION ON SANTA MONICA BLVD @ FAIRFAX AVE
- 75 FT FRONTAGE ON SANTA MONICA BLVD / 13 CAR PARKING
- 45% LEASED WITH \$415,367 EXISTING GROSS ANNUAL RENTAL INCOME
- MULTI-UNIT MIXED USE BUILDING ON 3 LEVELS
 - 1ST FLOOR – 4 RETAIL STORE FRONT UNITS WITH 16 FT CEILINGS
 - 2ND FLOOR – 20 SMALL OFFICE SUITES
 - BASEMENT – 4 UNITS WITH DIRECT ACCESS FROM REAR PARKING (EACH UNIT WITH PRIVATE RESTROOM & HVAC)
- POTENTIAL FOR USER BUYER TO OCCUPY FROM +11,775 SF TO +14,799 SF – CALL BROKER

PRICING SUMMARY

ASKING SALE PRICE | \$6,900,000 (\$383.33 PSF)



Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer's product weight and product types and use, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer in order for Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to waiver of Buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

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PROPERTY DESCRIPTION

BUILDING AREA	±18,000 SF*
TOTAL LAND AREA	±9,375 SF
ZONING	CC2 (Commercial Community 2) (Buyer to Verify with City)
PARKING	13 Cars (4 Tandem)
SPRINKLERS	No
POWER	TBD (Buyer to Verify)
ELEVATORS	No
YEAR BUILT	1924
OPPORTUNITY ZONE	No
APN	5529-009-029
WALK SCORE	97 - Walker's Paradise
TRANSIT SCORE	58 - Good Transit

SIZES & CEILING CLEARANCES

	Sizes	Clearance	Restroom
1 ST FLOOR:	±6,225 SF	16'	4
2 ND FLOOR:	±5,550 SF	9'	2
BASEMENT	±6,225 SF	7' - 8'	4
TOTAL:	±18,000 SF		

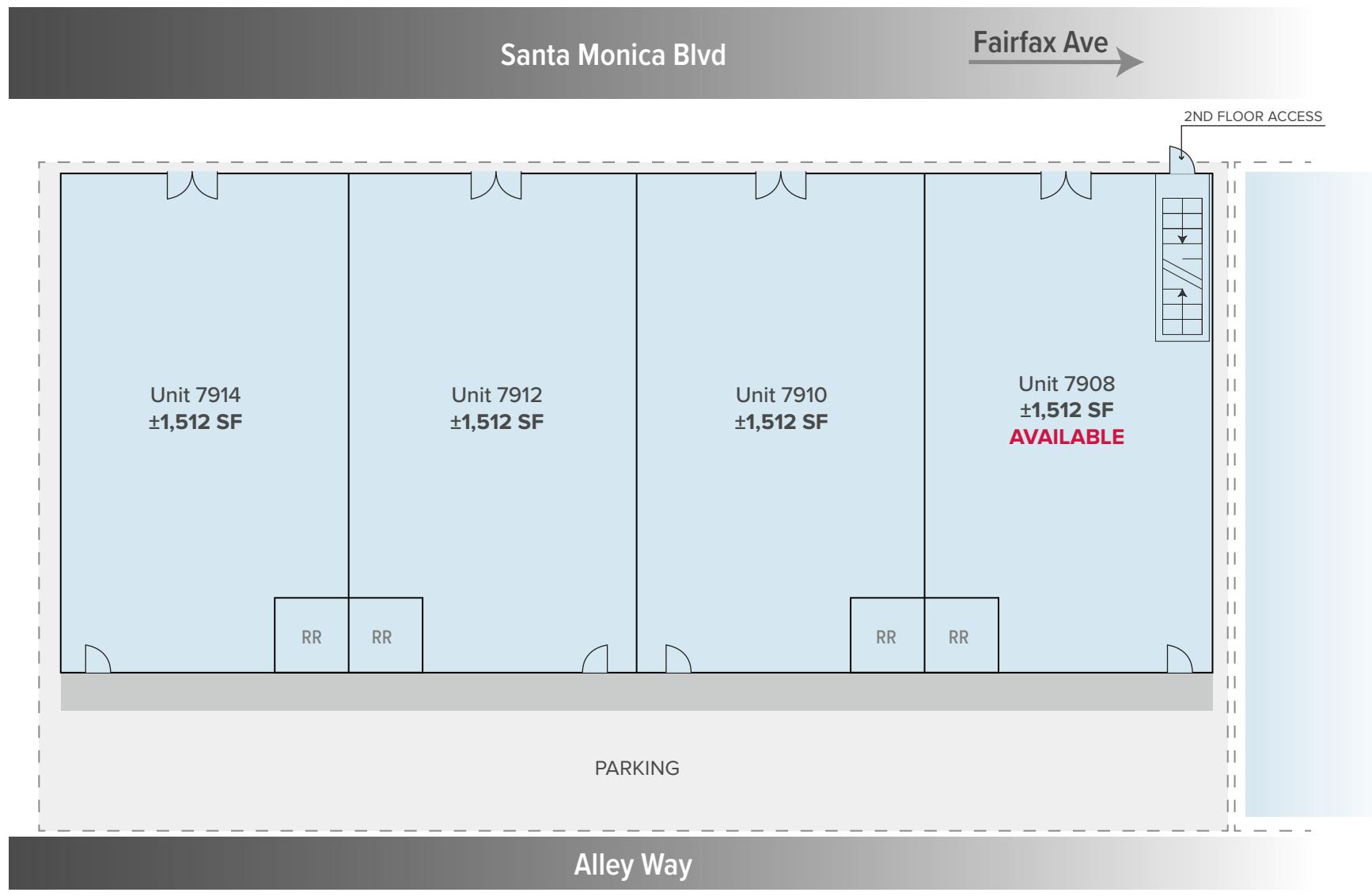
(All sizes are estimated, must be verified by the Buyer)

* County Assessor lists the building as 12,138 SF. Buyer should independently verify with a licensed architect and the City of West Hollywood the permitted square footage.

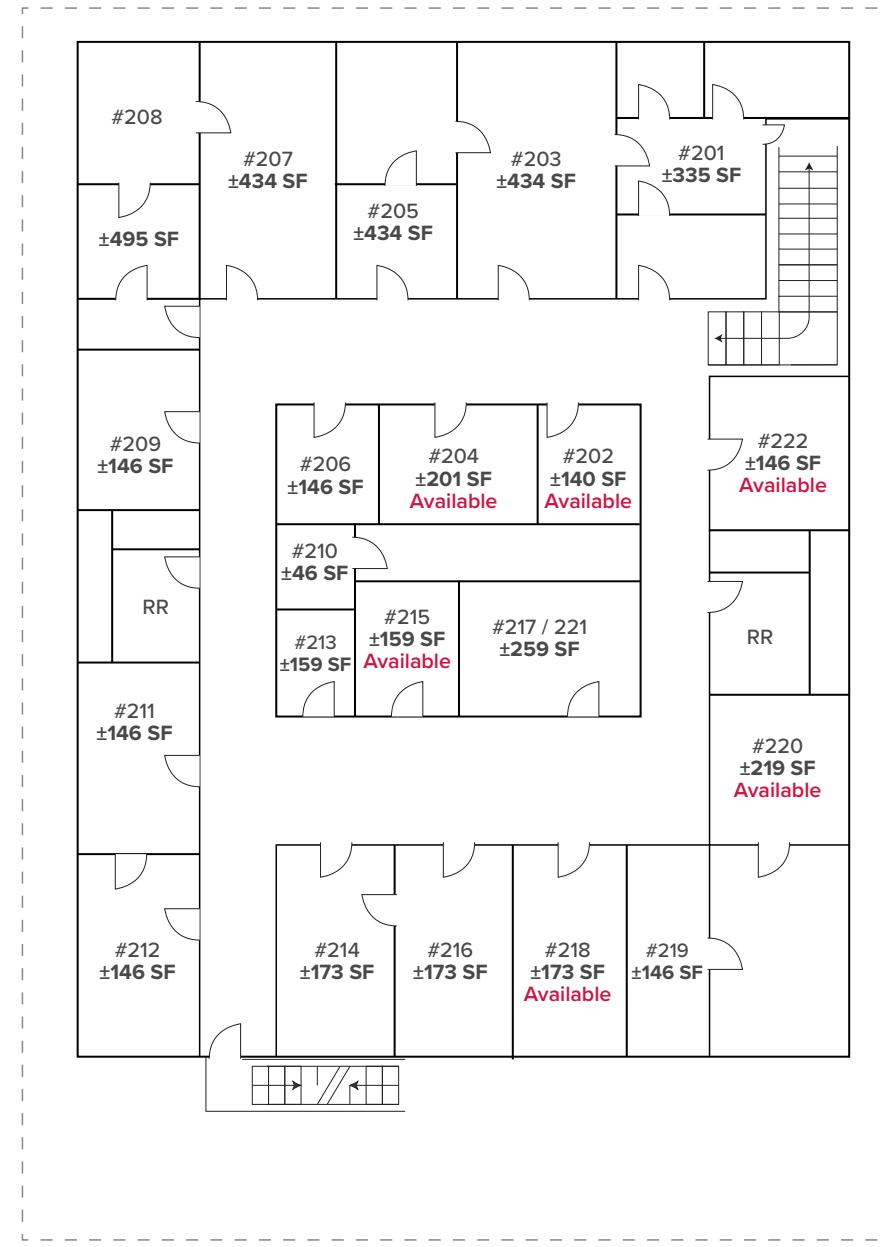
** Buyer should verify the power supply with licensed electrician.

First Floor

SITE PLAN: 1ST FLOOR



NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by Buyer.



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2ND FLOOR: OFFICE SUITES

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BASEMENT UNIT

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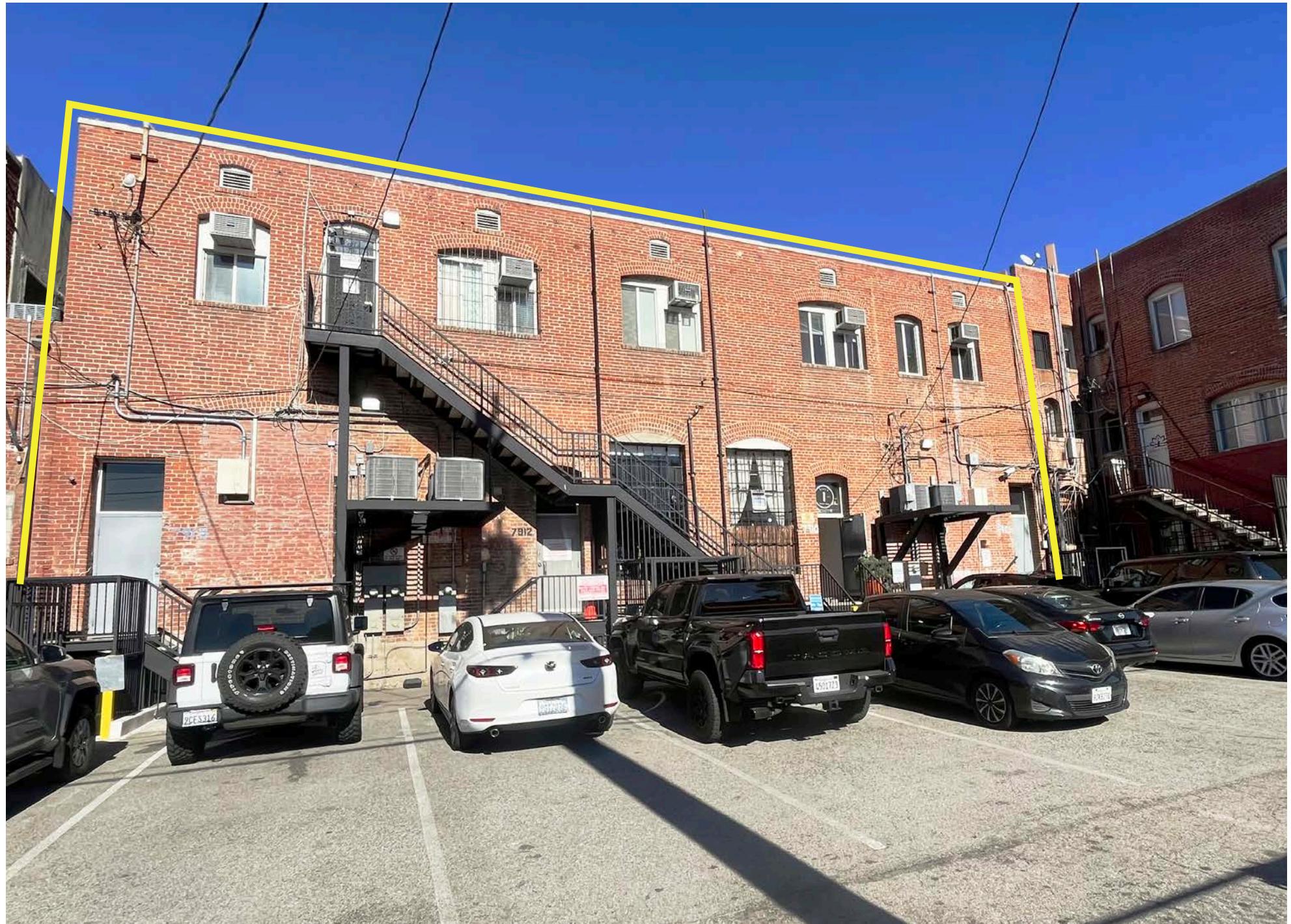
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BASEMENT UNIT

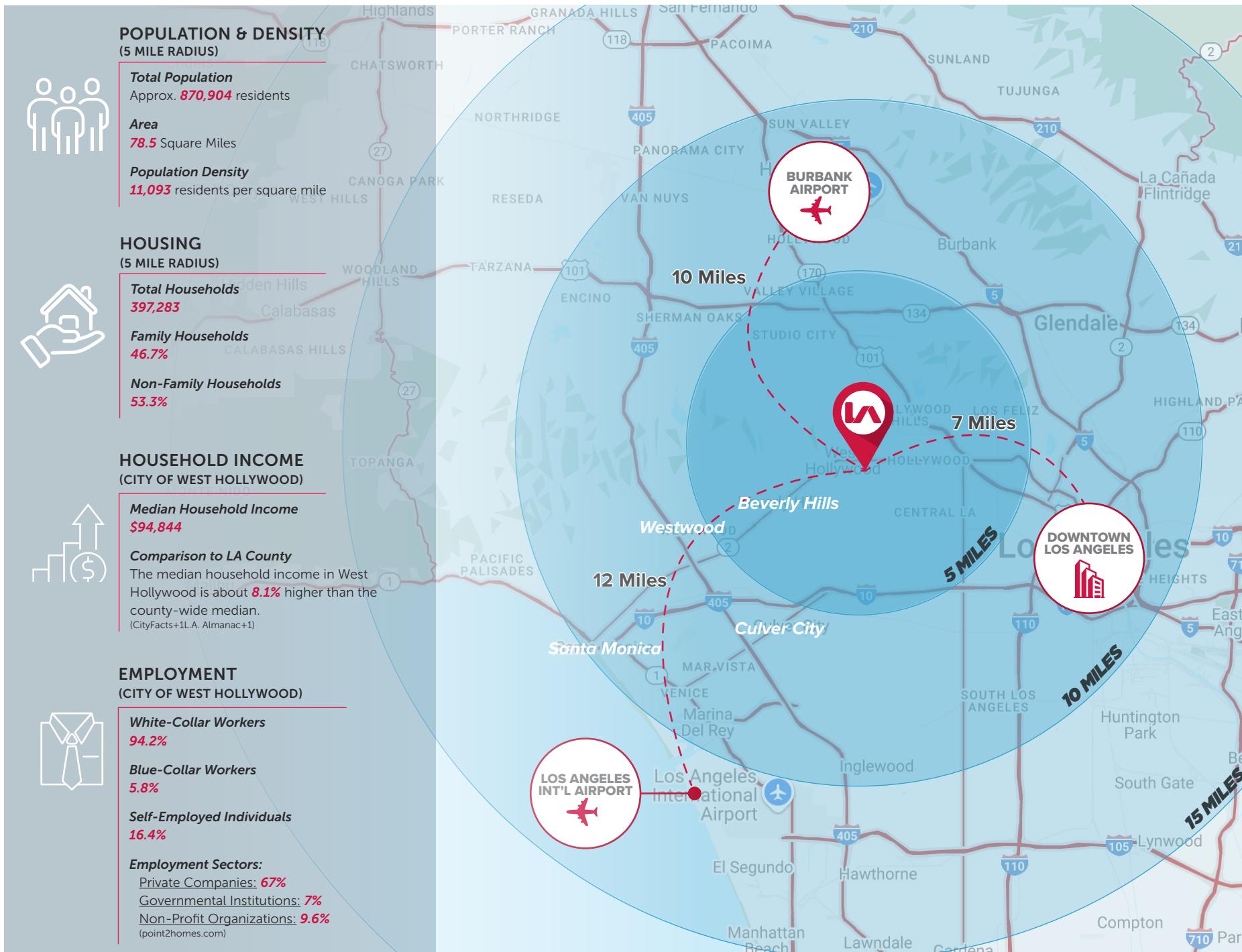
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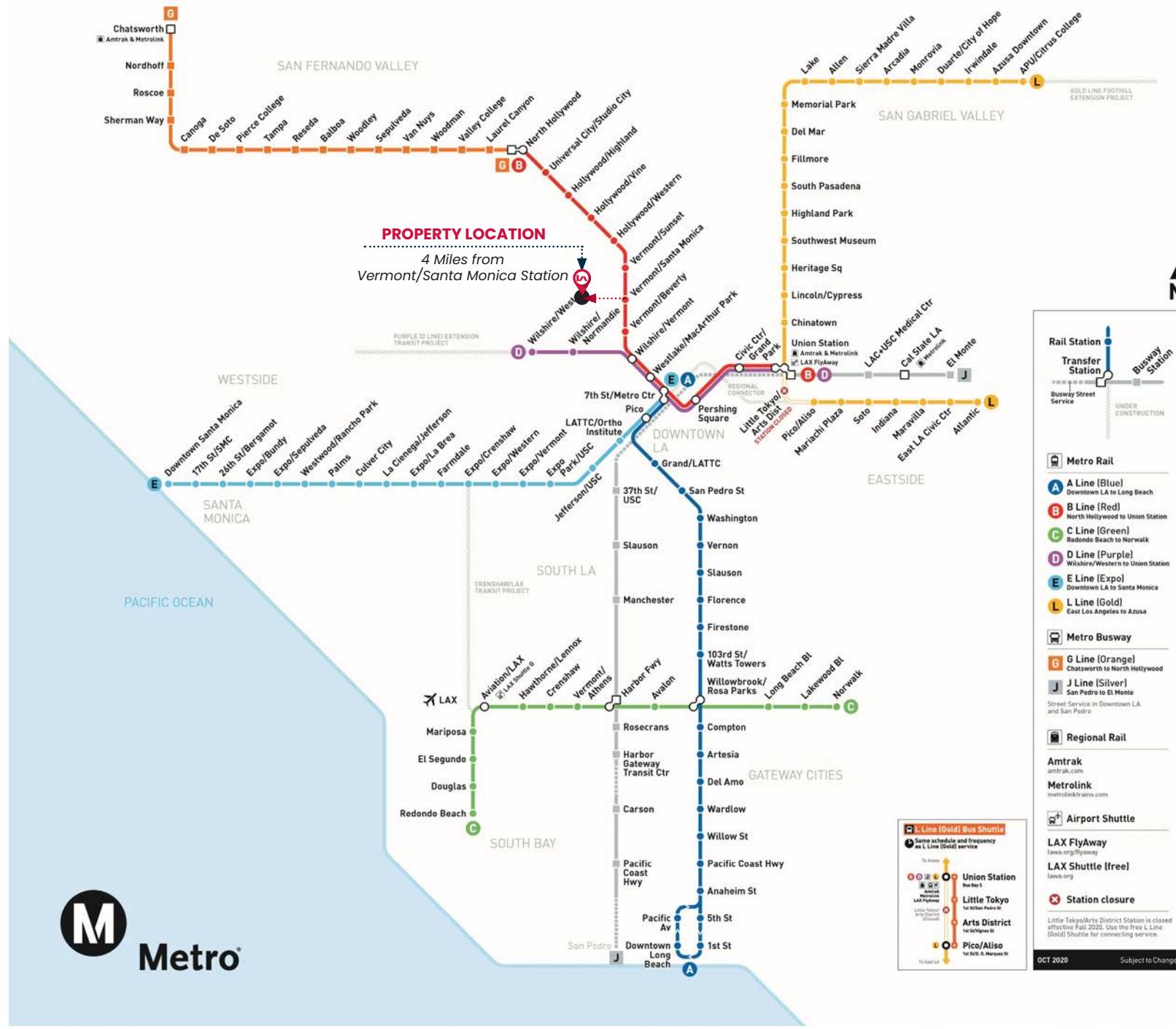
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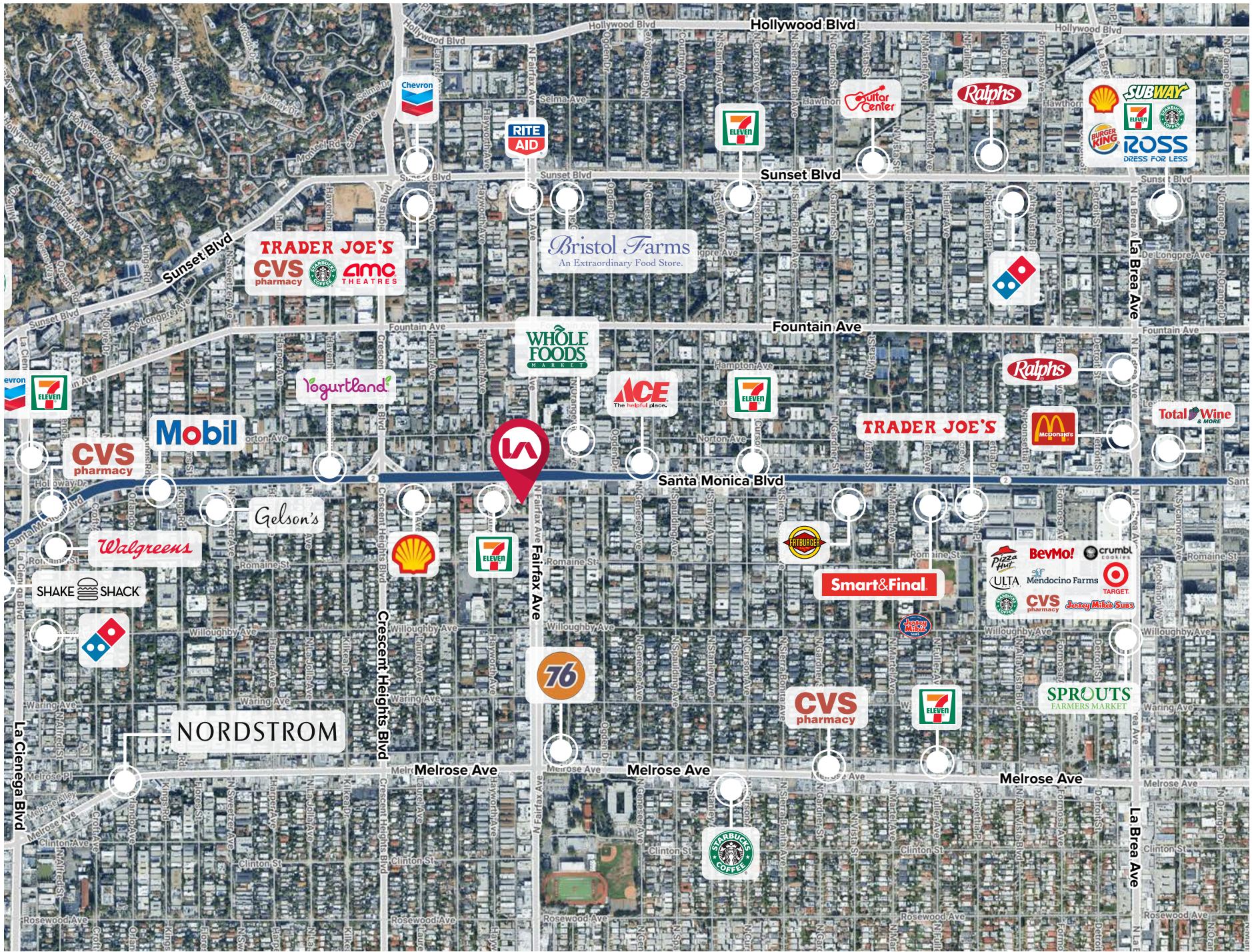
METRO TRANSPORTATION MAP



Metro®



RETAILER MAP



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FOR MORE INFORMATION PLEASE CONTACT:

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