

FOR LEASE



*Iconic High-Profile Beverly Blvd Space **For Lease***

Alfred Adjacent or A Significant Space

**7366 – 7386 Beverly Boulevard (at N Martel Avenue)
West Hollywood, CA 90036**



For Lease

Approx. 1,460 RSF - 5,677 RSF

Multiple Rental Configurations Available



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Property Description

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue
West Hollywood, CA 90036



Beverly Boulevard at Martel Avenue



Walker's Paradise

Daily errands do not require a car.



Good Transit

Many nearby public transportation options.



Bikeable

Flat as a pancake, minimal bike lanes.

Size	<p>Multiple Configuration Options Available!</p> <p><u>"Alfred Adjacent"</u> @ \$6.50 NNN (approx. \$.11/SF)</p> <ol style="list-style-type: none"> 1. Approx. 1,460 RSF @ \$6.50 NNN <ul style="list-style-type: none"> • 7382 Beverly Blvd. 2. Approx. 1,970 RSF @ \$6.50 NNN <ul style="list-style-type: none"> • 176 – 178 Martel Ave. & 7384 Beverly Blvd. 3. Approx. 3,430 RSF @ \$6.50 NNN <ul style="list-style-type: none"> • 176 – 178 Martel Ave. & 7384-7382 Beverly Blvd. 4. Approx. 4,410 RSF @ \$6.50 NNN <ul style="list-style-type: none"> • 176 – 178 Martel Ave. & 7384, 7382, 7380 Beverly Blvd. <p><u>"A Significant Space"</u> @ \$5.50 NNN (approx. \$.11/SF)</p> <ol style="list-style-type: none"> 1. Approx. 5,677 RSF @ \$5.50 NNN <ul style="list-style-type: none"> • 7366 Beverly Blvd.
NNN Lease	<p>Very Low Nets (approx. \$.11 per foot)!</p>
Current Tenants	<ul style="list-style-type: none"> • Modernica • Gary Gibson Designs • Bleu Clothing • Stroll Garden • IGE Design • Re-Mix Vintage Shoes • Alfred Coffee
Features	<ul style="list-style-type: none"> • Large window line • High finished ceilings with skylights & polished concrete floors • Private restroom(s) • Abundant free parking • Iconic long-standing retail project with proven successful tenants, some with 30+ year occupancy • High-traffic high-street retail environment home to a rich assortment of restaurants, furniture & designer storefronts, high-end work-out studios, art, clothiers and more
Parking	Approx. 2 spaces / 1,000 SF, Free of Charge (tandem)
Zoning	LAC2



Floor Plan

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“Alfred Adjacent”

Approx. 1,970 RSF – 4,410 RSF

Option 1: Approx. 1,460 RSF @ \$6.50 NNN (approx. \$.11/SF/mo.)

- 7382 Beverly Blvd.

Option 2: Approx. 1,970 RSF @ \$6.50 NNN (approx. \$.11/SF/mo.)

- 176 – 178 Martel Ave. & 7384 Beverly Blvd.

Option 3: Approx. 3,430 RSF @ \$6.50 NNN (approx. \$.11/SF/mo.)

- 176 – 178 Martel Ave. & 7384-7382 Beverly Blvd.

Option 4: Approx. 4,410 RSF @ \$6.50 NNN (approx. \$.11/SF/mo.)

- 176 – 178 Martel Ave. & 7384, 7382, 7380 Beverly Blvd.

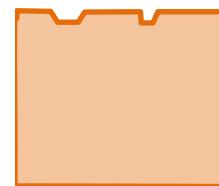


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- First Time On Market in Approximately 30 Years
- Adjacent to / Surrounding Alfred Coffee in Hard Corner
- Food Use Possible
- Exceptional Co-Tenancy
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Parking = 2:1,000 SF (tandem) Free of Charge



Property Description

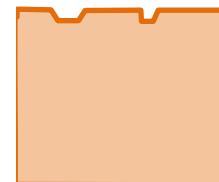
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“A Significant Space”

Approx. 5,677 RSF @ \$5.50 NNN
(approx. \$.11/SF/mo.)

- 7366 Beverly Blvd.



- Opportunity for a Significant Presence in a Premiere West Hollywood Location
- South-East Corner of Beverly Blvd. and Martel Ave.
- Up to 16'+ Ceiling Heights Throughout
- Architectural Mid-Century Design and Construction
- Stable Long-Term Tenant History
- Surrounded by Notable Restaurants, Design, Art Galleries, and Renowned Retail
- Iconic showroom / Creative Office / Gallery Space
- Open Plan
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Hard-Lid Ceilings
- Floated Walls
- Parking = 2:1,000 SF (Tandem) Free of Charge

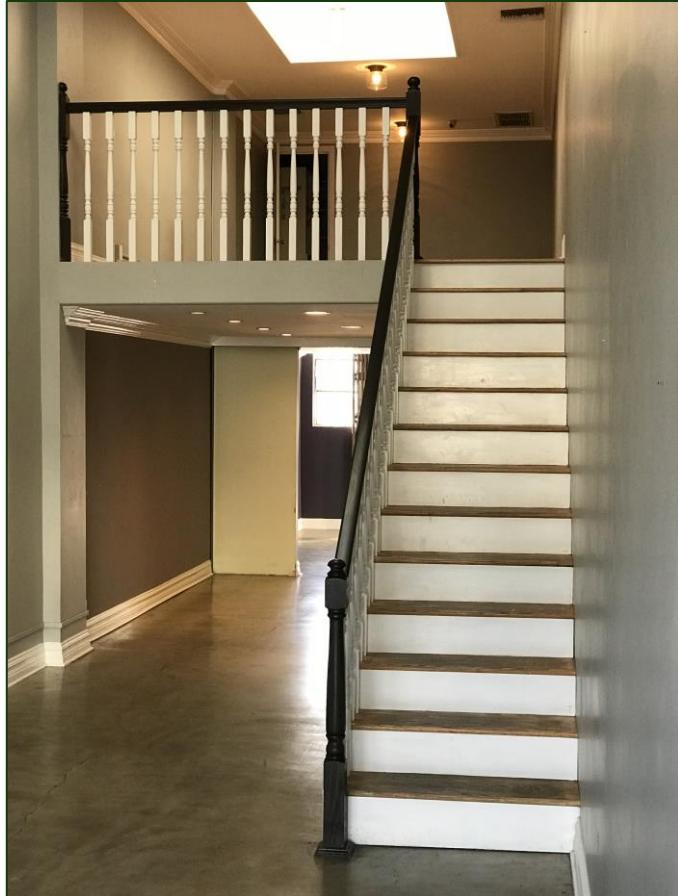


Photos



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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Maps

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REAL ESTATE SERVICES



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