

7551 Sunset Blvd

LOS ANGELES, CA 90046

FOR LEASE



OFFERING MEMORANDUM



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COMMERCIAL

Property Summary



CityStreet Commercial presents 7551 Sunset Blvd, a rare creative build-to-suit opportunity in the heart of Hollywood's iconic creative corridor. Positioned along one of Los Angeles' most visible stretches, the property offers the freedom to design a signature environment, from a light-filled creative office or boutique studio HQ to an experiential retail concept that captures the spirit of Sunset Blvd.

Amid a market short on high-quality, street-visible inventory, 7551 Sunset delivers what modern tenants crave: walkability, design potential, and constant exposure to more than 40,000 cars per day. The surrounding neighborhood is home to production studios, entertainment companies, and lifestyle brands that shape Los Angeles' creative economy; an ecosystem built on connection, collaboration, and culture.

For vision-driven users, 7551 Sunset Blvd is more than space, it's a platform for identity, a canvas for storytelling, and a visible representation of brand energy.

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The Location

Anchored on the iconic stretch of Sunset Boulevard between Hollywood and West Hollywood, 7551 W Sunset Blvd offers a chance to custom-build within one of Los Angeles' most visible and brand-defining corridors.

Set on a prominent corner the property combines high-visibility frontage with rare architectural character, including an open-air private courtyard on the second floor, complete with private restrooms.

The layout flexibility opens the door for a build-to-suit retail, studio, or lifestyle concept. A tenant can design a flagship presence that captures traffic from locals, tourists, and entertainment professionals. With strong walkability, nearby residential density, and immediate access to the 101 Freeway, the location supports both daytime and nighttime activation.

Moments from Runyon Canyon, the Sunset Strip, and The Grove, this corridor thrives on exposure and storytelling. A new project here can become a destination address, a purpose-built space that aligns architecture, brand, and experience within one of Los Angeles' highest-profile environments.



Deal Overview:

- +/-5000 Total SF available 2nd floor
- Asking Rent \$2.35 SF
- New Direct Lease with Landlord
- Open Air Shared Private Courtyard
- Light & bright 2nd floor with high functioning front facing layout
- Open plan design can accommodate space to be divided into separate units
- Turnkey modifications available
- Building Signage Available
- Gated and Secured with 24/7 Access
- On-site Subterranean Parking
- Outdoor Seating
- Air Conditioning

Neighboring Tenants



NETFLIX

URBAN
OUTFITTERS



EQUINOX



target

Chateau Marmont

HOLLYWOOD

Jones Hollywood

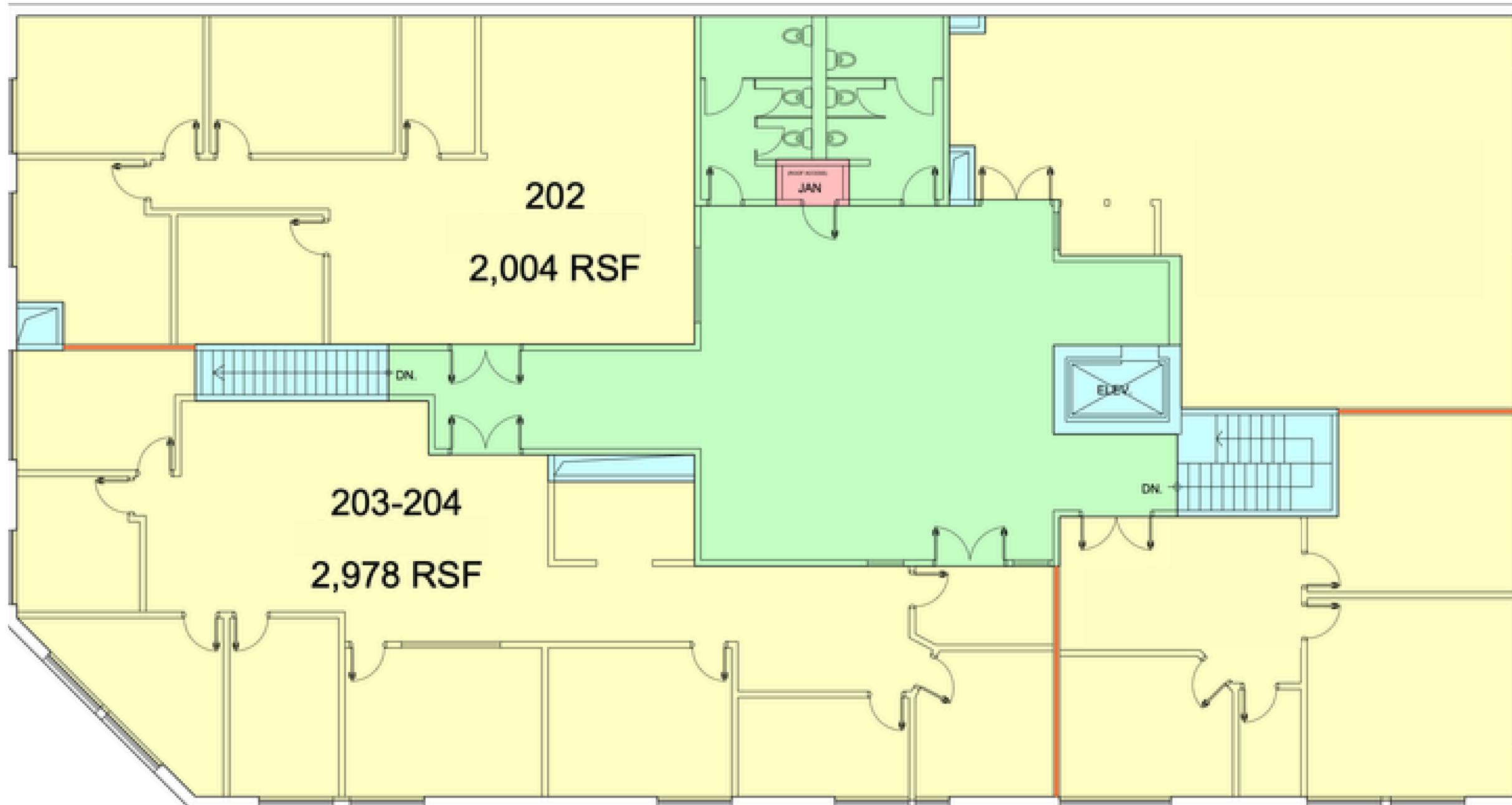


Supreme

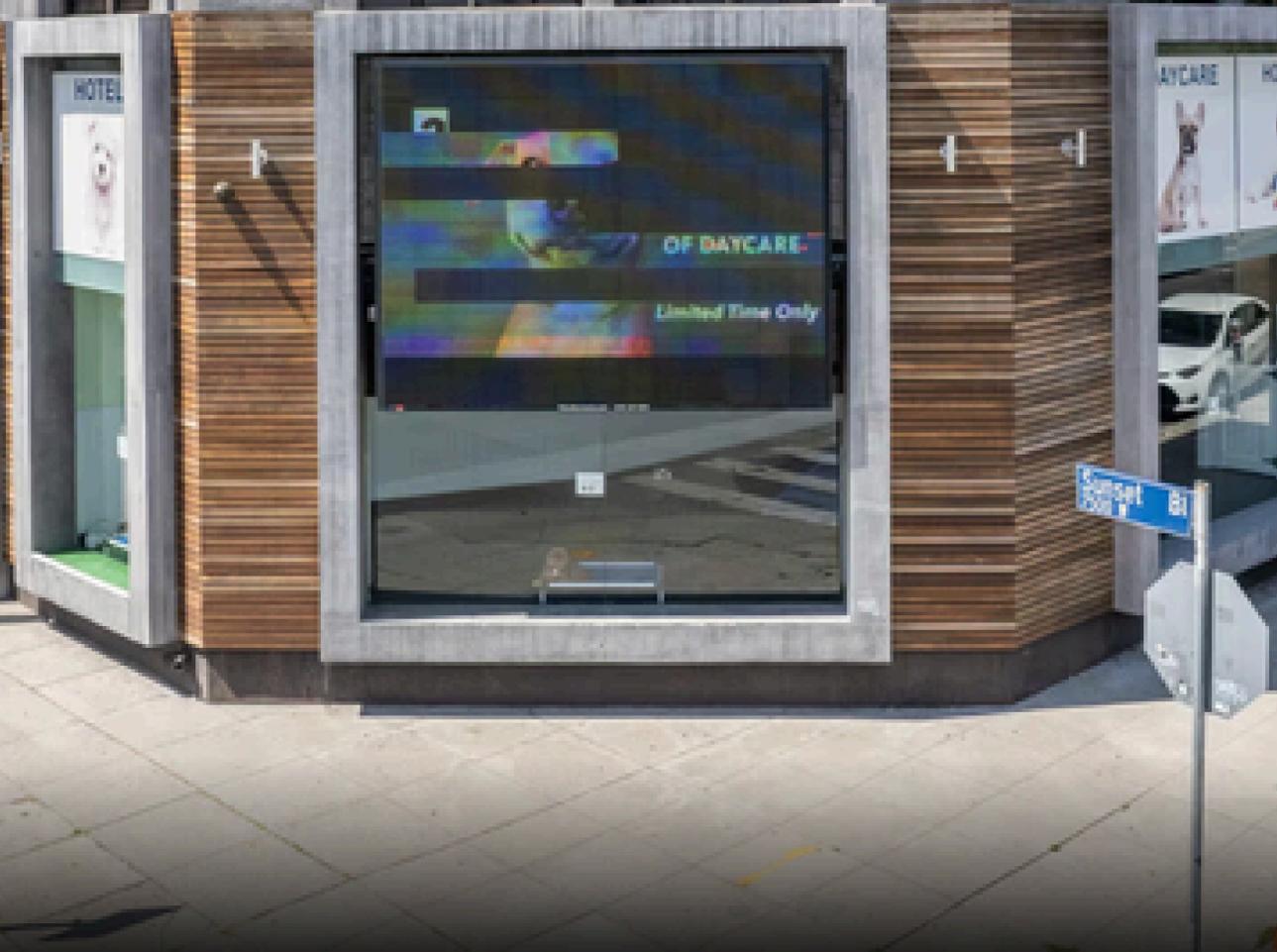
Laugh
FACTORY

The
Griddle
cafe

Floor Plan



Property Exterior



Property Photos



Property Photos



Current Tenant



7551 Sunset Blvd

LOS ANGELES, CA 90046

FOR LEASE

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