

8860 SUNSET BOULEVARD
WEST HOLLYWOOD, CA 90069



LEASE LISTING OVERVIEW

Address: 8860 Sunset Boulevard
West Hollywood, CA 90069

Space Available: 2,205 SF - 3,350 SF

Occupancy: Within 30 days

Rental Rate: \$3.00/SF/mo NNN (\$1.64/SF)

Space Uses: Retail Storefront (No Restaurant)

Lease Terms: 3 - 5 Years, short-term lease available

Parking: Onsite parking in rear lot plus ample metered street parking.

*Licensed cannabis use OK.

PLEASE DO NOT DISTURB TENANT

- Prime Sunset strip retail in the densest trade area of WeHo
- Co-tenants with The Viper Room, across the street from Whiskey-a-Go-Go, The Roxy, Pearls, Rock & Reillys, Estrella, and more.
- Excellent retail, showroom, or service-oriented space opportunity.
- Open space of 2,205 - 3,350 SF can be made available within 30 days.
- Suite can accommodate a variety of uses- restaurant use not allowed.
- The space is in a prime Sunset Blvd. location and features an extended height facade and double-sided pylon signage on busy Sunset Blvd.
- There is an onsite parking lot in rear in addition to street parking.
- Surrounded by national retailers, local shops, service-oriented uses, eateries and bars; with heavy foot and vehicle traffic,
- Is in a densely populated area with great, affluent demographics.
- Easily accessible with excellent visibility; short-term lease available.



Presented exclusively by MEI Real Estate Services: 5757 W. Century Blvd. Ste. 605, Los Angeles, California 90045

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PROPERTY HIGHLIGHTS

Available for lease - SunBee Deli, prime Sunset strip retail in the most dense trade area in West Hollywood, CA. Co-tenants with The Viper Room, across the street from Whiskey-a Go Go, Pearls, The Roxy, and more. The property at 8860 W. Sunset Boulevard is currently occupied by SunBee deli and is utilized as a deli market and liquor store. This 3,350 SF space is part of a larger, 16,881 SF multi-tenant retail center and is situated at street level on Sunset Boulevard. This high-image building is located between San Vicente Blvd. and Larabee Street and can be accessed via street parking and additionally through the rear onsite parking entrance.

The site features easy access with convenient onsite parking in the rear in addition to street parking in front of the suite. The space also features an extended height facade and double-sided pylon signage on Sunset Blvd. for maximum signage and exposure opportunities. Foot and vehicle traffic are heavy daily throughout nighttime, with Sunset Blvd. seeing over 65,000 cars per day at San Vicente. Surrounded by residential buildings, national retailers, local shops, service- oriented uses, eateries and bars; this is a perfect space to create a high impact presence on the Sunset Strip.

The building cannot accommodate food or restaurant use and is best positioned for retail or service-oriented uses. The suite is easily accessible and is highly visible to vehicle traffic in the immediate area. Please call for additional information, and please do not disturb the existing tenant.



THE VIPER ROOM



HIGH-IMAGE RETAIL BUILDING ON SUNSET BLVD.

Prime Retail Storefront Space
EXCELLENT OPPORTUNITY

SUNSET STRIP NEIGHBORS



LOCATION OVERVIEW



PEARLS LIQUOR BAR



MEL'S DRIVE-IN



ROCK & REILEY'S



THE VIPER ROOM



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$90,502	\$80,604	\$67,993
2023 Median Household Income	\$110,073	\$99,345	\$83,218
2018-2023 Annual Rate	3.99%	4.27%	4.12%
Average Household Income			
2018 Average Household Income	\$133,700	\$128,990	\$113,651
2023 Average Household Income	\$163,323	\$154,131	\$135,831
2018-2023 Annual Rate	4.08%	3.63%	3.63%
Per Capita Income			
2018 Per Capita Income	\$82,113	\$67,894	\$51,802
2023 Per Capita Income	\$99,720	\$80,638	\$61,540
2018-2023 Annual Rate	3.96%	3.50%	3.51%

Households by Income

Current median household income is \$67,993 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$83,218 in five years, compared to \$65,727 for all U.S. households

2010 Vacant Housing Units	1,826	10,383	27,166
2018 Total Housing Units	19,831	129,487	357,731
2018 Owner Occupied Housing Units	6,528	34,207	95,128
2018 Renter Occupied Housing Units	11,792	86,457	238,188
2018 Vacant Housing Units	1,510	8,823	24,415
2023 Total Housing Units	19,976	132,901	368,243
2023 Owner Occupied Housing Units	7,140	37,605	104,684
2023 Renter Occupied Housing Units	11,482	87,140	240,016
2023 Vacant Housing Units	1,354	8,155	23,543



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	28,367	216,602	698,984
2010 Population	28,347	217,057	698,968
2018 Population	29,653	230,637	739,629
2023 Population	30,323	239,655	767,842
2000-2010 Annual Rate	-0.01%	0.02%	0.00%
2010-2018 Annual Rate	0.55%	0.74%	0.69%
2018-2023 Annual Rate	0.45%	0.77%	0.75%
2018 Male Population	56.2%	50.3%	49.8%
2018 Female Population	43.8%	49.7%	50.2%
2018 Median Age	43.1	39.8	37.8

In the identified area, the current year population is 739,629. In 2010, the Census count in the area was 698,968. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 767,842 representing a change of 0.75% annually from 2018 to 2023. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 43.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	83.4%	76.5%	59.6%
2018 Black Alone	2.9%	4.6%	7.7%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.5%
2018 Asian Alone	6.6%	10.3%	15.4%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	2.5%	3.4%	11.5%
2018 Two or More Races	4.3%	4.8%	5.2%



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EXCLUSIVE LISTING BROKERS

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