

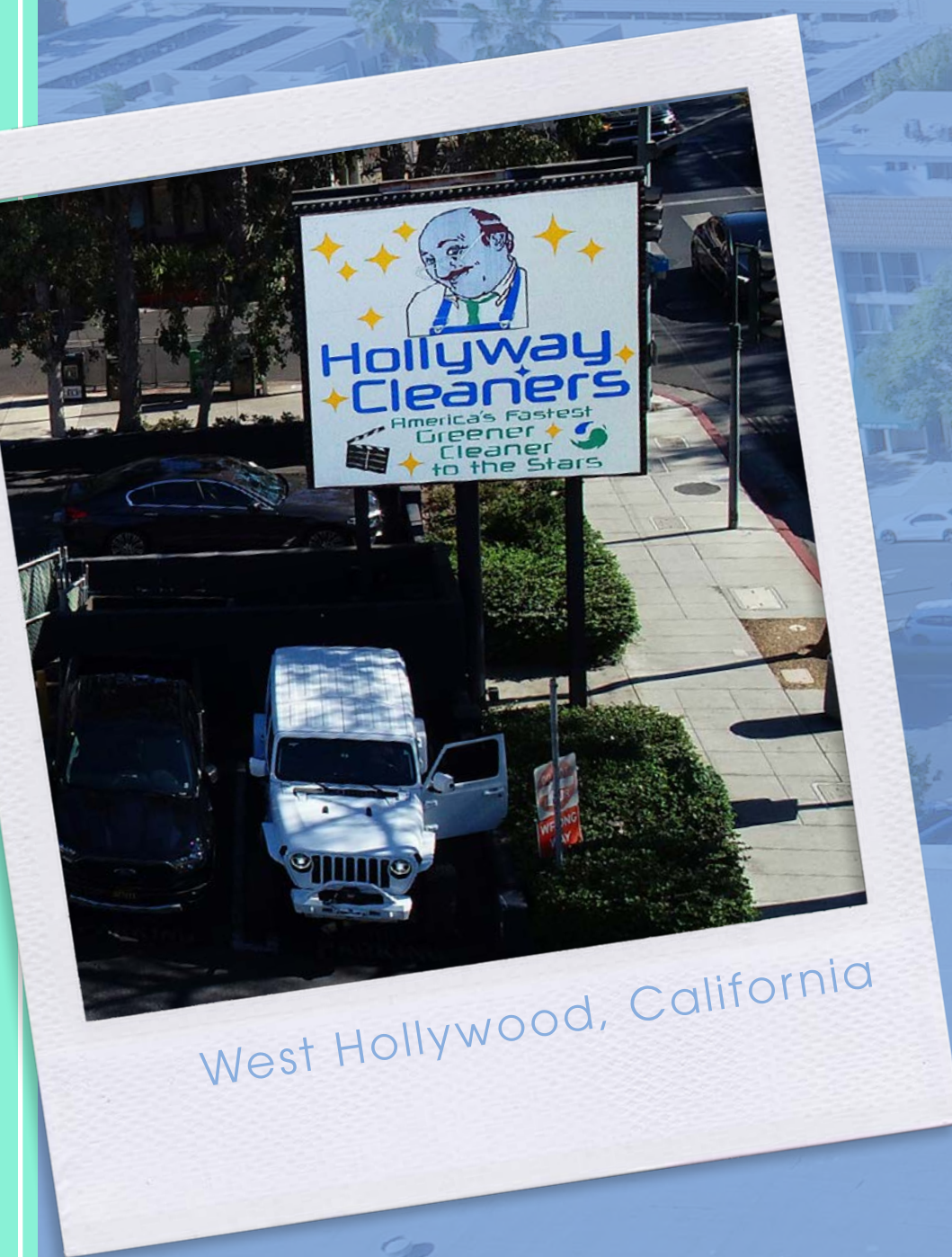


8351 SANTA MONICA BOULEVARD

± 1,000 –
5,072 SF

2ND GENERATION
DRY CLEANER SPACE
AVAILABLE

RARE PLANT ON-SITE!



West Hollywood, California

8351 SANTA MONICA BLVD
WEST HOLLYWOOD, CA 90069



Subject
SPACE

SANTA
MONICA
BLVD

45,500 VPD

FLORES STREET

PROPERTY HIGHLIGHTS

IN THE HEART OF *West Hollywood*
ENVIABLE FOOT & CAR TRAFFIC

ANCHORED BY: **earthbar®**
ACROSS THE STREET FROM **GELSON'S MARKET**

DAILY NEEDS SHOPPING CENTER
SERVING OVER **75,000+** PEOPLE WITHIN 1 MILE RADIUS

SIGNALIZED CORNER INTERSECTION

2ND GENERATION DRY CLEANER SPACE
CURRENTLY **HOLLYWAY CLEANERS**

UNBEATABLE SIGNAGE OPPORTUNITY

RARE SURFACE PARKING

8351





CENTURY CITY

Ucla
44,947 STUDENTS

TRADER JOE'S
CVS
Pollo Loco
FRESH BROTHERS.

THE LONDON
WEST HOLLYWOOD
AT BEVERLY HILLS

THE WEST HOLLYWOOD
EDITION
190 ROOMS

LAVO
LOS ANGELES

EQUINOX
earthbar®
Mala DRIVE-IN
Le Petit Four

SUNSET PLAZA
SOULCYCLE drybar ALCHEMY 43
ZADIG & VOLTAIRE sweetgreen

aka.

KITH

WESTWOOD

LAZY BIRD
SUPERFOOD

Rainforest

SHAKE SHACK

RAMADA
BY WYNDHAM

WEHO BISTRO

CVS

SOHO HOUSE

HARMONY STUDIOS
PILATES

SKINIC
BODY AESTHETICS CENTER

La Bohème

Hugo's
RESTAURANT

BARRY'S

earthbar®

THE CROWN

48 UNITS / 4 STORIES

thesolution® Myodetox
IPPUDO speir
PILATES

SANTA MONICA BLVD
45,500 VPD

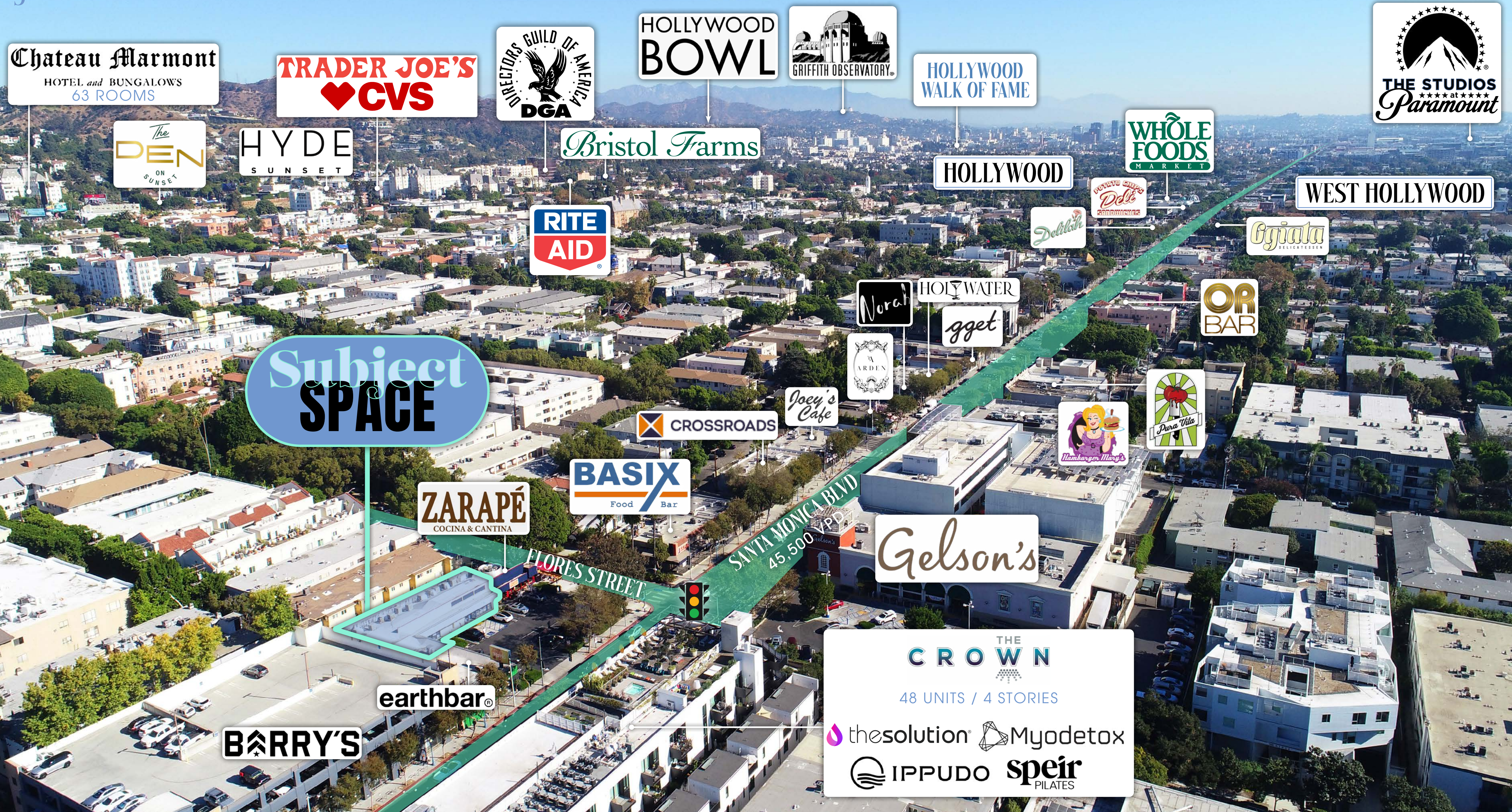
Subject
SPACE

Gelson's

ZARAPÉ
COCINA & CANTINA

FLORES STREET

BASIX
Food Bar



Chateau Marmont
HOTEL and BUNGALOWS
63 ROOMS

TRADER JOE'S
♥ CVS



HOLLYWOOD
BOWL



HOLLYWOOD
WALK OF FAME



The
DEN
ON
SUNSET

HYDE
SUNSET

Bristol Farms

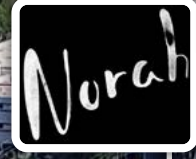


HOLLYWOOD

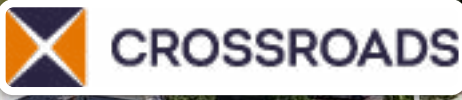


WEST HOLLYWOOD

Subject
SPACE



HOLY WATER



ZARAPÉ
COCINA & CANTINA

Gelson's



SANTA MONICA BLVD
45,500 VPD

FLORES STREET



earthbar®

BARRY'S

THE
CROWN
48 UNITS / 4 STORIES

thesolution® Myodetox

IPPUDO speir
PILATES

Subject
SPACE

earthbar®

ZARAPÉ
COCINA & CANTINA

SANTA MONICA BLVD
45,500 VPD

FLORES STREET

S351
SANTA MONICA BOULEVARD

7 SITE PLAN

8351 SANTA MONICA BLVD
WEST HOLLYWOOD, CA 90069

APN 5554-025-039

ZONING C2A

AVAILABLE SPACE ± 1,000 - 5,072 SF

LOT SIZE 0.43 AC

YEAR BUILT 1966

FRONTAGE 142' ON SANTA MONICA BLVD
125' ON FLORES ST



LOCATION OVERVIEW

2024 POPULATION	43,713 (1 mile)	AVERAGE HH INCOME	\$120,757 (1 mile)	NUMBER OF HOUSEHOLDS	27,210 (1 mile)
	132,784 (3 mile)		\$123,128 (3 mile)		74,379 (3 mile)
	266,861 (5 mile)		\$119,686 (5 mile)		139,874 (5 mile)



IN THE HEART OF *West Hollywood*

WeHo, as the locals call it, is home to fantastic restaurants, hotels, nightlife, and shopping. Its creative energy is palpable throughout the entire neighborhood, which has become a destination for modern furniture and decor. With no shortage of things to do in West Hollywood, it's a popular place for both tourists and locals to visit. West Hollywood is home to many of Los Angeles' most iconic hotels, music venues, and comedy clubs. When residents crave fresh air, nearby Runyon Canyon is one of the city's most beautiful hikes.

While WeHo draws its share of out-of-towners, the locals represent an equally diverse crowd. Dynamic nightlife and entertainment generate a palpable energy that courses through the community. The West Hollywood experience is a melting pot of traditions, whether it's innovative vegan food, couture fashion, or street art and statues. This is not a neighborhood populated by the faint of heart, so arrive ready for excitement.

Creative people flock to West Hollywood, not only for its ample club and bar offerings, but also for its hopping art scene. Peruse its galleries and pick up pieces from both established and up-and-coming artists, or check out WeHo's music scene at one of the many local venues.

In addition to the numerous housing complexes dotting the neighborhood, beautifully architectural houses line its side streets.

West Hollywood is a constant indulgence of the senses, which is exactly why its locals love it.



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8351

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