

FOR LEASE

7901 SUNSET BLVD

LOS ANGELES, CA
90046

PROMINENT SUNSET BLVD
RESTAURANT, RETAIL
OR FITNESS

WEST HOLLYWOOD ADJACENT

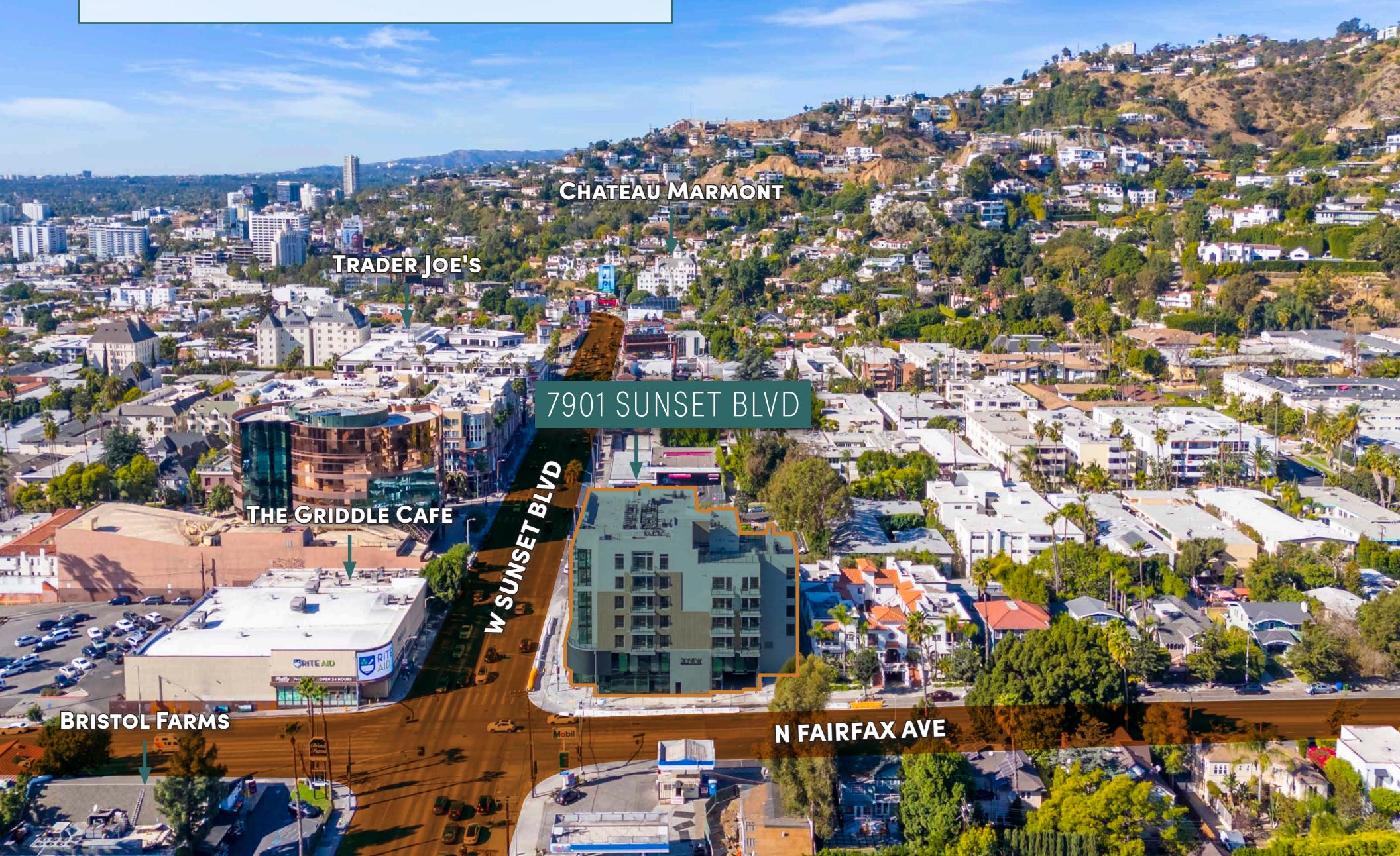


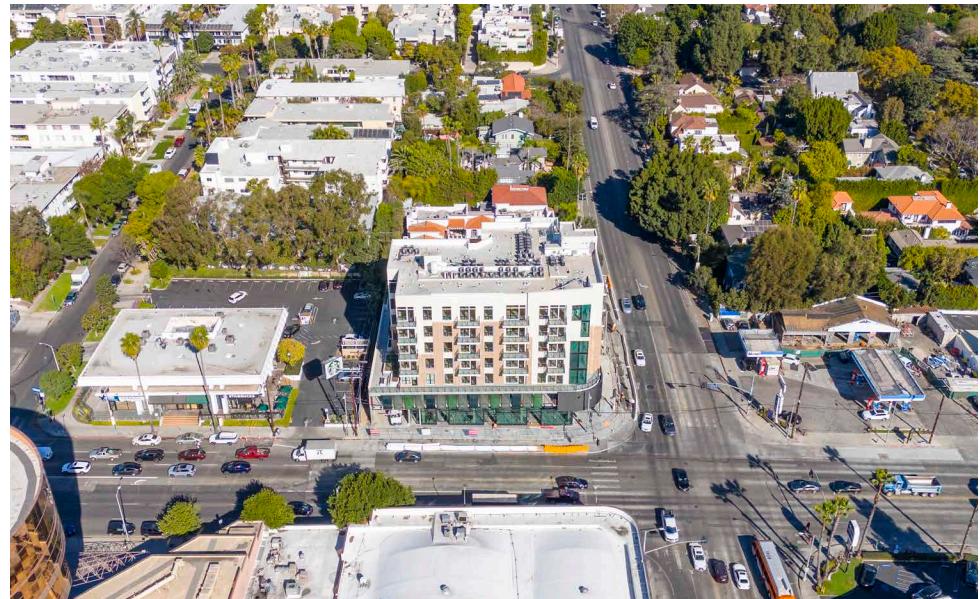
CONTACT US : RYAN GURMAN
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

BRONSON MORGAN
+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02194401

CBRE

HEART OF SUNSET BLVD





ONE-OF-A-KIND RETAIL, RESTAURANT, OR FITNESS OPPORTUNITY

In the heart of the world famous Sunset strip, this is an opportunity to be at the prominent corner of Fairfax & Sunset Blvd. With incredible visibility and frontage, this is a unique opportunity to be near some of LA's best restaurants, retailers, and amenities.

HIGHLIGHTS

7901 SUNSET BLVD



Unit 102 (A): ±2,150 SF

Unit 103 (B): LEASED

Unit 104 (C): ±2,100 SF

Rate: UPON REQUEST

NNN: \$1.50 PSF/Mo.

Power:



Space A: 3 Phase 400 AMPS

Space B: LEASED

Space C: 3 Phase 200 AMPS



Tremendous Frontage along
Sunset Blvd



On the Ground Floor of 62 Luxury
Residential Units



Suitable for Retail,
Restaurant, or Fitness



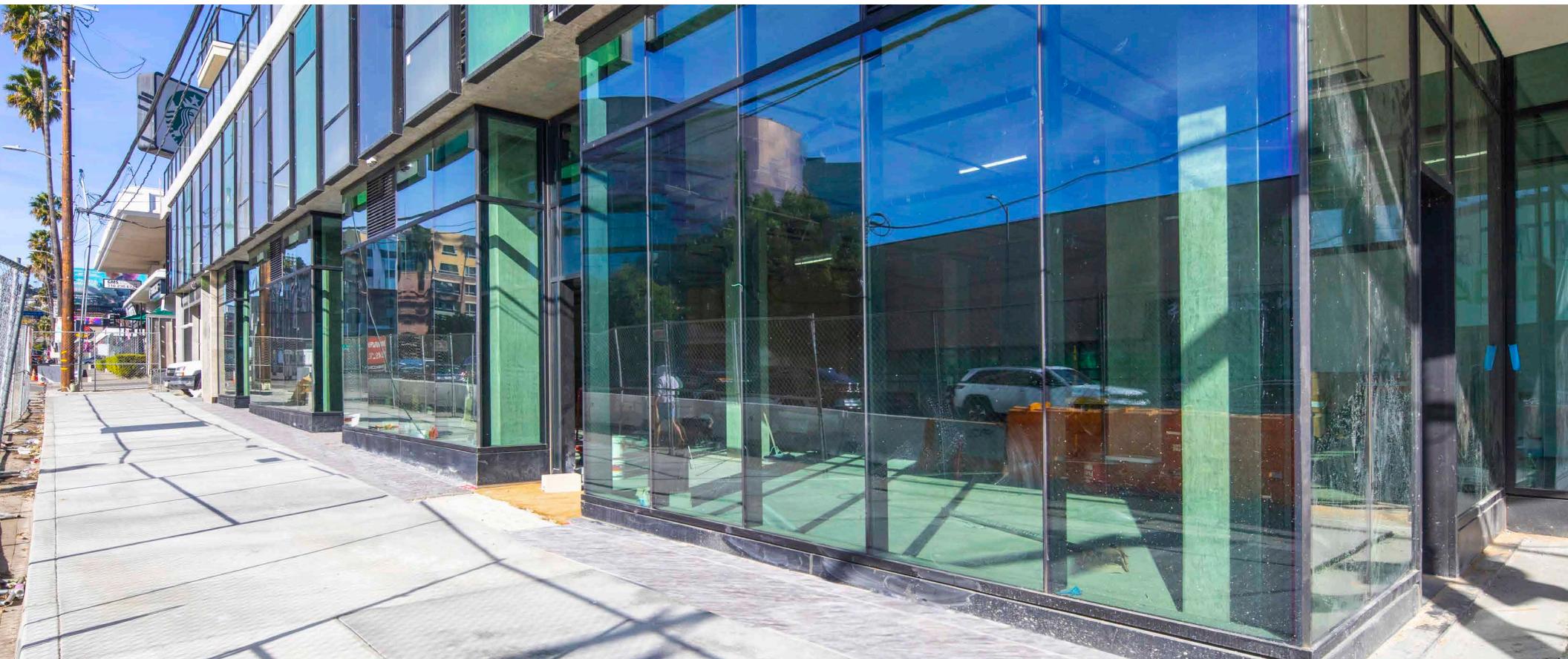
12 Parking Spaces dedicated on-site.



15' Ceilings



Prominent Sunset Strip Signage

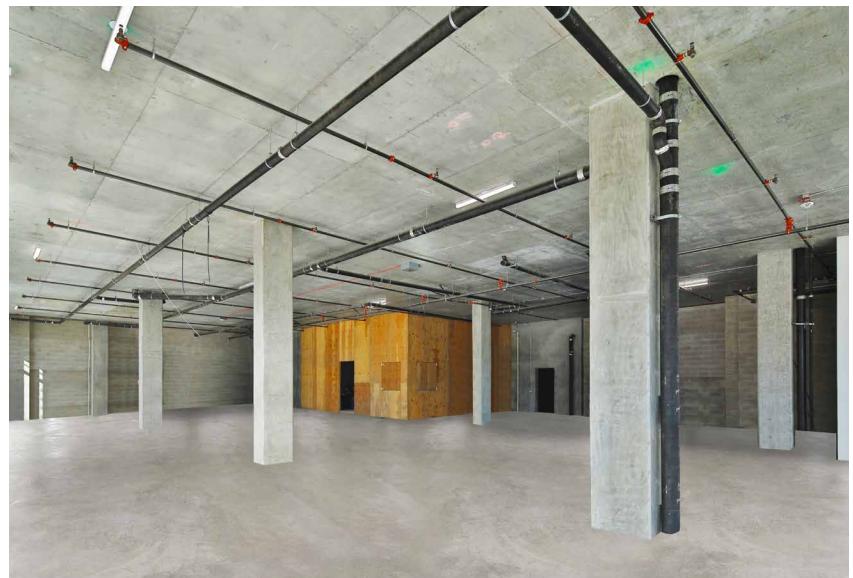
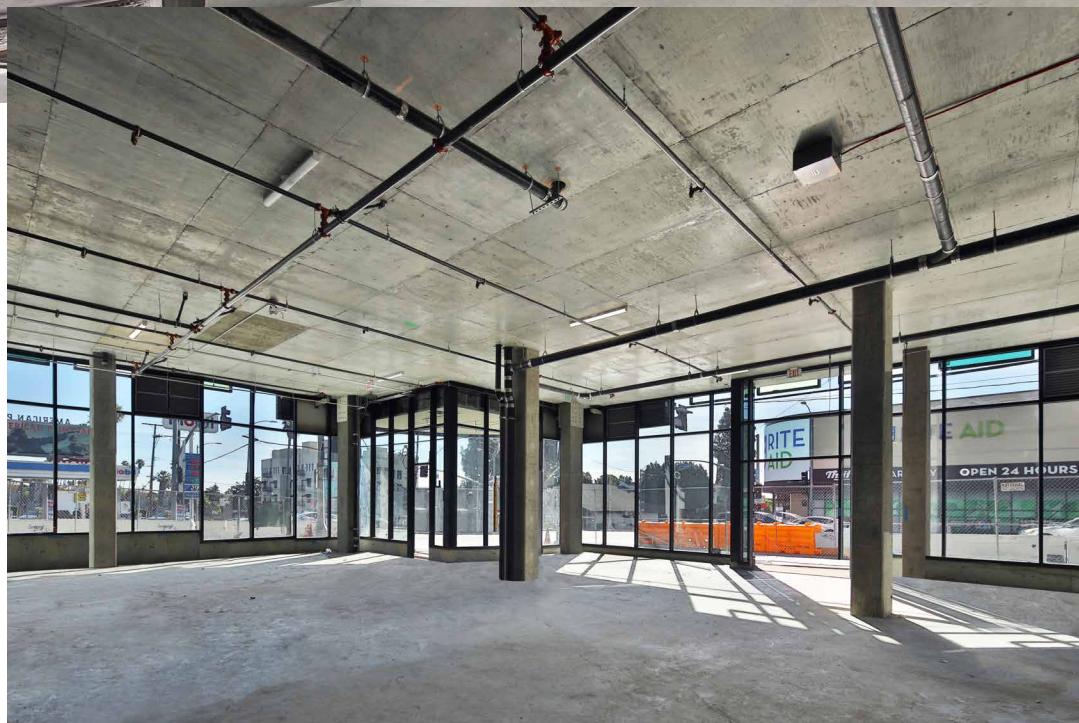
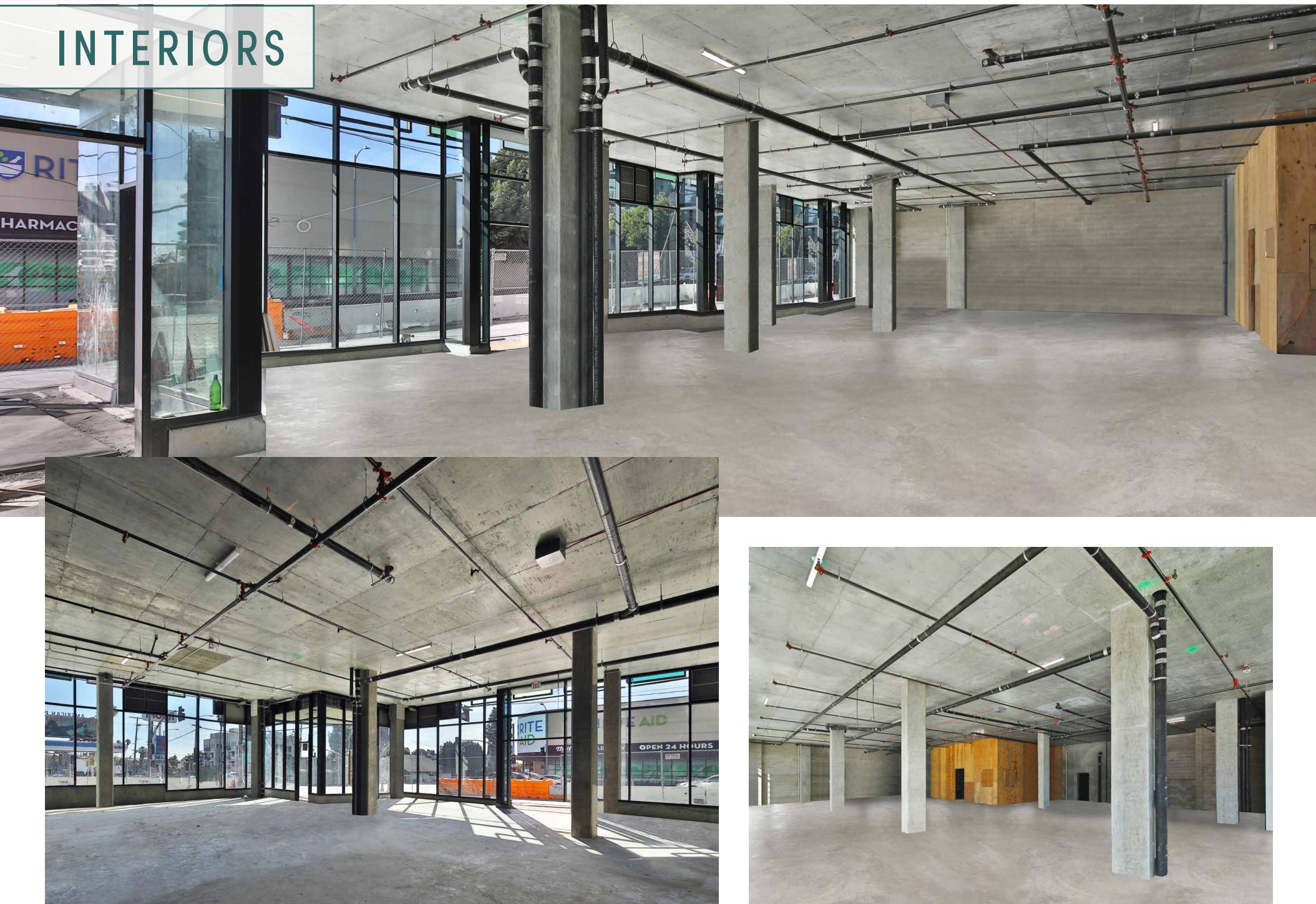


7901 Sunset Blvd

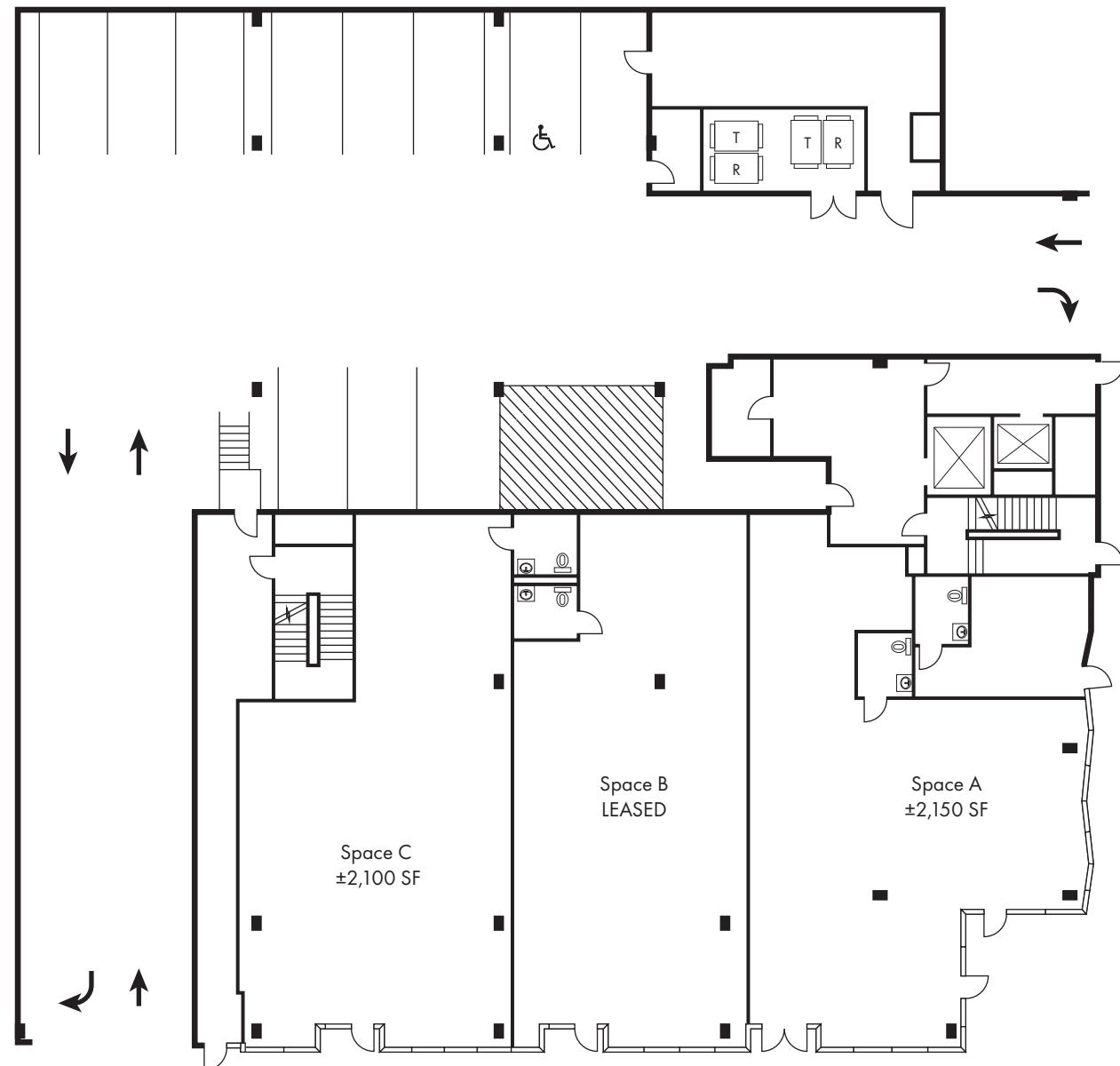
LOCAL HAPPENINGS



INTERIORS

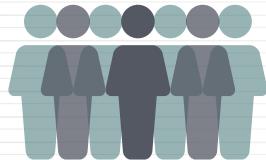


FLOOR PLANS



SUNSET BLVD

345,553
RESIDENTS



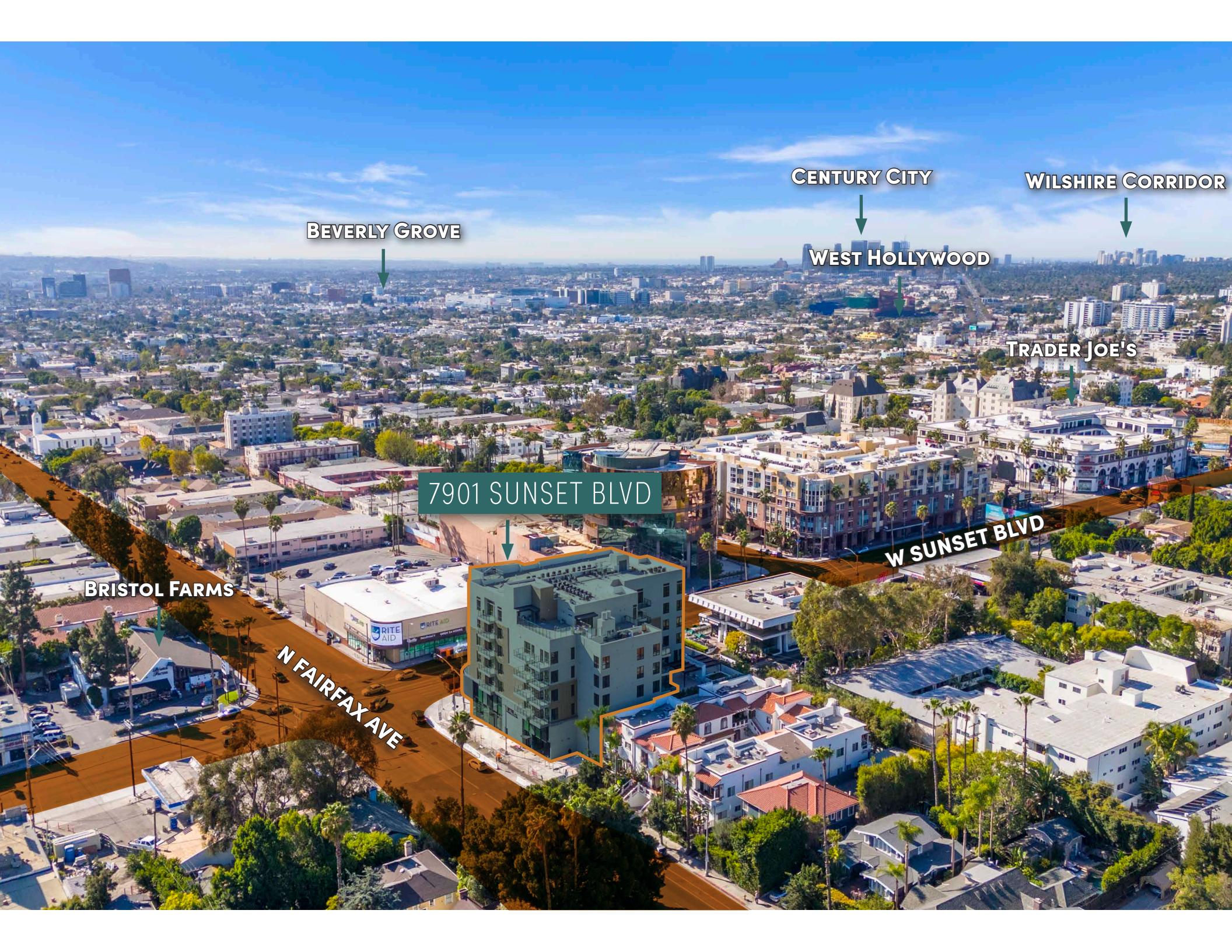
38.5
MEDIAN AGE



| 371,965
TOTAL
HOUSEHOLDS

| \$133k
AVERAGE HOUSEHOLD
INCOME

| \$1.47M
MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS



DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	46,043	252,137	778,006
2029 Population - Five Year Projection	45,642	251,878	780,964
2020 Population - Census	47,204	254,865	786,650
2010 Population - Census	45,330	246,083	778,158
2020-2024 Annual Population Growth Rate	-0.58%	-0.25%	-0.26%
2024-2029 Annual Population Growth Rate	-0.17%	-0.02%	0.08%



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2024 Households - Current Year Estimate	29,340	138,815	371,965
2029 Households - Five Year Projection	29,924	142,808	384,749
2020 Households - Census	29,264	136,119	365,568
2010 Households - Census	27,934	129,419	347,175
2020-2024 Compound Annual Household Growth Rate	0.06%	0.46%	0.41%
2024-2029 Annual Household Growth Rate	0.39%	0.57%	0.68%
2024 Average Household Size	1.55	1.78	2.06



HOUSING INCOME

	1 MILE	2 MILES	3 MILES
2024 Average Household Income	\$133,421	\$146,387	\$133,194
2029 Average Household Income	\$154,077	\$167,052	\$153,436
2024 Median Household Income	\$87,448	\$92,005	\$83,832
2029 Median Household Income	\$102,282	\$106,091	\$99,213
2024 Per Capita Income	\$85,020	\$80,748	\$63,741
2029 Per Capita Income	\$101,015	\$94,875	\$75,648



EDUCATION

	1 MILE	2 MILES	3 MILES
2024 Population 25 and Over	41,102	208,335	614,696
HS and Associates Degrees	12,276	61,632	208,367
Bachelor's Degree or Higher	27,481	135,368	340,394



HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2024 Housing Units	32,106	154,263	408,681
2024 Vacant Housing Units	2,766	15,448	36,716
2024 Occupied Housing Units	29,340	138,815	371,965
2024 Owner Occupied Housing Units	5,741	33,138	91,691
2024 Renter Occupied Housing Units	23,599	105,677	280,274



PLACE OF WORK

	1 MILE	2 MILES	3 MILES
2024 Businesses	3,517	28,845	67,931
2024 Employees	21,238	214,540	501,194



FOR LEASE

7901 SUNSET BLVD

LOS ANGELES, CA
90046

PROMINENT SUNSET BLVD
RESTAURANT, RETAIL,
OR FITNESS

WEST HOLLYWOOD ADJACENT



CONTACT US : **RYAN GURMAN**
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

BRONSON MORGAN
+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02194401

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.