

**8500**  
**SANTA MONICA**  
WEST HOLLYWOOD

FOR LEASE



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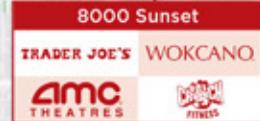
## Property Details

<b>TERM</b>	Negotiable
<b>RATE</b>	Negotiable - Subject to Term
<b>PROPERTY ADDRESS</b>	8500 Santa Monica Blvd., West Hollywood, CA 90069
<b>EXISTING BUILDING SIZE</b>	1,581 SF
<b>LAND AREA</b>	11,439 SF
<b>YEAR BUILT/RENOVATED</b>	1954
<b>TRAFFIC COUNTS</b>	79,000+ at Santa Monica Blvd. and La Cienega Blvd.

# Local Amenity Map

Bristol Farms

N



8500 SANTA MONICA BLVD

PAVILIONS

tendergreens

Dan Tana's

BOTTEGA LOUIE

Maxfield

Acne

JAMES PERSE

LOS ANGELES

CECCONI'S

lemonade

BEVERLY BLVD

SANTA MONICA BLVD

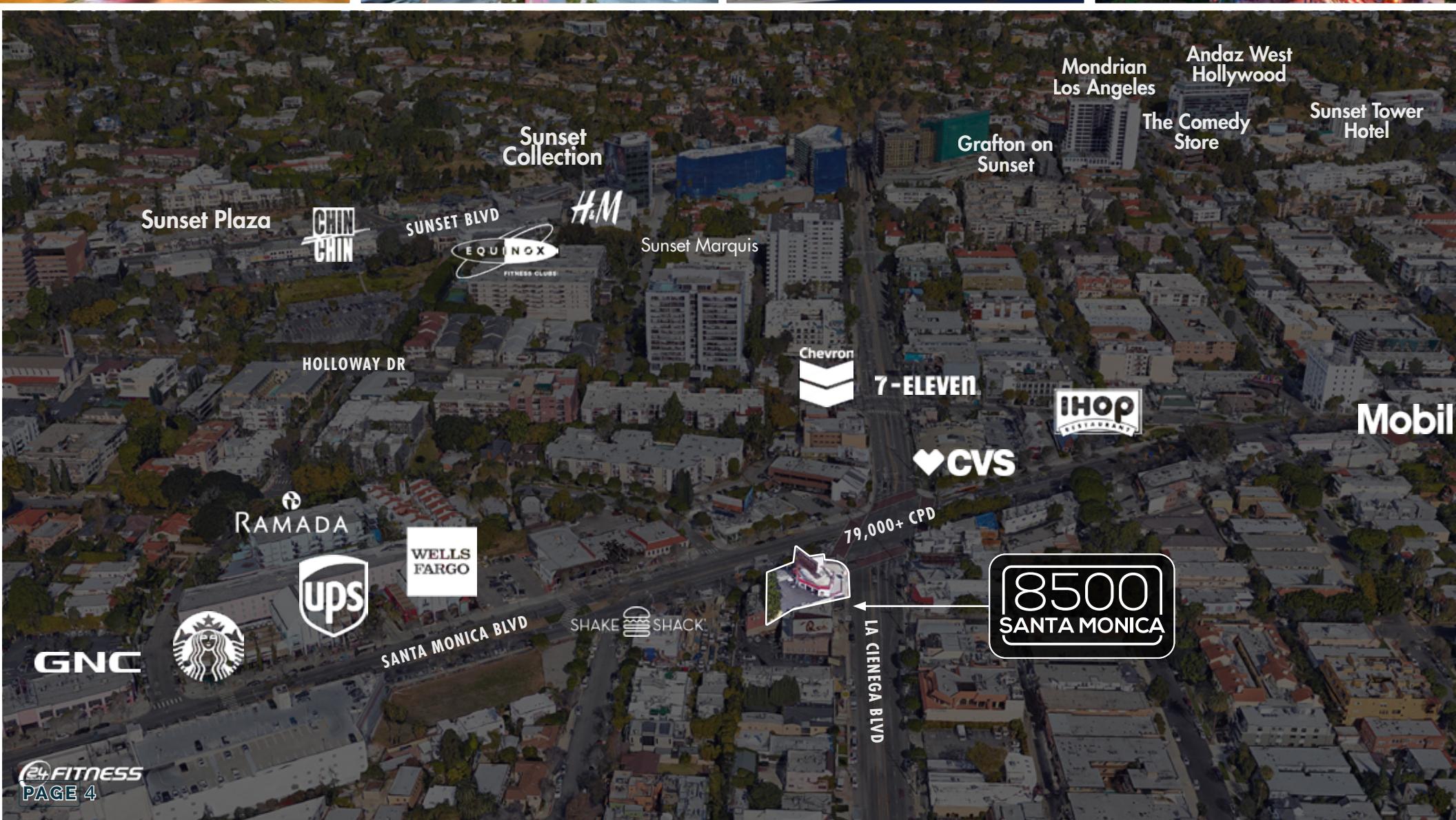
MELROSE AVE

DOHENY

GRACIAS MADRE

ROBERTSON BLVD

LA CIENEGA BLVD





# West Hollywood

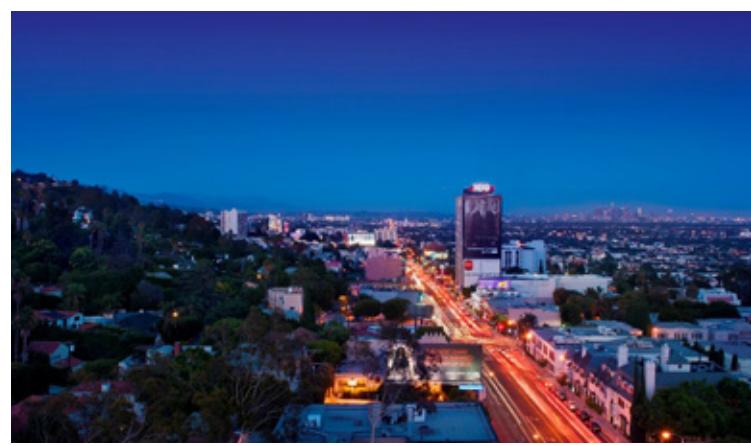
West Hollywood, also known as WeHo and the Creative City, is an exciting, progressive and artistically diverse community. Located in the heart of Los Angeles, West Hollywood is 1.9 square miles of thriving industries that range from music to media, entertainment to arts & design.

While a relatively young city that was incorporated in 1984 as the 84th city in the Los Angeles County, West Hollywood has long been the center of LA's nightlife and entertainment. Nightclubs and casinos populated Sunset Boulevard as early as the 1920's, and almost 100 years later, the Sunset Strip is still LA's top entertainment district, home to celebrated nightclubs, bars, and restaurants.

West Hollywood is proud to be known as the largest LGBT community in America, and hosts the world famous, 3-day, LA Pride Music Festival in June, which attracted approximately 60,000 people in 2017, and Halloween Carnaval, one of the most unique Halloween gatherings in the world, with an estimated attendance of several hundred thousand people, every October.

A favorite destination to both the entertainment industry and jet set community – West Hollywood offers abundant amenities – everything from stylish 5-star hotels to luxury boutiques, world-class spas, and celebrity hot spots. West Hollywood is also known for its abundance of unique galleries, interior design studios and shops, an envious amount of upscale restaurants, and fashion boutiques.

Its architecture – like the community, is varied. There are classic 1920s art deco and Spanish revival apartment buildings alongside hotels built to house those working in early cinema to more modern structures, like the 31-story Sierra Towers built in the 1960s. Today there are a number of new notable buildings under construction that will continue to shape the city's skyline.



# Business & Entertainment

## WEST HOLLYWOOD ARTS & DESIGN DISTRICT

West Hollywood Arts & Design District is known for its high-quality selection of art, design, fashion, beauty, and dining options. With more than 250 creative leaders and businesses based in the vicinity of Melrose Avenue and Beverly Boulevard, near Robertson Boulevard, it is a creative hub and premier Los Angeles shopping destination. The District became an official business improvement district (BID) in 1996, but has been known as a cultural district since the 1950s.

## PACIFIC DESIGN CENTER

The Pacific Design Center is the West Coast's premier, multi-use facility for interior design, home furnishings, and décor with over 100 brands presented and more than 2,200 product lines. Home to more than just show rooms, the 14 acre, 1.6 million square foot campus was designed by famed architect, Cesar Pelli, FAIA, and features the MOCA Pacific Design Center, The Silver Screen Theater, a 380 seat state-of-the-art luxury film venue, the Conference Center, a Michael Graves – designed fitness center, and two restaurants – Red Seven and WP Restaurant – operated by world-renowned chef and restaurant, Wolfgang Puck. Located in the center of West Hollywood, at the intersection of Melrose and San Vicente Boulevard, Pacific Design Center has been open for more than 40 years and is iconic to Los Angeles. The Center's "Blue Whale" Building opened in 1975, the Green Building followed in 1988, and the Red Building opened in 2012.

## THE SUNSET STRIP

The Sunset Strip is a famous cultural landmark, notorious for setting trends in hotels, dining, shopping, music and nightlife. Since the 1920s, the Sunset Strip has continued to transform with its inhabitants. Once known for being the playground for the rebellious, to attracting A-list celebrities, punk rockers and standup performers, the strip continues to offer West Hollywood and its visitors a place to be immersed in the history and culture of the transforming area almost 100 years later.

## SANTA MONICA BOULEVARD

Santa Monica Boulevard connects the east side of Los Angeles with the Pacific Ocean, passing through several cities including Hollywood, West Hollywood, Century City, Beverly Hills and West Los Angeles and ending in Santa Monica. West Hollywood's portion of the boulevard runs from Doheny Drive on the west to La Brea Avenue on the east. Along Santa Monica Boulevard, there are several popular bars and dining hot spots.





## Area Tourism

**BEVERLY CENTER** – The Beverly Center is a renowned fashion destination, with over 100 shops and restaurants. The center recently went through a major reconstruction spending over \$500 million in renovation costs, including updating the exterior, adding new dining options, and a new center court for art installations and customers to socialize.

**THE GROVE** – The Grove is a retail and entertainment complex in the Fairfax District of Los Angeles, developed by Caruso in 2002. It is a one-stop destination featuring fashion-forward stores, pop-up shops and eateries throughout the shopping mall creating an experiential retail experience for its customers.

**RUNYON CANYON** – Runyon is a 160 acre park in Los Angeles going into the Santa Monica mountains and allows hikers, runners and others experience the beauty of the trails along with breathtaking views of the city and Hollywood sign. People enjoy unleashing their dogs to roam free and seeing the occasional celebrity hike the canyon as well.

## Area Hotels

**ANDAZ WEST HOLLYWOOD** – This glamorous boutique hotel is conveniently situated on the iconic Sunset Strip, featuring rotating artwork, panoramic views from the rooftop swimming pool and a complimentary wine hour. The hotel boasts beautifully designed rooms with a modern luxurious feel incorporating a rock 'n' roll past.

**BEST WESTERN PLUS SUNSET PLAZA HOTEL** – This hotel is situated between Hollywood and Beverly Hills, just a few minutes away from Universal Studios Hollywood. The Sunset Plaza Hotel's European décor includes rural art pieces and fountains that emit an Italian villa. Its Sunset Strip address and astounding service earned it the TripAdvisor Certificate of Excellence award in 2016 and 2017.

**CHAMBERLAIN WEST HOLLYWOOD** – Chamberlain is a fully redesigned upscale boutique hotel that attracts the well-traveled fashionista with its striking lobby, stylish rooftop and restaurant. The hotel is ideally located near Santa Monica Boulevard, Sunset Boulevard, Melrose Place, Robertson Boulevard, Pacific Design Center and La Cienega Design Quarter.

**PALIHOUSE WEST HOLLYWOOD** – Palihouse is a boutique lodge offering only 36 guest suites and loft style residences with several floor plans. Guest suites and residences offer fully equipped kitchens and open floor plans. Its courtyard Mardi Restaurant and Lobby Lounge attract guests, residents and neighbors together for food, signature cocktails and more.



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