



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



RETAIL SPACE AVAILABLE IN WEST HOLLYWOOD!

8464 Santa Monica Blvd., West Hollywood, CA 90046



RACHEL ADAMS
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DRE#02052879

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
WEST HOLLYWOOD, CA

EXCLUSIVELY LISTED BY

RACHEL ADAMS

SENIOR ASSOCIATE

(818) 697-9375 | rachel@illicre.com

DRE#02052879

TODD NATHANSON

PRESIDENT

(818) 514-2204 | todd@illicre.com

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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RETAIL SPACE
WEST HOLLYWOOD, CA

PROPERTY FEATURES

8464 Santa Monica Blvd., West Hollywood, CA 90046







APPROX. 975-2,925 SF

RETAIL SPACE AVAILABLE IN WEST HOLLYWOOD

- ✓ Approx. 975 - 2,925 SF available for lease
- ✓ Former cannabis dispensary/retail space available
- ✓ Excellent visibility on Santa Monica Blvd
- ✓ Can be demised into ±975 SF and 1,950 SF units
- ✓ Upstairs office space
- ✓ Parking available in the rear

AREA AMENITIES

- ✓ Prime West Hollywood Location
- ✓ Located on a highly desirable part of Santa Monica Blvd
- ✓ Walking distance to trendy restaurants, shops and entertainment
- ✓ High vehicle and pedestrian traffic counts

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	39,764	258,182	815,780
 Avg. HH Income	\$126,338	\$122,293	\$107,966
 Daytime Pop	34,881	217,958	678,004
 Traffic Count	± 51,035 CPD ON SANTA MONICA BLVD		

RETAIL SPACE
WEST HOLLYWOOD, CA

2ND FLOOR PHOTOS

8464 Santa Monica Blvd., West Hollywood, CA 90046





AVAILABLE

THE GROVE
amc The Cheesecake Factory H&M
Apple lululemon BARNES & NOBLE NORDSTROM



AERIAL MAP



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