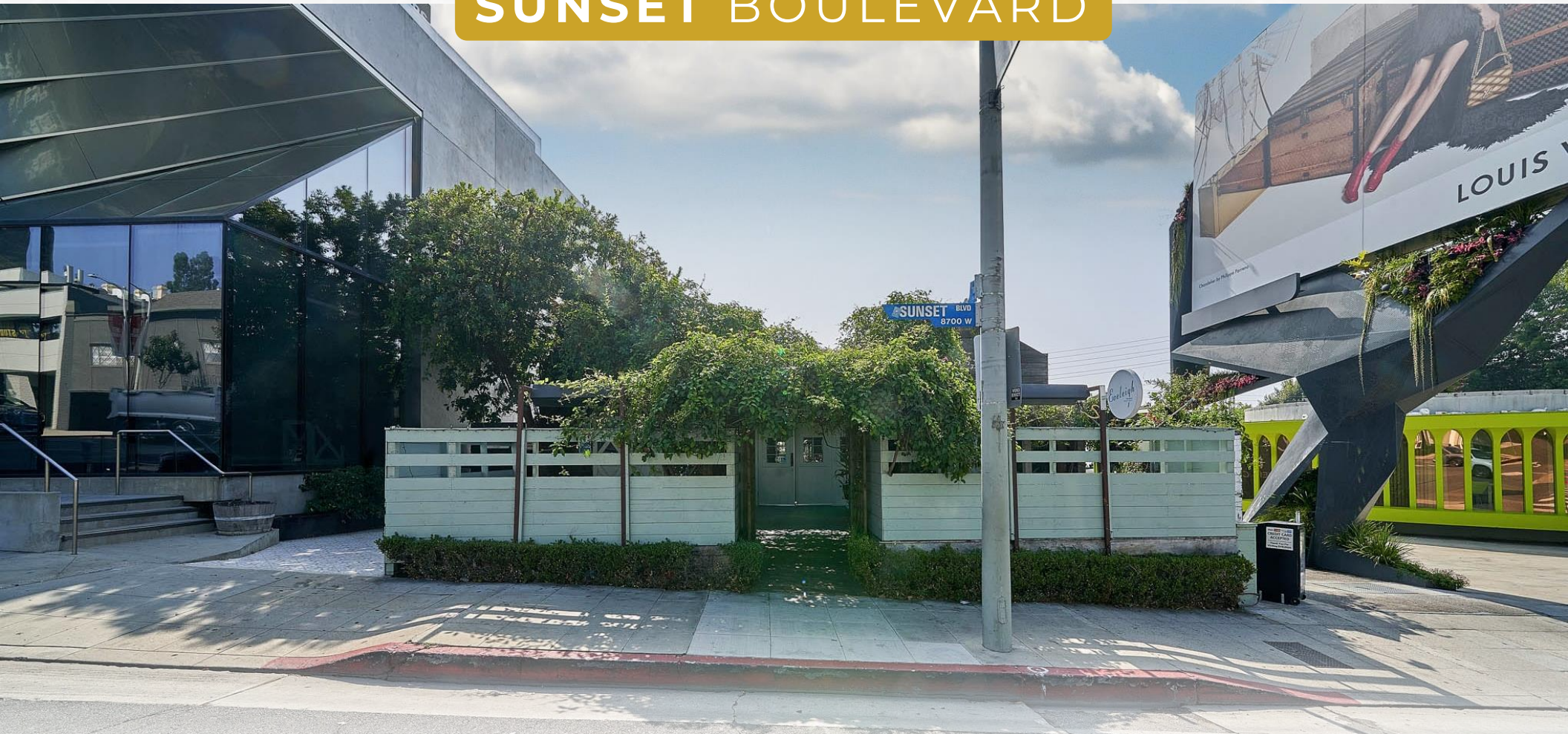


# Lease Offering 8752

**SUNSET BOULEVARD**



2<sup>nd</sup> Generation Restaurant | West Hollywood, CA 90069

**5,900 SF RESTAURANT INCLUSIVE OF 2 PATIOS**

# PROPERTY SUMMARY

## PROPERTY SUMMARY

<b>PROPERTY TYPE</b>	▪ Retail – Restaurant
<b>LEASE RATE</b>	▪ \$6psf NNN ▪ (NNNs approx. \$.26 psf)
<b>AVAILABLE</b>	▪ December 1, 2024
<b>BUILDING SF</b>	▪ 5,900 SF (Approx.)
<b>LOT SF</b>	▪ 7,405 SF (Approx.)
<b>PARKING</b>	▪ 14 spaces including one ADA space w/ potential of 50 onsite parking spaces with valet*

## SEATING BREAKDOWN

- **Full Venue: 200 + Seats**
- **Garden Patio: 25 + Seats**
- **Full Back Patio: 90 + Seats**



# VICINITY MAP





# Property Overview

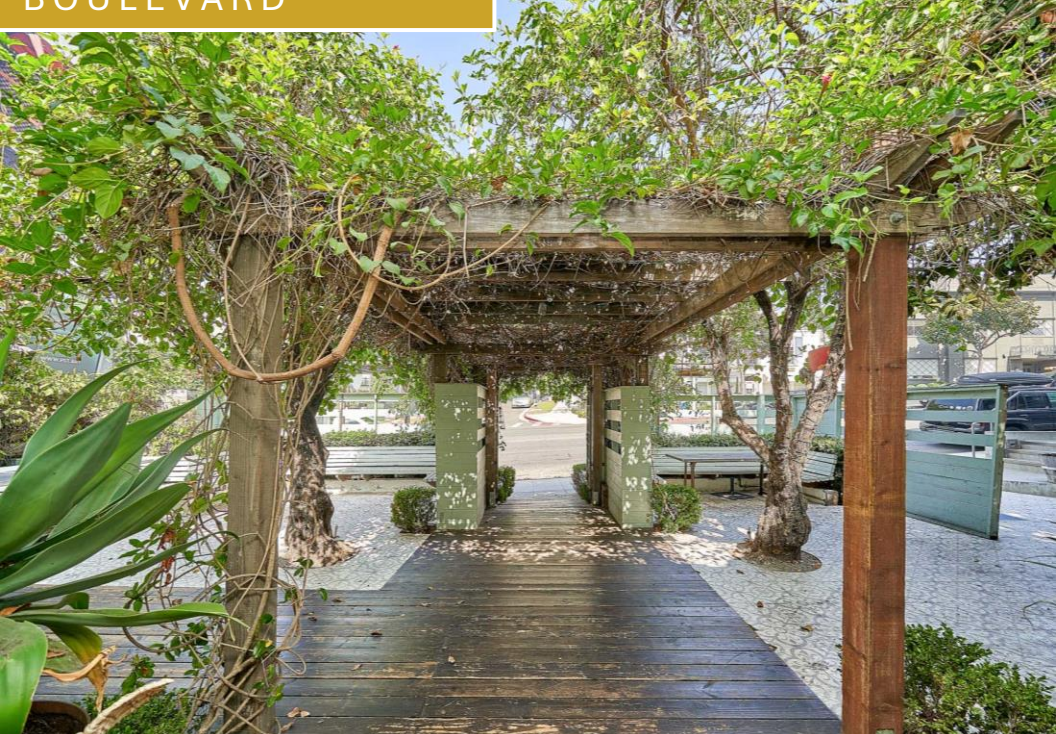
- ❖ 2nd Gen Restaurant in the heart of the Sunset Strip
- ❖ Frontage 60' on W. Sunset Blvd.
- ❖ The total SF is approx. 5,900 SF, over two floors, inclusive of 2 patios (back patio has a retractable roof w/ heaters).
- ❖ Type 47 (Tenant to purchase their own)
- ❖ Grease Interceptor
- ❖ Approx. 1,000 amps & 3 (5 ton) HVAC units and 1 (2 ton) HVAC
- ❖ 2 bars, 3 hoods, office/lockers, walk-in, 5 bathrooms
- ❖ Great for private events
- ❖ Permitted Hours of Operation: 10am to 2 am, 7 days a week (Tenant to Verify)
- ❖ Parking: 14 spaces including one ADA space w/ potential of 50 onsite parking spaces with valet (Luxury Parking Systems)

# Property Layout

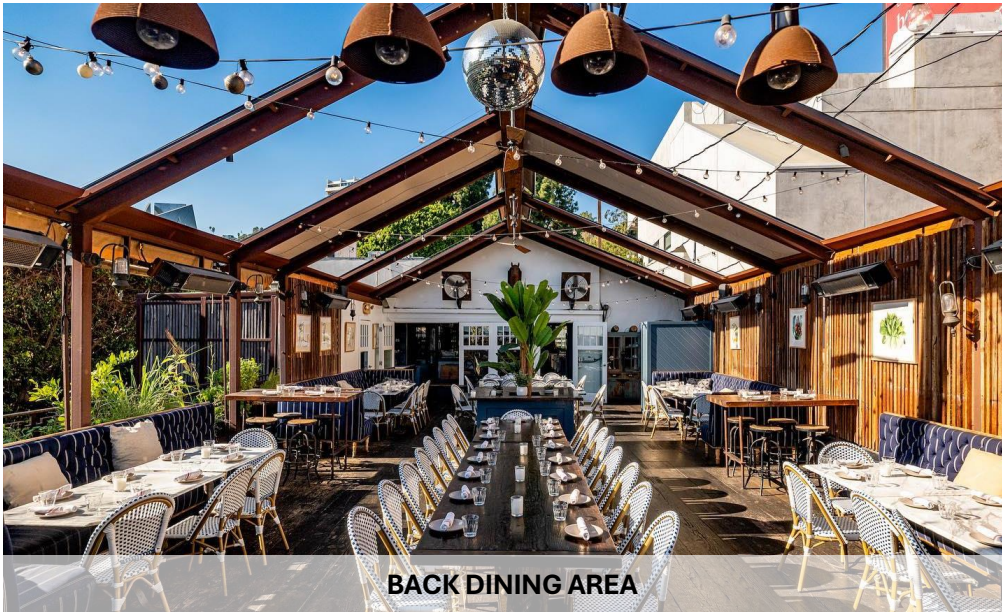




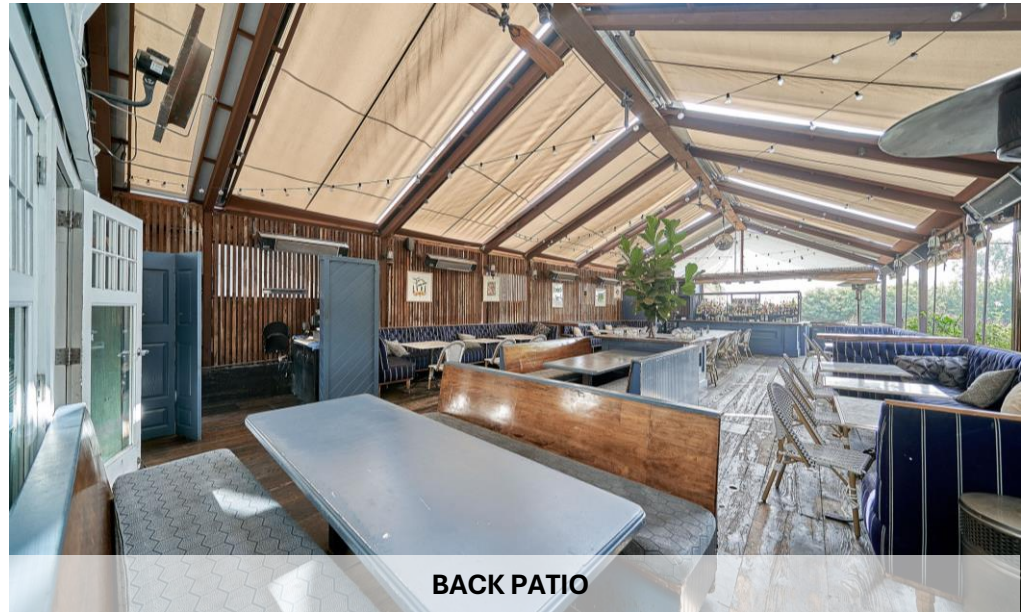
8752 SUNSET BOULEVARD



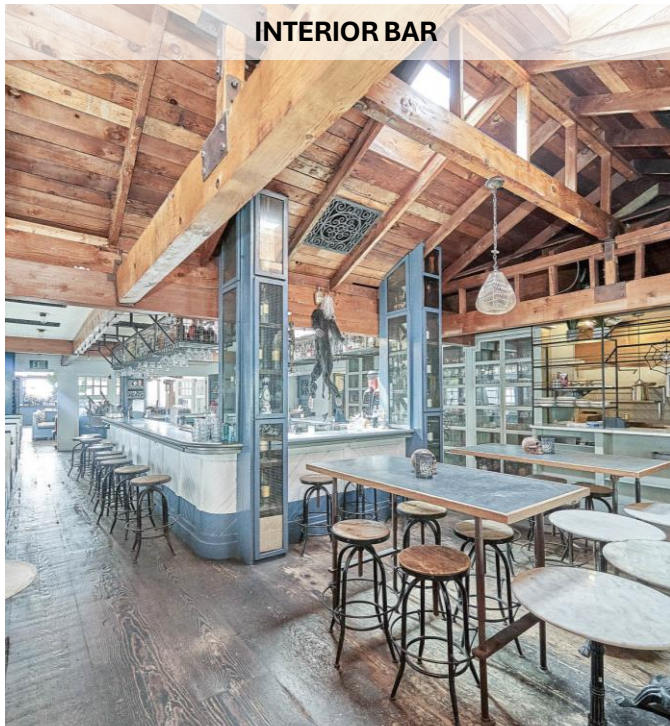
# PROPERTY FEATURES



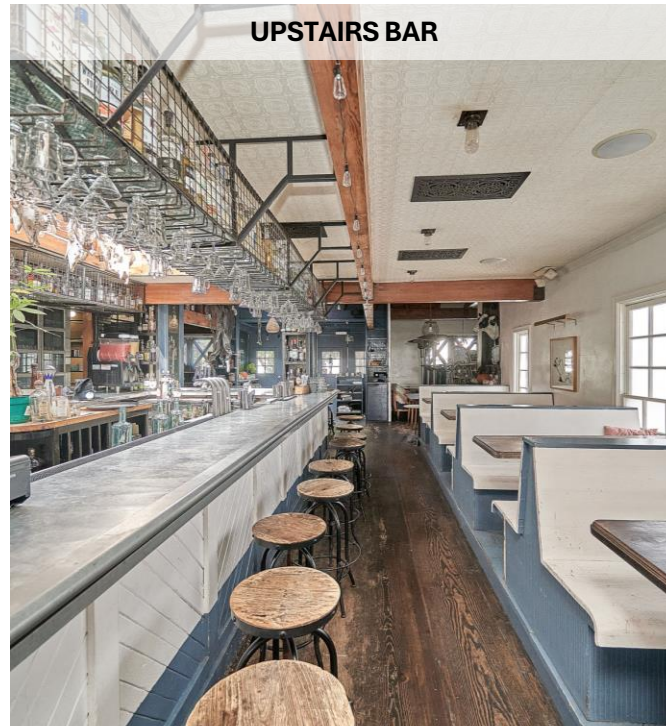
**BACK DINING AREA**



**BACK PATIO**



**INTERIOR BAR**



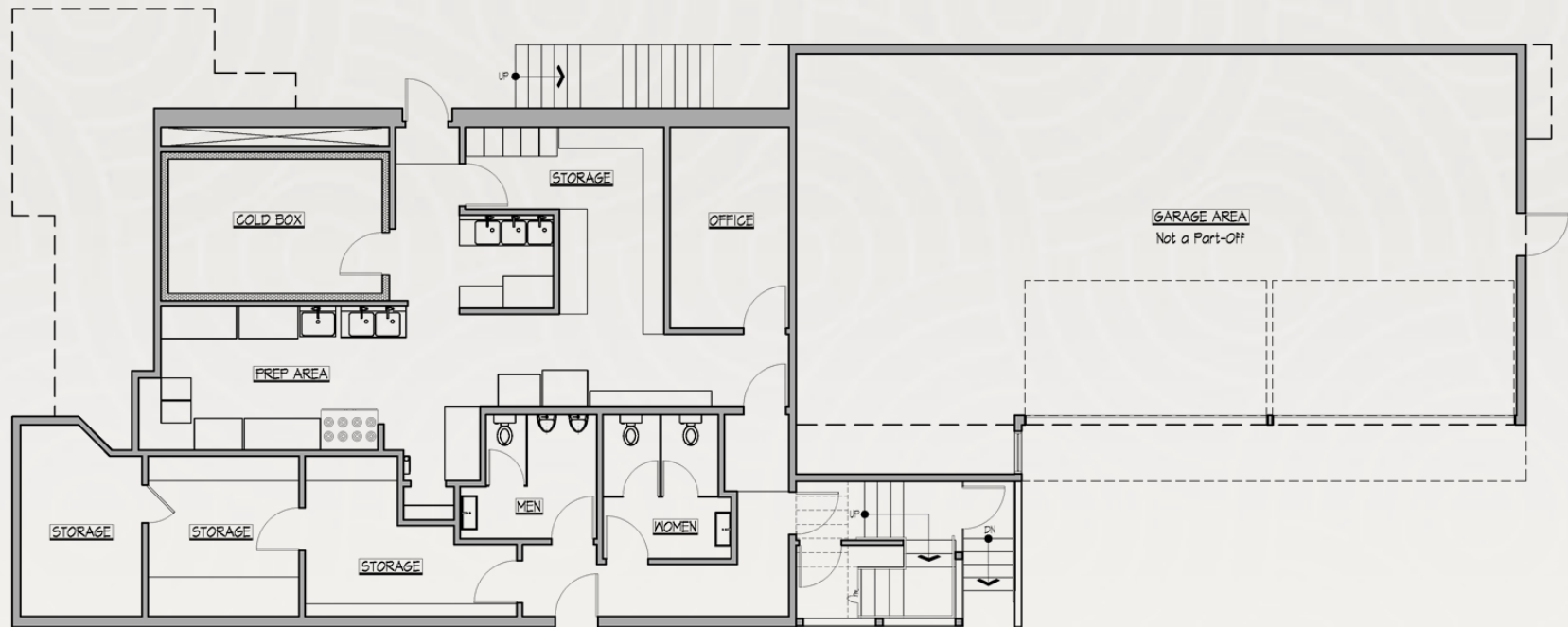
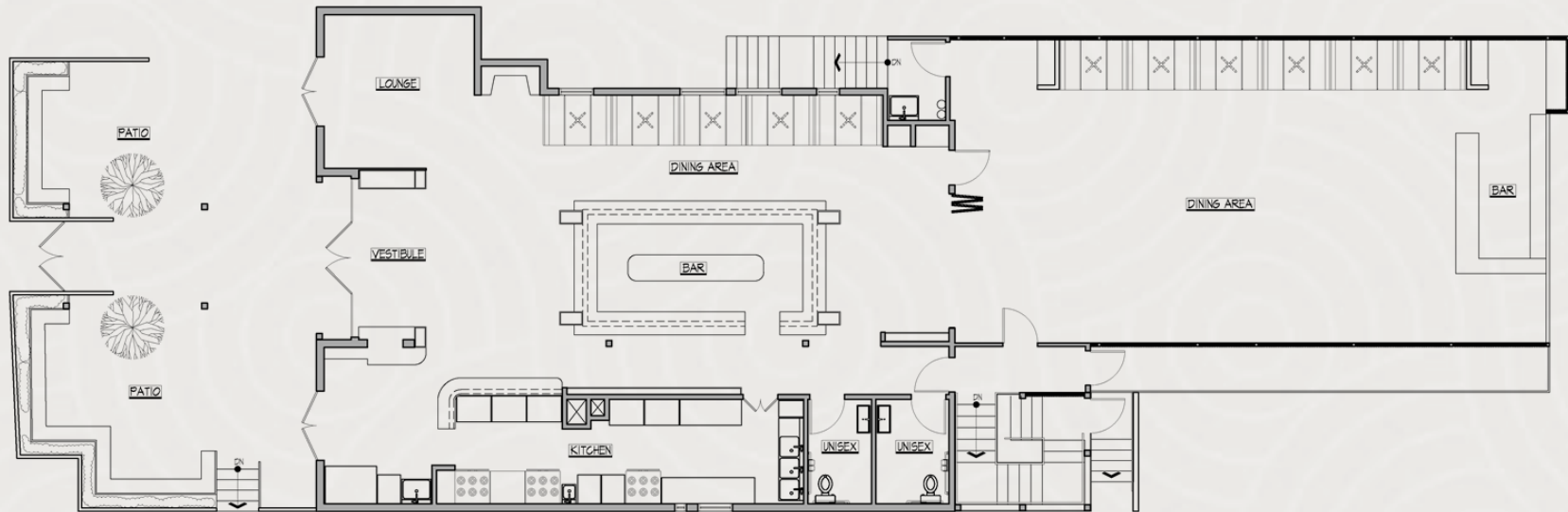
**UPSTAIRS BAR**



**UPSTAIRS KITCHEN**

Ground Level – 3,364 SF

Outdoor Patio - 910 SF

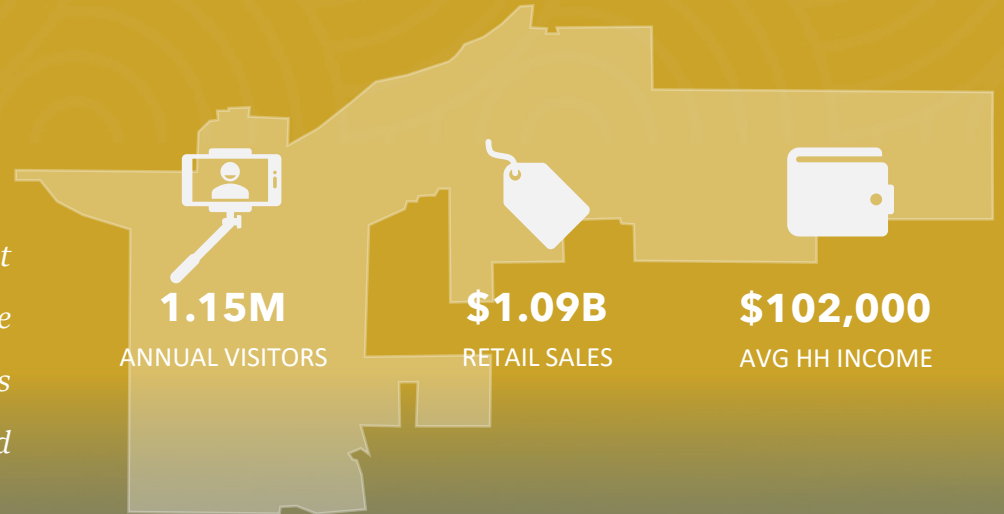


Lower Level – 1,628 SF



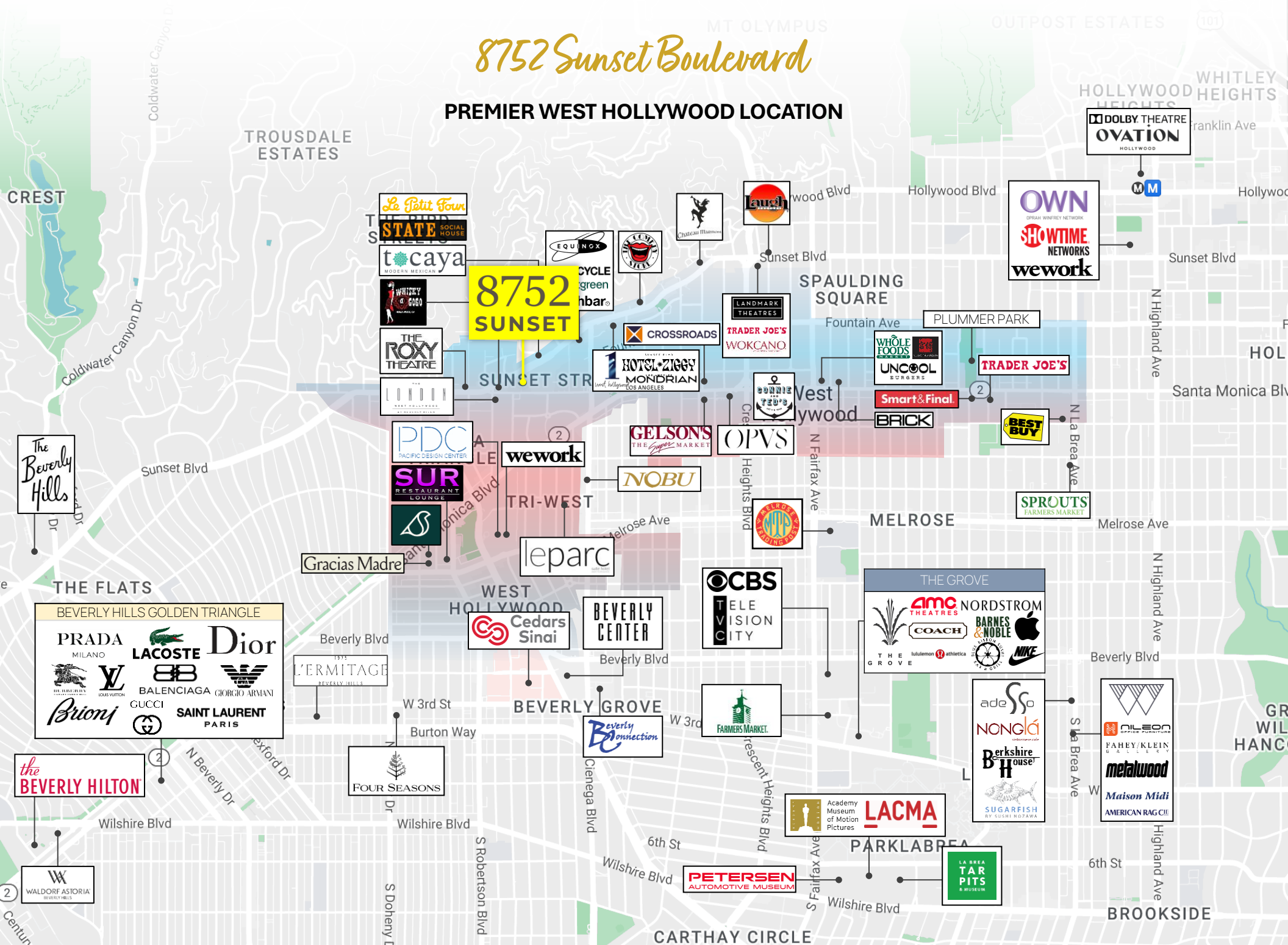
# West Hollywood

*West Hollywood is one of the strongest and most affluent submarkets in all of Los Angeles County. Ideally situated in the westside of Los Angeles, West Hollywood submarket boasts strong high-end demographics with an average household income of \$102,000.*



# 8752 Sunset Boulevard

## PREMIER WEST HOLLYWOOD LOCATION



# Local Economy

West Hollywood's economy is only 0.3% of metro Los Angeles' \$1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. West Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

Known for its creative workforce and affluent customer base, West Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.

YEARLY VISITORS

10M

ANNUAL REVENUE

\$300M



## ARTS DISTRICT



## SUNSET PLAZA



## CITY HALL



# WeHo Districts



# Mini Metropolis

## DESIGN DISTRICT

West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Trends start here. More than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Today, West Hollywood Design District is an extraordinary mix of district pioneers that include such influential brands as Phyllis Morris, J. Robert Scott, Rag & Bone, Christian Louboutin Men's as well as the latest up and coming businesses and designers. Together, WHDD businesses are championing progressive style and timeless sophistication.

## SUNSET STRIP DISTRICT

Created in 2002, the Sunset Strip Business Improvement District is an assessment district that improves the business and neighboring residential environment on Sunset Blvd. through support services in digital and experiential marketing, event programming, municipal brand partnerships, special promotions, and much more. Our primary goal is to work together to support our commercial district's economic growth and vitality.

## RAINBOW DISTRICT

On the Westside of West Hollywood from La Cienega to Doheny is an inspiring walking exploration of Los Angeles culture, featuring a vibrant LGBT community, lively cafes and restaurants. Larger-than-life public art exhibits line the boulevard as you head to the award winning West Hollywood Library and West Hollywood Park.

## HIP HOTELS

WeHo has intimate, luxurious boutique hotels and hotels that are part of rock 'n roll history, providing a uniquely stylish setting that will energize and inspire attendees. Guests can relax and unwind at The London West Hollywood, a luxurious all-suite property with breathtaking views of L.A. or experience cutting-edge style and glamour at the 236 room Mondrian Hotel. With over a dozen world-class hotels, planners will have no trouble finding the right accommodation to suit their needs.

## LEGENDARY ATTRACTIONS

West Hollywood is not only a city unto itself, it's a 1.9-square-mile universe. It's where L.A. gets very hip—think Whisky a Go Go, launching rock careers on the Sunset Strip for five decades now. And it's where some of L.A.'s hottest dance clubs, bars, and lounges are generously sprinkled along main thoroughfares like Santa Monica Boulevard, so bar-hopping and scene-shifting are an easy and festive matter.

It's also where L.A. gets very stylish—along Melrose Avenue, Beverly Boulevard, and Robertson Boulevard, one can find the West Hollywood Design District, where art, fashion, and design converge. Stella McCartney, Maxfield, Balenciaga, and Alberta Ferretti, along with many other top fashion names, are all within the Design District. Along Sunset Boulevard is Sunset Plaza, a buzzing haven of restaurants and shops, including Café Med, Le Petit Four, Armani A/X, Nicole Miller, Ole Henriksen Face/Body Spa, Philip Press, and Oliver Peoples.

## PACIFIC DESIGN CENTER

The award-winning, 1.6 million sq. ft. Pacific Design Center is a premier, multi-use facility located in the heart of West Hollywood. The two-acre outdoor area features lush garden landscaping, fountains and can accommodate up to 2,500 guests. It's also home to two restaurants (Red Seven & WP Restaurant) operated by world-renowned chef and restaurateur Wolfgang Puck.



## Metro's Proposed Stations for the City of West Hollywood

The Northern Extension of the Metro Crenshaw/LAX Line will create a new north-south connection from LAX and Inglewood through Mid City and West Hollywood to Hollywood where it will connect with the Metro Red Line (B)—and potentially even the Hollywood Bowl. By connecting five Metro rail lines from the South Bay to the San Fernando Valley, this key project will transform regional mobility in the most congested part of LA attracting more daily riders than any light rail line in the nation (over 90,000 daily boardings).

There are currently three different route options being studied by Metro, all of which travel through West Hollywood and major destinations across Central Los Angeles. This line will provide safe, reliable, and affordable rail transit to places like Cedars-Sinai, the Beverly Center, the Hollywood Bowl, the Grove, LACMA, and many more LA hotspots.

# 8752 Sunset Boulevard West Hollywood, CA 90069



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**LIC 01895546**

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