

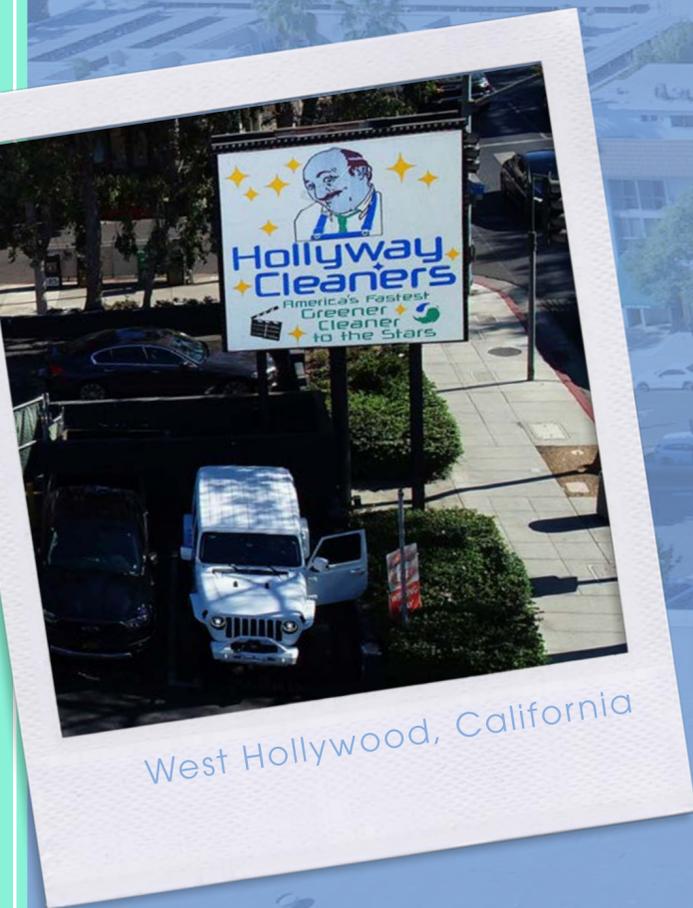


8351 SANTA MONICA BOULEVARD

± 1,000 –
5,072 SF

2ND GENERATION
DRY CLEANER SPACE
AVAILABLE

RARE PLANT ON-SITE!



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





SUNSET TOWERS

EQUINOX
earthbar®
Mela DRIVE-IN
Le Petit Four

SUNSET PLAZA
SOULCYCLE drybar ALCHEMY 43
ZADIG & VOLTAIRE sweetgreen

WESTVIEW TOWERS
178 CONDOS

SUNSET MARQUIS

aka.

KITH

HARRIET'S

1 HOTEL
West Hollywood

MONDRIAN
LOS ANGELES

PENDRY
HOTELS & RESORTS

Sunset Tower Hotel
established 1929

ANDAZ | WEST HOLLYWOOD
LOS ANGELES

SUNSET BLVD
HOTEL ZIGGY
LOS ANGELES

Madeo

CASA MADERA

SOHO HOUSE

NIKO NIKO SUSHI

Barney's
HISTORIC ROUTE 66
Beanery

WEHO BISTRO

TOWN PIZZERIA

Bohème

Hugo's
RESTAURANT

Subject SPACE

PENDRY
RESIDENCES
BY MONTAGE HOTELS & RESORTS
West Hollywood
40 CONDOS

BARRY'S

earthbar®

ZARAPÉ
COCINA & CANTINA

THE CROWN
48 UNITS / 4 STORIES
thesolution® Myodetox
IPPUDO speir PILATES

SANTA MONICA BLVD
45,500 VPD

FLORES STREET

BASIX
Food Bar

Gelson's

CROSSROADS *Joey's Cafe*

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

EQUINOX
earthbar®
Mela DRIVE-IN *Bossa Nova*
Le Petit Four

SUNSET PLAZA
SOULCYCLE drybar ALCHEMY 43
ZADIG & VOLTAIRE sweetgreen

aka.

KITH

WESTWOOD

RAMADA
BY WYNDHAM

WEHE BISTRO

BEVERLY HILLS

SINCE 2011
LAZY BIRD
SUPERFOODS

CVS

SOHO HOUSE

Rumbezz!

SHAKE SHACK

HARMONY STUDIOS
PILATES

SKINIC
BODY AESTHETICS CENTER

Hugo's
RESTAURANT

Bohème

BARRY'S

earthbar®

THE CROWN
48 UNITS / 4 STORIES
thesolution® Myodetox
IPPUDO speir
PILATES

SANTA MONICA BLVD
45,500 VPD

Subject
SPACE

ZARAPÉ
COCINA & CANTINA

FLORES STREET

Gelson's

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

WHOLE
FOODS
MARKET

WEST HOLLYWOOD



Ggiata
DELICATESSEN

Subject
SPACE



HOLY WATER

gget



Joey's
Cafe

CROSSROADS



ZARAPÉ
COCINA & CANTINA

BASIX
Food Bar

SANTA MONICA BLVD
45,500 VPD

Gelson's

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

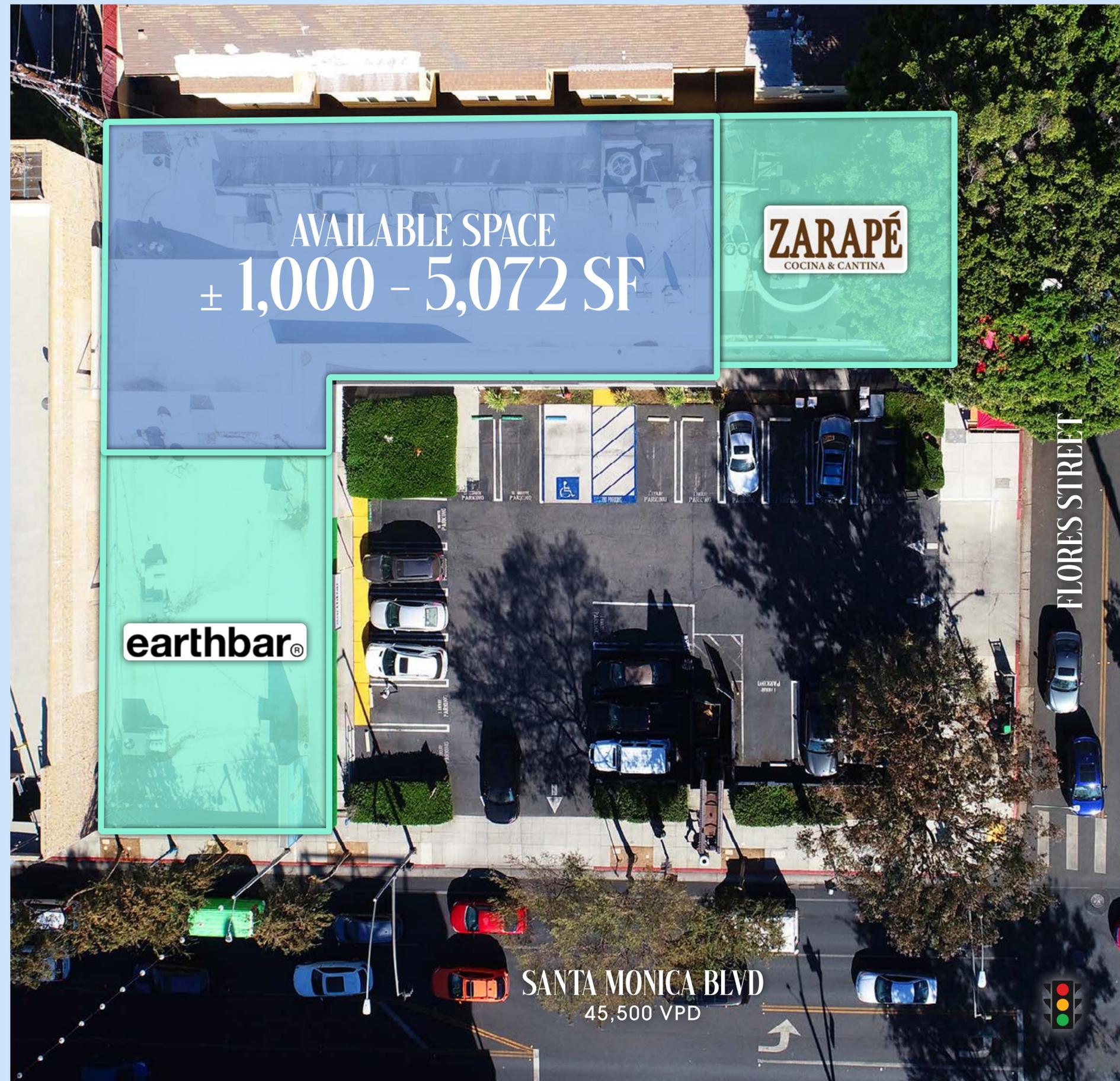
ZONING C2A

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)
 132,784 (3 mile)
 266,861 (5 mile)

AVERAGE HH INCOME
 \$120,757 (1 mile)
 \$123,128 (3 mile)
 \$119,686 (5 mile)

NUMBER OF HOUSEHOLDS
 27,210 (1 mile)
 74,379 (3 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 feint 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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