

FOR LEASE

853 N LA CIENEGA BLVD

LOS ANGELES, CA
90069

**PROMINENT
LA CIENEGA BLVD
RESTAURANT OR RETAIL
WEST HOLLYWOOD ADJACENT**

Rooftop Opportunity



CONTACT US : RYAN GURMAN

+1 310 650 7545

ryan.gurman@cbre.com

Lic. 01972081

CBRE

FUTURE RESTAURANT

FORMA SUPERIORE



** Rendering Subject to Change

HEART OF LA CIENAGA BLVD

SOHO HOUSE



THE BIRD STREETS



FUTURE MIXED USE DEVELOPMENT



853 N LA CIENAGA BLVD

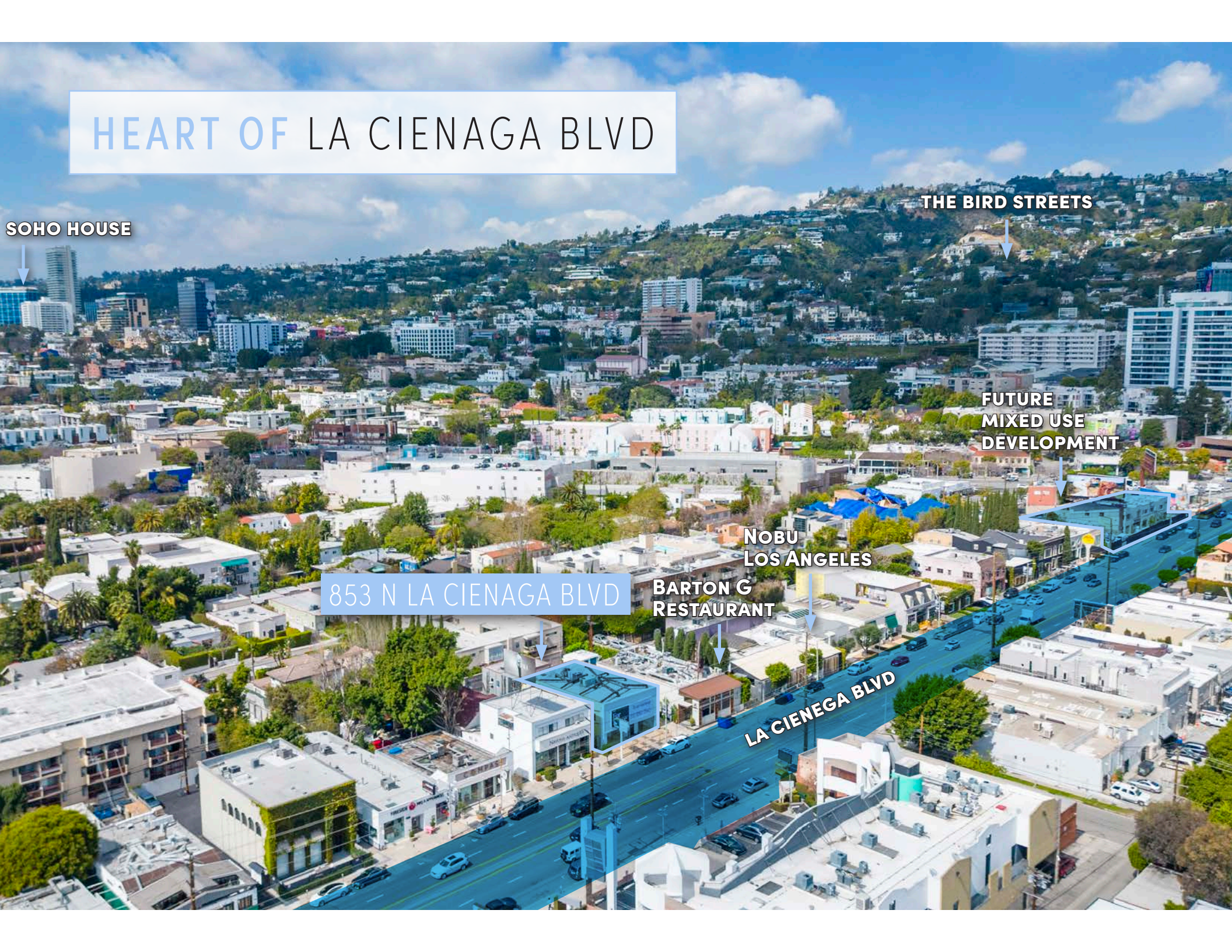


NOBU LOS ANGELES

BARTON G RESTAURANT



LA CIENEGA BLVD





ONE-OF-A-KIND RETAIL OR RESTAURANT OPPORTUNITY.

In one of the best locations on La Cienega directly adjacent to West Hollywood, this is an opportunity to have tremendous frontage and be well located amongst other great amenities. The space is neighboring Nobu, Barton G, Hammer and Spear, Norma, and is just footsteps from all the tremendous happening on Melrose Place, Melrose Ave, Sunset Blvd, and much more!

HIGHLIGHTS



853 N LA CIENEGA BLVD

Current Retail:
Ground Floor: ~2,500 SF
Second Floor: ~2,500 SF
Total: ~5,000 SF

Future Restaurant:
Ground Floor : 2,674 SF
Second Floor : 2,841 SF
Roof: 3,302 SF
Total: 8,817 SF

Rate: UPON REQUEST
NNN: Approx. ±0.65 PSF/Mo.



Directly next door to iconic restaurants such as Nobu, Barton G, and more



Tremendous Frontage
along La Cienega Blvd



Suitable for Retail or Restaurant



One of a kind Pole Signage

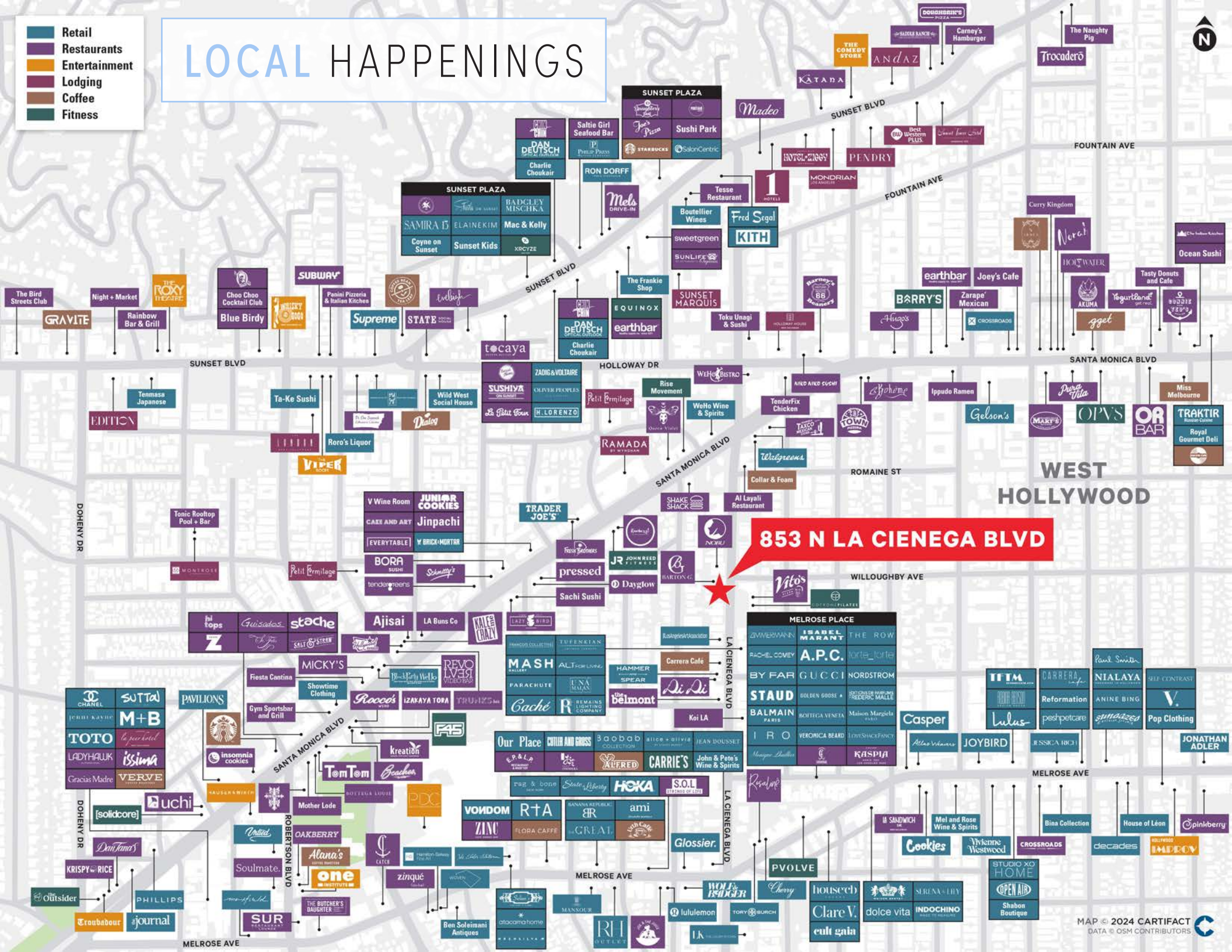


Prominent signage



LOCAL HAPPENINGS

- Retail
- Restaurants
- Entertainment
- Lodging
- Coffee
- Fitness



853 N LA CIENEGA BLVD

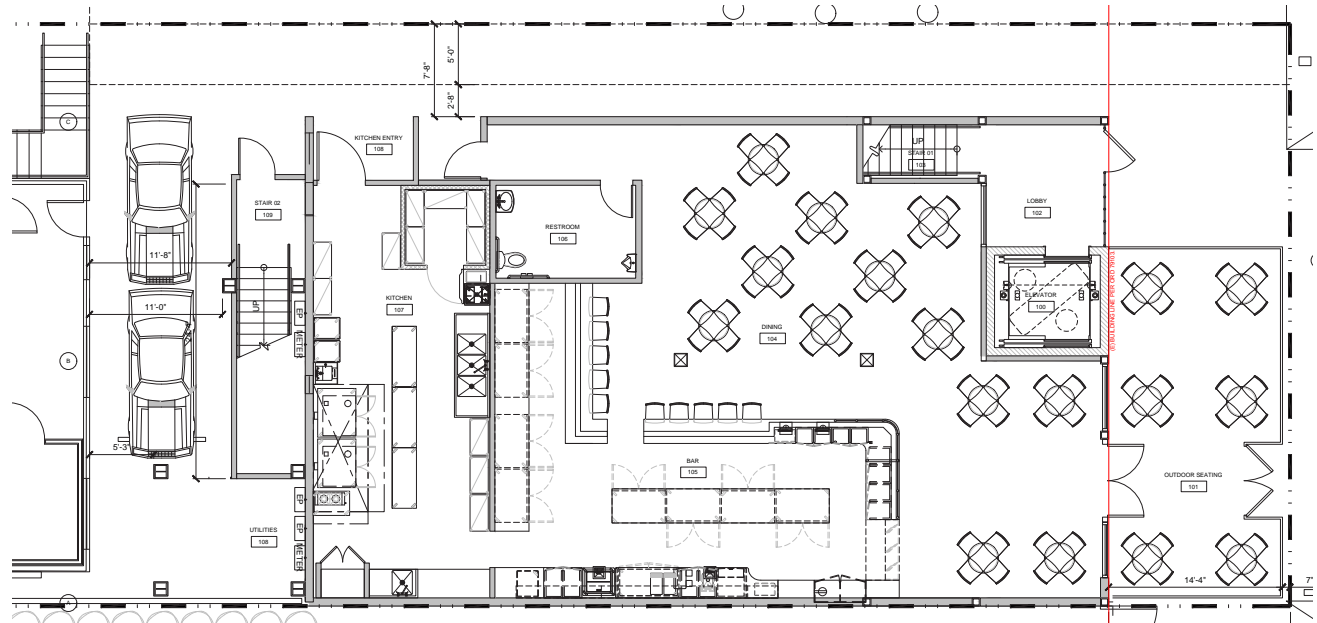
WEST HOLLYWOOD

FUTURE RESTAURANT

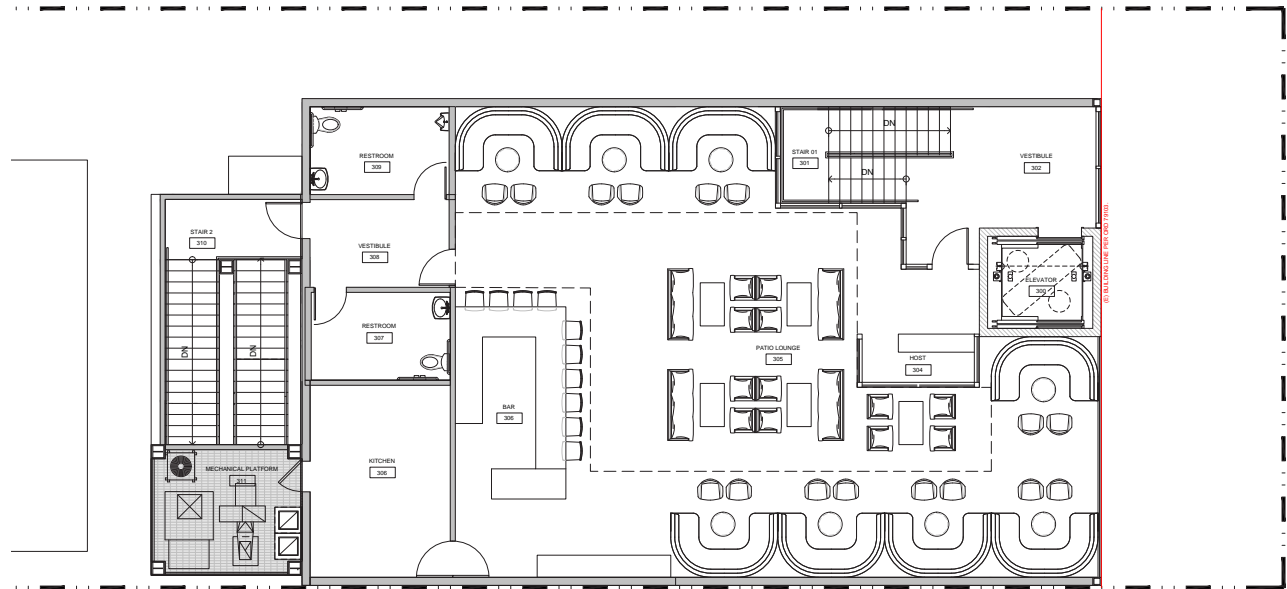


FUTURE RESTAURANT FLOOR PLANS

GROUND FLOOR

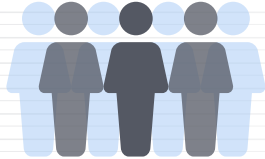


2ND FLOOR



LA CIENAGA

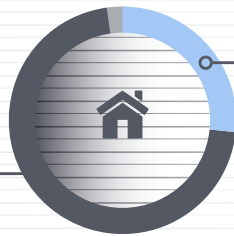
97,667
RESIDENTS



40.3
MEDIAN AGE



63.4%
RENT



26.6%
OWN



127,505

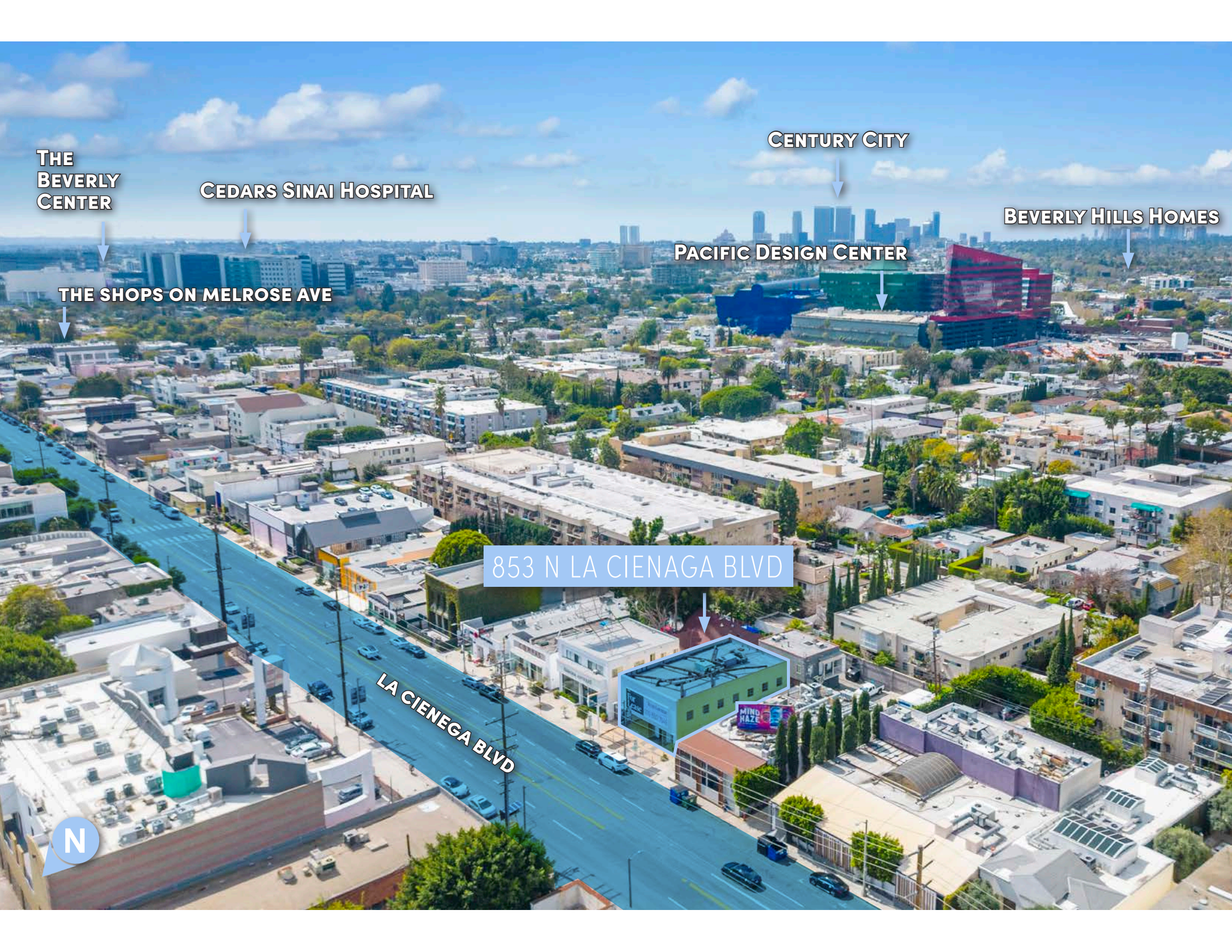
TOTAL
HOUSEHOLDS

\$158k

AVERAGE HOUSEHOLD
INCOME

\$1.4M

MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS



THE BEVERLY CENTER

CEDARS SINAI HOSPITAL

CENTURY CITY

BEVERLY HILLS HOMES

THE SHOPS ON MELROSE AVE

PACIFIC DESIGN CENTER

853 N LA CIENEGA BLVD

LA CIENEGA BLVD

N

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2022 Population - Current Year Estimate	35,374	242,288	758,844
2027 Population - Five Year Projection	34,876	241,807	756,950
2022-2027 Annual Population Growth Rate	-0.28%	-0.04%	-0.05%



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2022 Households - Current Year Estimate	22,191	127,505	347,395
2027 Households - Five Year Projection	21,943	127,833	347,949
2022-2027 Annual Household Growth Rate	-0.22%	0.05%	0.13%
2022 Average Household Size	1.59	1.88	2.05



HOUSING INCOME

	1 MILE	2 MILES	3 MILES
2022 Average Household Income	\$164,426	\$158,053	\$137,872
2027 Average Household Income	\$198,984	\$188,258	\$165,246
2022 Median Household Income	\$109,019	\$102,903	\$85,512
2027 Median Household Income	\$127,643	\$122,017	\$106,937
2022 Per Capita Income	\$103,145	\$83,200	\$63,425
2027 Per Capita Income	\$125,124	\$99,526	\$76,253



EDUCATION

	1 MILE	2 MILES	3 MILES
2022 Population 25 and Over	31,177	194,208	557,983
HS and Associates Degrees	8,741	55,706	180,900
Bachelor's Degree or Higher	21,811	132,237	327,056



HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2022 Housing Units	24,710	141,714	381,155
2022 Vacant Housing Units	2,519	14,209	33,760
2022 Occupied Housing Units	22,190	127,505	347,395
2022 Owner Occupied Housing Units	7,449	37,682	101,341
2022 Renter Occupied Housing Units	14,741	89,823	246,054



PLACE OF WORK

	1 MILE	2 MILES	3 MILES
2022 Businesses	6,275	35,448	68,364
2022 Employees	56,638	255,337	609,641



FOR LEASE

853 N LA CIENAGA BLVD

LOS ANGELES, CA
90069

**PROMINENT
LA CIENEGA BLVD
RESTAURANT OR RETAIL
WEST HOLLYWOOD ADJACENT**



CONTACT US:

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

CBRE

© 2024 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.