



COMMERCIAL  
REAL ESTATE  
the sign of a *profitable* property



## RETAIL/OFFICE SPACE FOR LEASE ON BUSY WEST HOLLYWOOD CORNER

8490 Santa Monica Blvd., West Hollywood, CA 90069



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RETAIL/OFFICE SPACE  
WEST HOLLYWOOD



## EXCLUSIVELY LISTED BY

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PRESIDENT

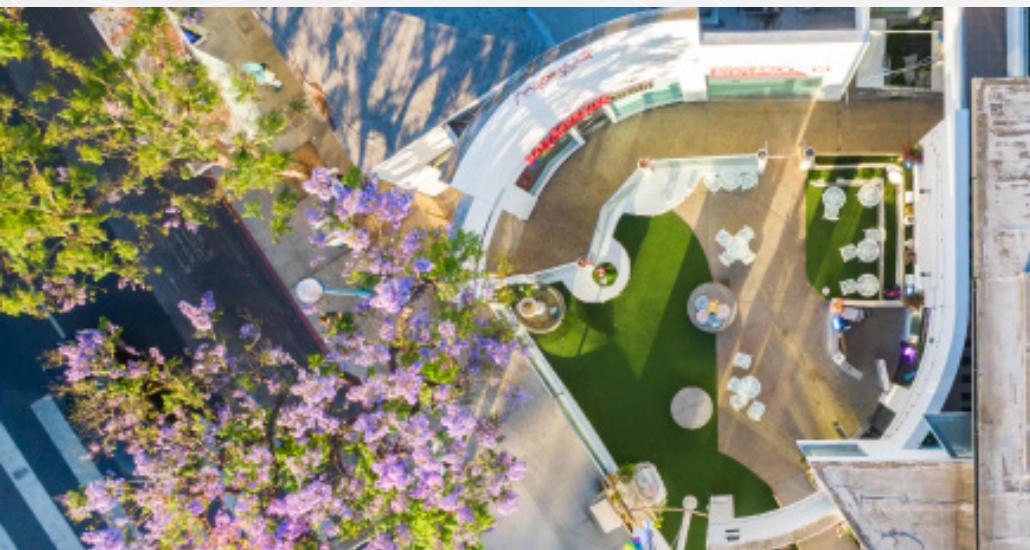
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring 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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WEST HOLLYWOOD

# PROPERTY FEATURES

8490 Santa Monica Blvd., West Hollywood, CA 90069



## APPROX. 970 SF

RETAIL/OFFICE SPACE AVAILABLE

- ✓ 3 treatment rooms
- ✓ Glass conference room
- ✓ Waiting room
- ✓ 2 parking spaces available

## AREA AMENITIES

- ✓ Located at extremely busy signalized intersection
- ✓ High pedestrian traffic
- ✓ Walking distance to many restaurants, bars, nightclubs, and shopping
- ✓ 10 minute drive to Rodeo Drive and The Grove

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		

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# INTERIOR PHOTOS

8490 Santa Monica Blvd., West Hollywood, CA 90069





**AERIAL MAP**



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