



**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



**RACHEL ADAMS, CCIM**  
(818) 697-9375 | [rachel@illicre.com](mailto:rachel@illicre.com)  
DRE#02052879

**TODD NATHANSON**  
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DRE#00923779





RETAIL/OFFICE SPACE  
WEST HOLLYWOOD

***EXCLUSIVELY LISTED BY***

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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.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



RETAIL/OFFICE SPACE  
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		

RETAIL/OFFICE SPACE  
WEST HOLLYWOOD

# INTERIOR PHOTOS

8490 Santa Monica Blvd., West Hollywood, CA 90069



SUITE 2







Sleep



SHAKE SHACK

ihop

Gelson's



citi



WHOLE FOODS MARKET



ACE Hardware

CVS pharmacy



Buffalo EXCHANGE  
New & Recycled Fashion

American Vintage



AERIAL MAP





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