

OFFERING MEMORANDUM

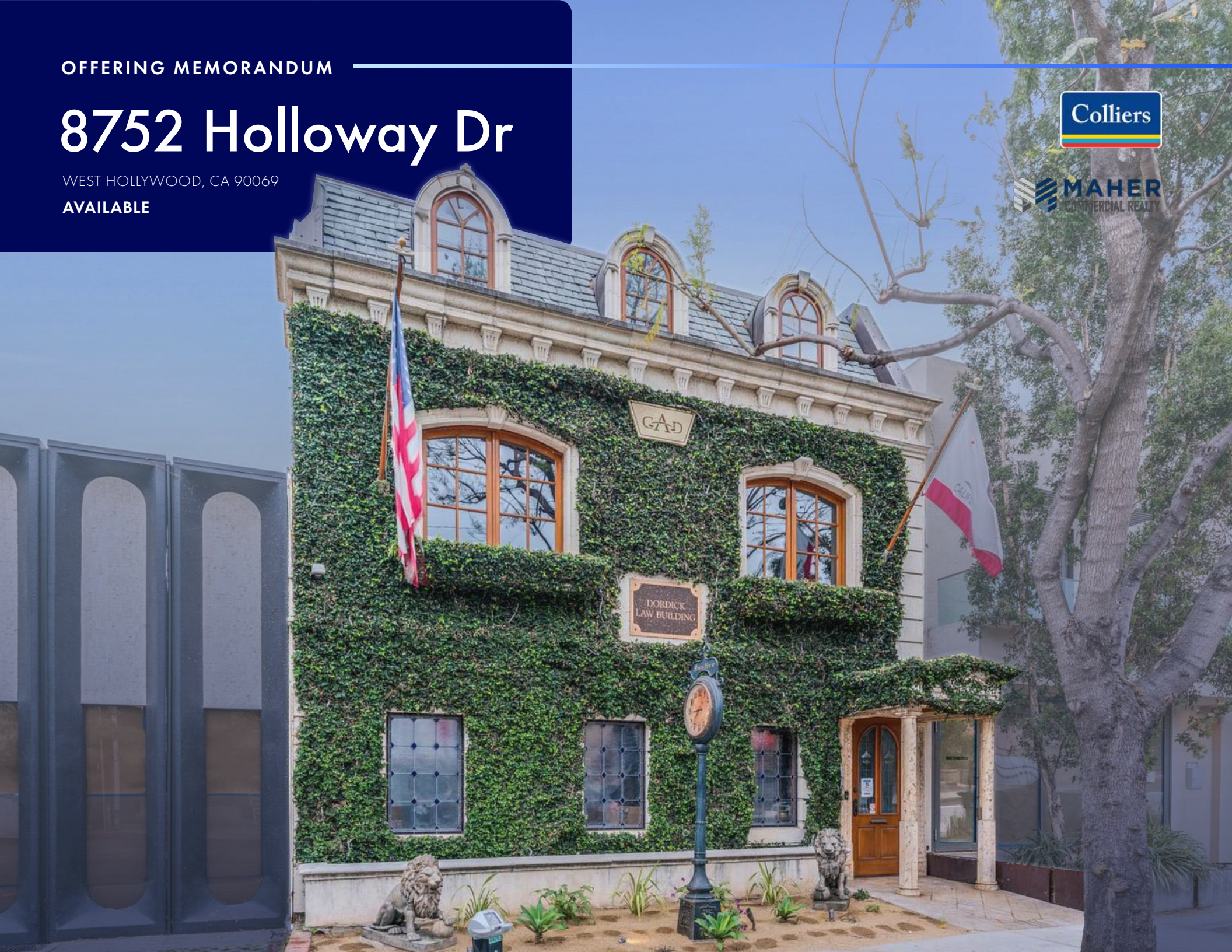
8752 Holloway Dr

WEST HOLLYWOOD, CA 90069

AVAILABLE

Colliers

MAHER
COMMERCIAL REALTY



CONFIDENTIALITY AGREEMENT

Colliers International Greater Los Angeles, Inc., a Delaware Corporation, (COLLIERS) has been retained by the property owner (Owner), on an exclusive basis to act as an agent with respect to the potential sale and/or lease of approximately ± 1,385 square feet of land with ± 3,196 square feet of improvements, located in the County of Los Angeles, California in the city of West Hollywood, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Ownership parties have directed that all inquiries and communications with respect to the contemplated sale and/or lease of the Property be directed to COLLIERS. COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information, and other materials (collectively Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Materials for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions: All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS's and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS's request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction

involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Materials may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser. The Registered Potential Purchaser and such Related Parties shall be informed by COLLIERS of the confidential nature of the Informational Materials and must agree to keep all Information Materials strictly confidential in accordance to the agreement. The Registered Potential Purchaser understands and acknowledges that COLLIERS and the Owner do not make any representation or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to COLLIERS by others and has not been independently verified by COLLIERS or Owner and is not guaranteed as to completeness of accuracy. The potential Purchaser agrees that neither COLLIERS nor the Owner shall have any liability, for any reason, to the Registered Potential Purchaser or Related Parties resulting from the use of the Informational Materials. The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered Potential Purchaser. The Registered Potential Purchaser will be responsible for any and all commissions, fees, and other compensation to be paid to the Registered Potential Purchaser's Broker.

OFFERING PROCEDURE

The Registered Potential Purchaser acknowledges that the Property has been offered for sale and/or lease, subject to withdrawal from the market, change in offering price, prior sale, or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective Purchaser or for any other reason, whatsoever, without notice.

The Registered Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. Owner is an intended third-party beneficiary of the terms of this Agreement. Colliers International has been retained as exclusive Sales agents by the Owner of 8752 Holloway Dr, West Hollywood, CA 90069. Registered Prospective Purchasers and their brokers (if any) will be bound by the terms of the executed Confidentiality Agreement, which were agreed to prior to the distribution of this information and the Disclaimer contained herein.

Since the ability to close the transaction according to the terms of the purchase will be of paramount importance to Owner, inclusion of Prospective Purchaser's past property acquisition history, and financial statements identifying the source of funds for the Property's purchase, would greatly aid the Owner in evaluating the Prospective Purchaser's offer.

Owner will select the Prospective Purchaser it deems most qualified and Prospective Purchaser will immediately be provided a draft Purchase and Sale Agreement for its review and execution.

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EXECUTIVE

Summary




Colliers and Maher Realty are pleased to present 8752 Holloway Drive, available for sale or lease. The property is a distinguished low-rise office building nestled beneath the Hollywood Hills, just steps from the iconic Sunset Strip in West Hollywood. The property features timeless architectural character with a limestone façade, dark wood interior paneling, and uncompromising finishes.

Positioned along one of Los Angeles' most renowned and visible corridors, this premier asset offers exceptional prestige and branding opportunities for an owner-user or prospective tenant. A private rooftop deck further enhances the property, providing versatile outdoor space ideal for meetings, events, or entertaining. Surrounded by acclaimed restaurants, luxury hotels, and world-class amenities, 8752 Holloway Drive presents a rare opportunity to own or lease in one of the city's most coveted locations.



INVESTMENT

Highlights

- 
• **Asking Price:** \$4,000,000 (\$1,252/SF)
Asking Rent: \$5.00/SF
- 
• **Prime Location – Sunset Strip:** Situated in one of the most iconic and high-visibility corridors in Los Angeles, offering prestige and strong branding potential for an owner user or prospective tenant.
- 
• **Iconic Corridor Exposure:** Positioned along one of Los Angeles' most renowned and trafficked streets, ideal for strong branding opportunities.
- 
• **High-Quality Construction & Finishes:** Limestone façade, dark wood interior paneling, and uncompromising finishes.
- 
• **Rooftop Deck:** Private outdoor space suitable for meetings, events, or entertaining.
- 
• **Owner-User or Investment Opportunity:** Versatile layout and location appeal to owner-occupiers or investors.
- 
• **Proximity to Amenities:** Surrounded by world-class restaurants, luxury hotels, and retail, enhancing the tenant, employee, and client experience.
- 
• **High Visibility:** High visibility property benefiting from ± 17,047 AADT.*

*AADT = Average Annual Daily Traffic

PROPERTY OVERVIEW



PROPERTY PROFILE



Property Address:
8752 Holloway Drive,
West Hollywood, CA 90069



APN:
4339-009-037



Building Size | Land Size:
± 3,196 SF | ± 1,407 SF



Stories | Class:
4 | B



Year Built:
1946



Zoning:
SSP



Walk Score:
Walker's Paradise
(93)



Transit Score:
Good Transit
(62)



Walk Score:
Somewhat Bikeable
(35)

MARKET OVERVIEW



8752

HOLLOWAY DR

Los Angeles

WEST HOLLYWOOD

West Hollywood is one of the most supply-constrained and highly sought-after office submarkets in Greater Los Angeles, known for its appeal to creative, entertainment, media, and lifestyle-driven companies. The Sunset Strip, in particular, offers unparalleled visibility, cultural relevance, and proximity to influential industry hubs such as Beverly Hills, Hollywood, and Century City.

Despite recent headwinds, the submarket remains desirable for tenants and owner-users alike, thanks to its walkability, amenity-rich environment, and strong identity as a creative and cultural hub.

HOUSEHOLD POPULATION - 1 MILE

\$134,967

Average Household Income

20,334

Number of Households

32,709

Current Total Population

EDUCATION - 2 MILE

69%

College Graduate

EMPLOYMENT - 2 MILE

145,979

Employees

20,404

Businesses



LOCAL Amenities



LEGEND

Restaurants

- 1 Katana
- 2 Harriet's
- 3 BOA Steakhouse
- 4 CATCH
- 5 Ardor
- 6 La Boheme
- 7 Barton G. The Restaurant
- 8 Bossa Nova
- 9 Merois
- 10 Delilah
- 11 Arden Restaurant
- 12 Lavo
- 13 Nobu
- 14 Bottega Louie

Coffee Shops

- 1 Dayglow
- 2 Alfred Coffee
- 3 Urth Caffé
- 4 Alana's Coffee Roasters
- 5 Community Goods
- 6 Verve Coffee Roasters
- 7 Gravité
- 8 Lutie
- 9 Bravo Toast

Fitness

- 1 Equinox
- 2 F45 Training
- 3 Hot Pilates
- 4 Club Pilates

Hospitality

- 1 1 Hotel West Hollywood
- 2 Sunset Marquis
- 3 Pendry West Hollywood
- 4 The West Hollywood EDITION
- 5 Sunset Tower Hotel
- 6 The London West Hollywood
- 7 Petit Ermitage
- 8 Chateau Marmont
- 9 Montrose at Beverly Hills
- 10 Chamberlain West Hollywood
- 11 Le Parc at Melrose

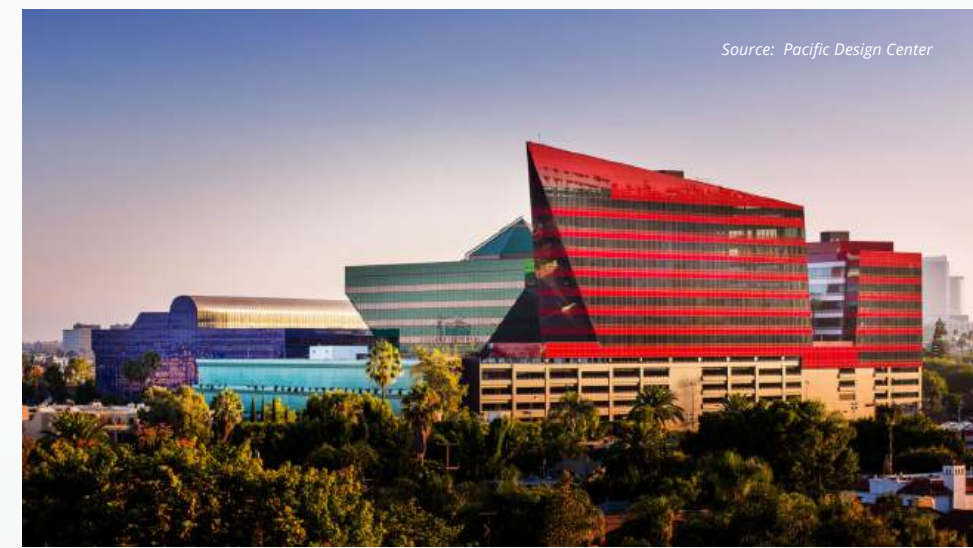
Social Club

- 1 Soho House West Hollywood

Source: LPA Design Studios

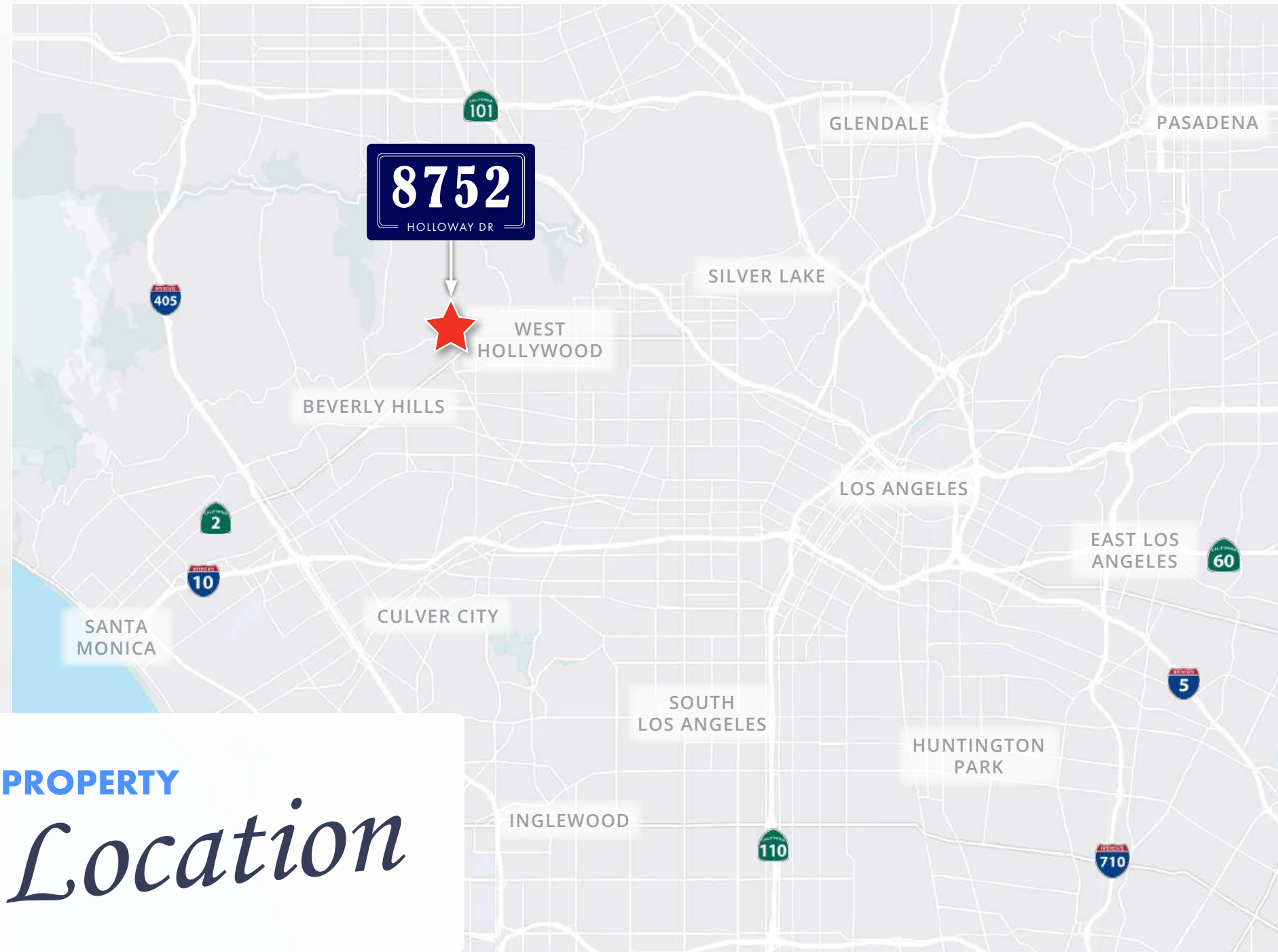


Source: Pacific Design Center



Source: Food Wine Travel

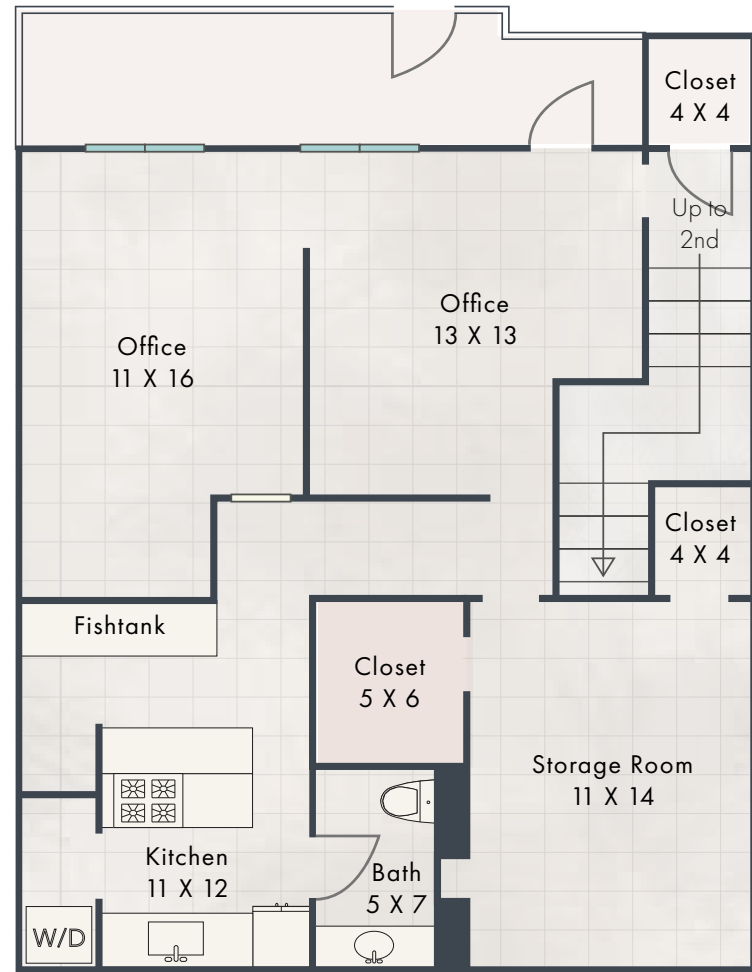




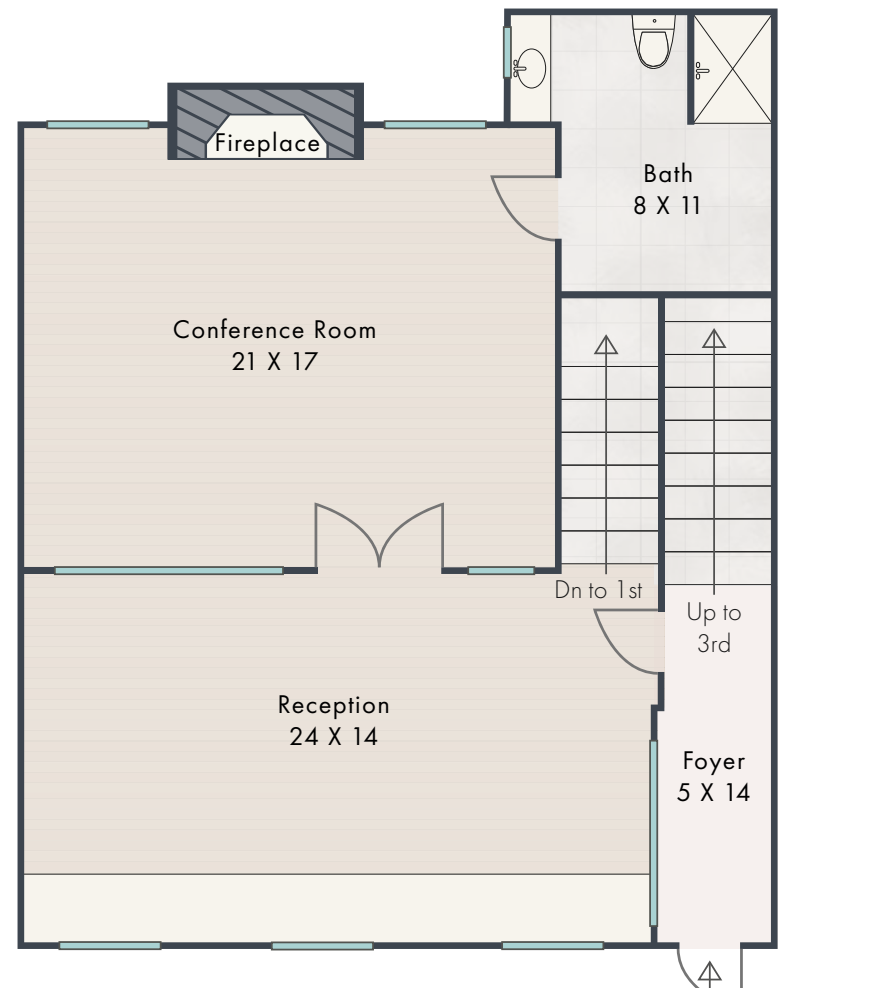
PROPERTY
Location



Floor Plans

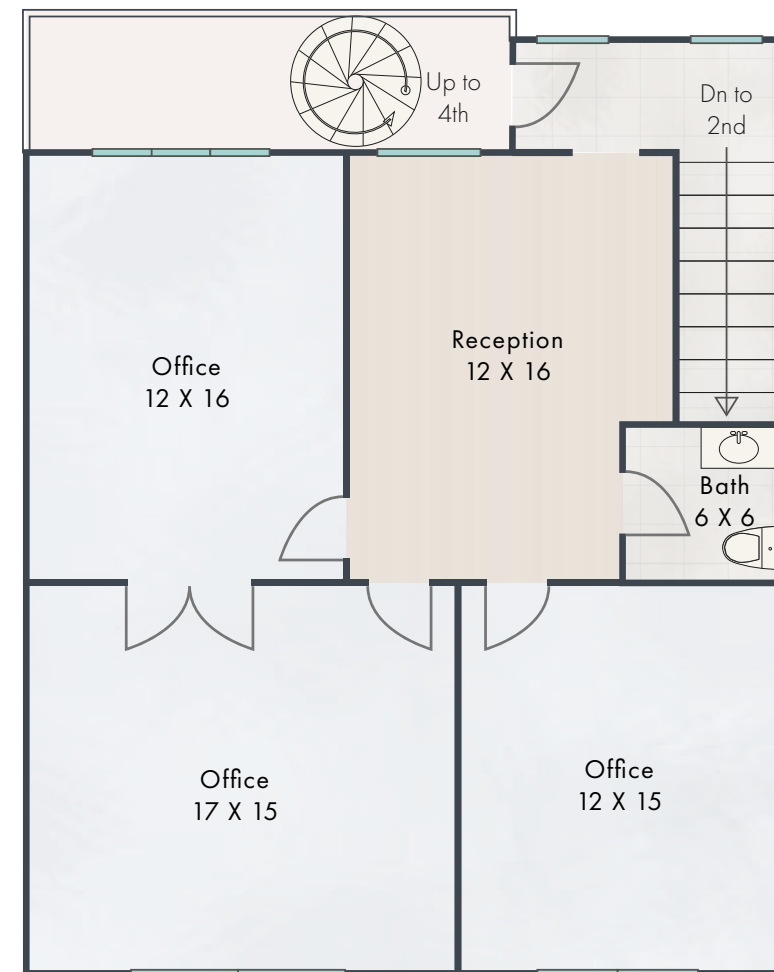


1ST LEVEL - 920 SF

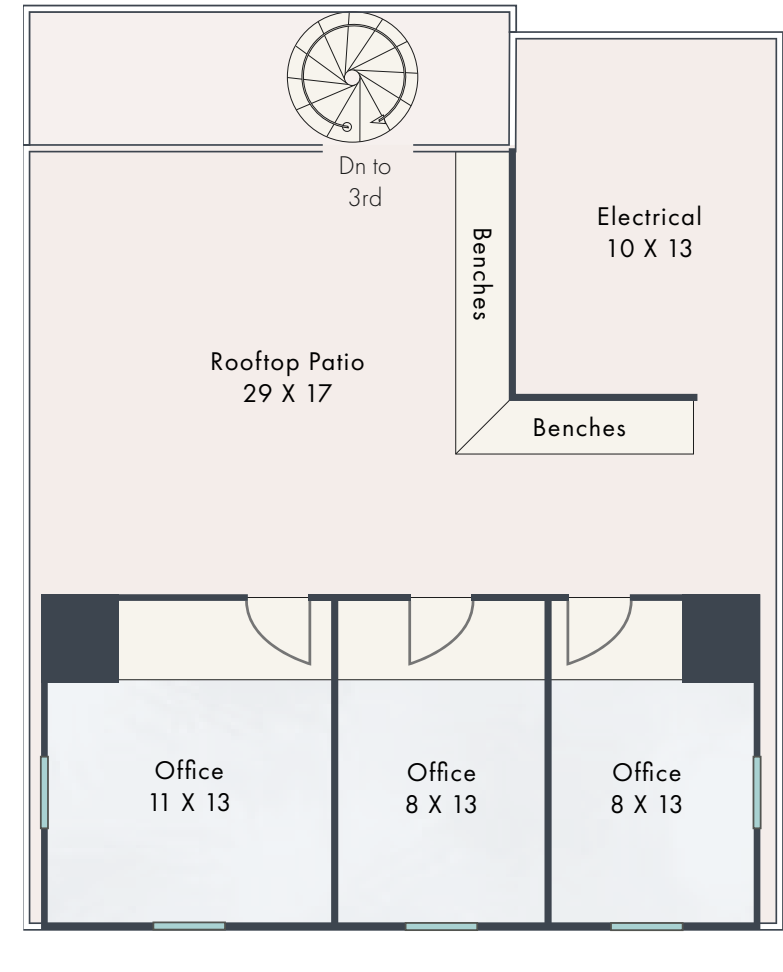


2ND LEVEL - 908 SF

Floor Plans



3RD LEVEL - 988 SF



4TH LEVEL - 380 SF











8752
HOLLOWAY DR



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± 17,047 AADT*

± 43,850 AADT*

SUNSET BLVD.

HOLLOWAY DR.

* AVERAGE ANNUAL DAILY TRAFFIC



8752

HOLLOWAY DR

WEST HOLLYWOOD, CA

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