

**8445 SANTA MONICA BOULEVARD  
WEST HOLLYWOOD, CA 90069**



**OFFERING MEMORANDUM**

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# PROPERTY SUMMARY

01



**PREMISES**

± 24,082 SF Building  
± 30,830 SF

**PRICE**

Contact Broker

**USE**

Creative Office

**FLOORS**

1 Floor + Mezzanine

**APN**

5555-003-029

**ZONING**

CC1 - Commercial, Community 1

**BUILDING**

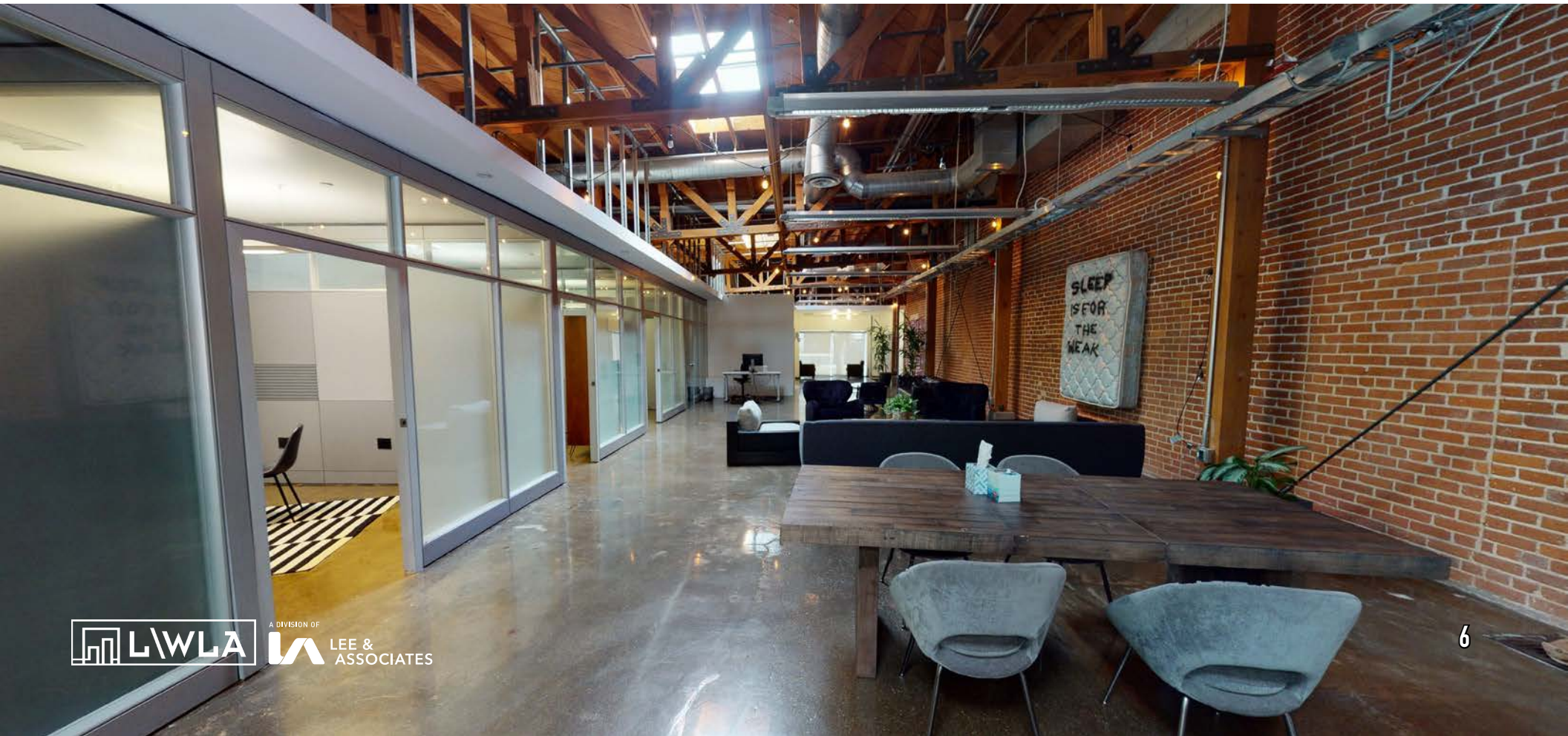
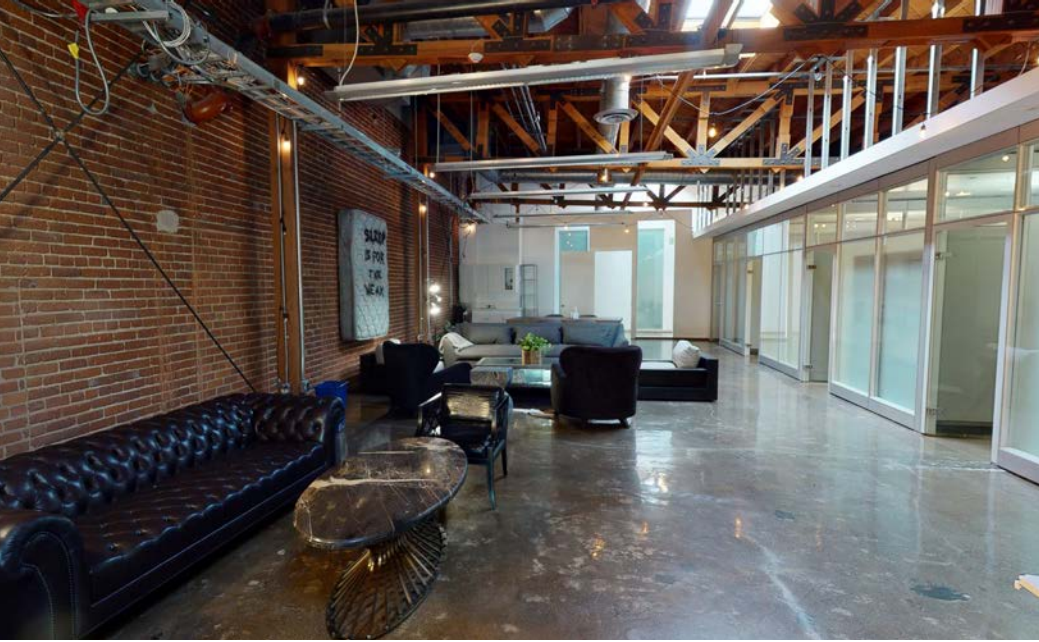
Built 1942  
Renovated 2014

**PARKING**

Adjacent Gated Surface Lot  
46 Single Parking Spaces







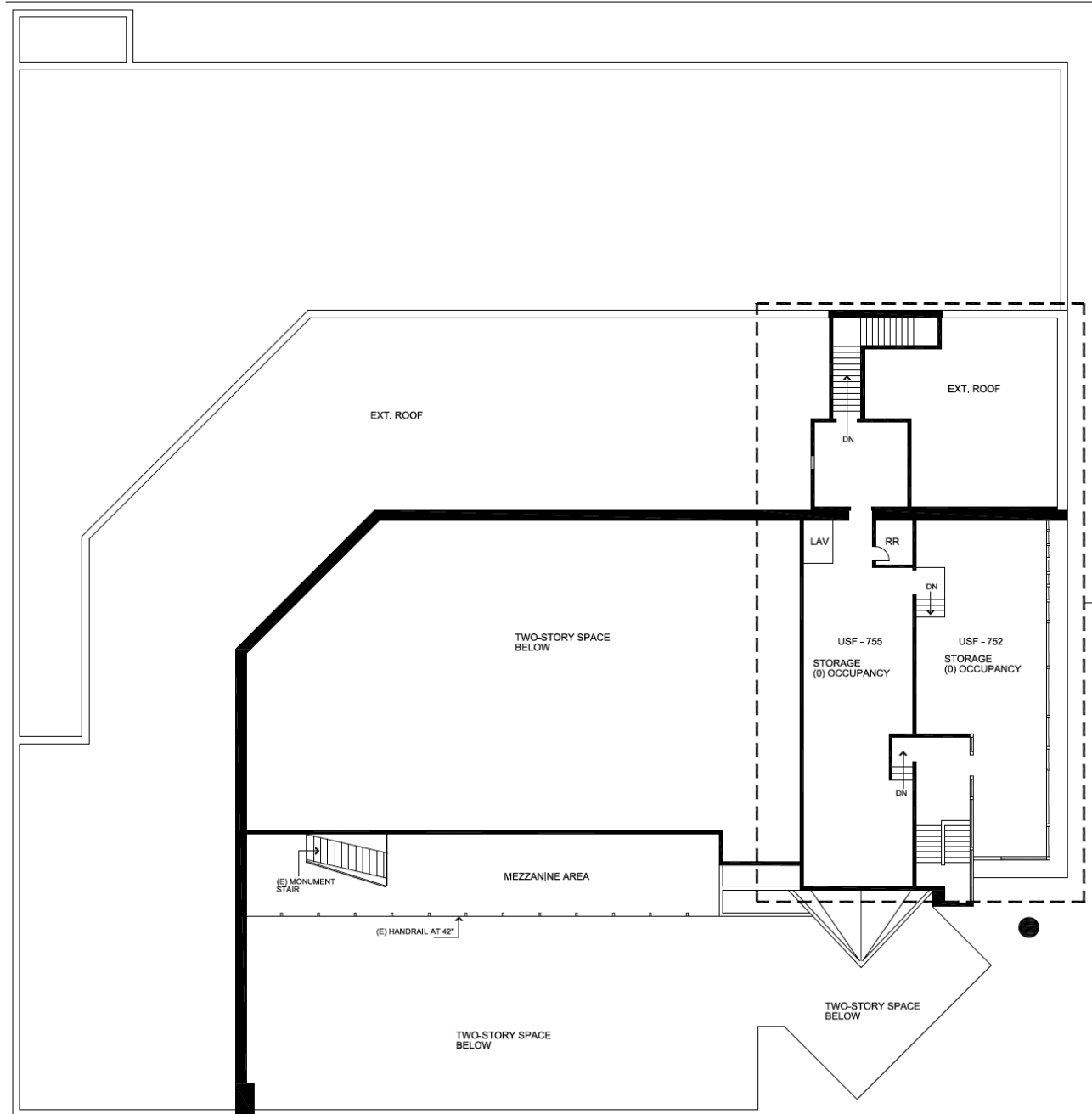
# FLOOR PLAN

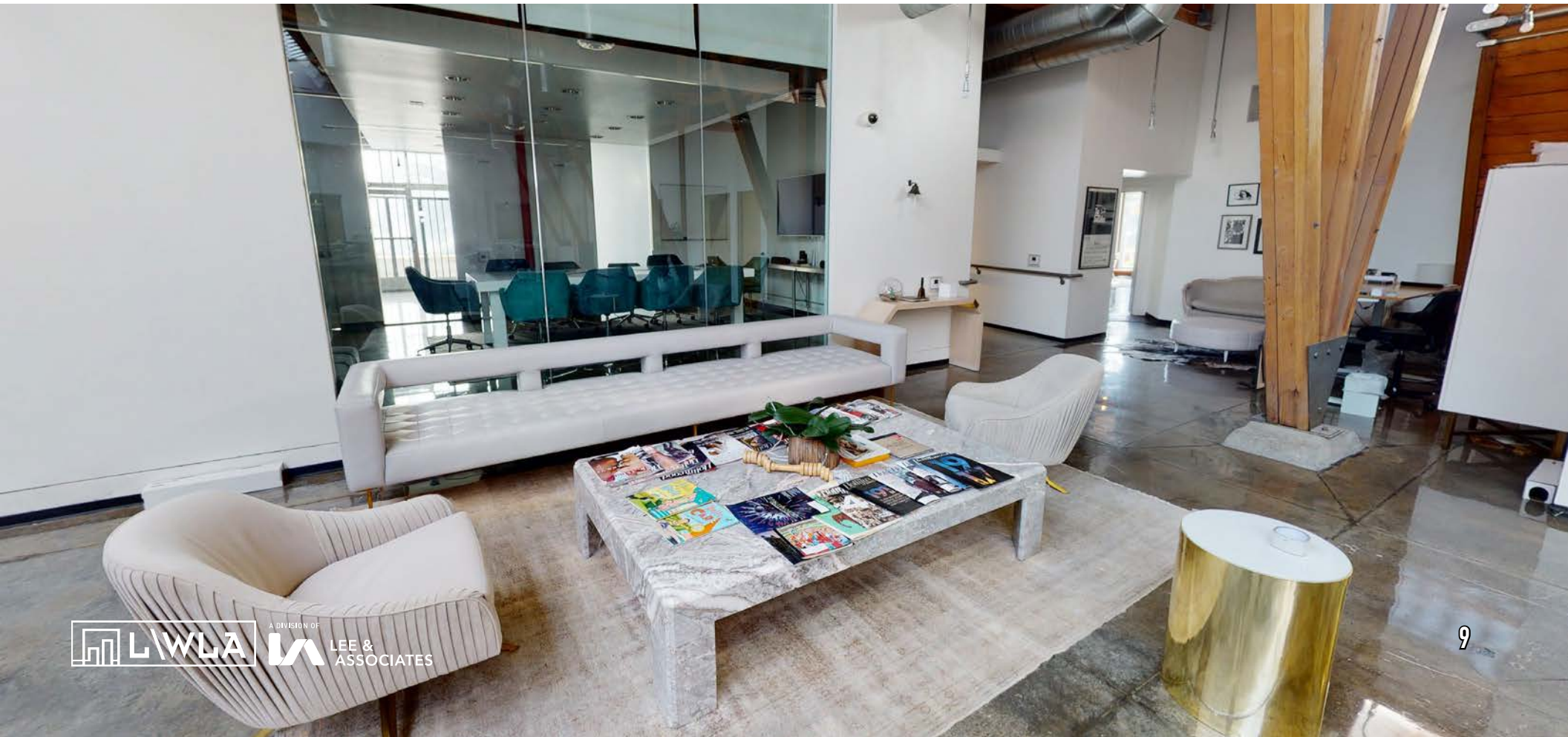
## FIRST FLOOR

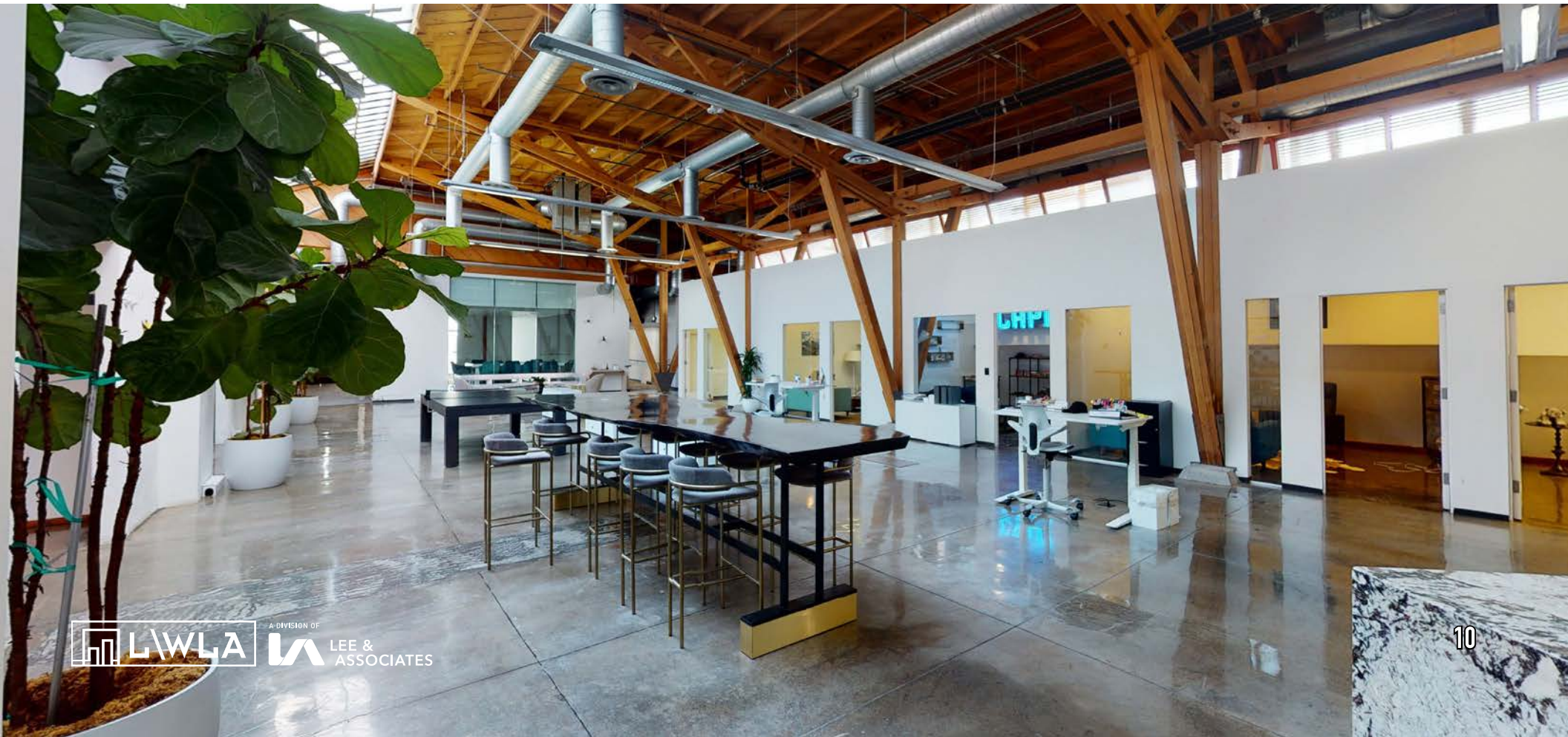


# FLOOR PLAN

## MEZZANINE







# INVESTMENT HIGHLIGHTS

02



# INVESTMENT HIGHLIGHTS

- Creative Office or Retail Use
- High Visibility, Incredible Density, Fantastic Demographics
- Centrally Located with Easy Access to All Major Markets of Los Angeles
- Adjacent to the Prime Residential Areas of Beverly Hills, Bel Air, the Hollywood Hills and Other Desirable Markets
- Iconic Building Design with Beautiful Wood accents, Large Glass Windows, and High Ceilings
- Billboard Could be Available to a Prospective Owner or Tenant – a One-of-a-kind Opportunity for Branding
- Adjacent Surface Parking Lot Provides Convenience and Ease of Daily Use

# INVESTMENT HIGHLIGHTS

- Additional Parking in the Area as Well for High Density Users
- Single Story Building with Mezzanine
- Lots of Interior Wood and Architectural Design Aesthetic
- Excellent Natural Light and Exposure to the Street
- Open, Creative Office Environment with Private Offices, Conference Rooms, Kitchens, and Collaborative Areas
- Located in the Thriving Community of West Hollywood with All the Amenities – Shops, Restaurants, and Hotels – on One of the Hottest Streets in Southern California
- Incredible Branding Opportunity for a High end Retailer with Corner Exposure
- Contemporary, Award Winning Architectural Design

# AERIAL



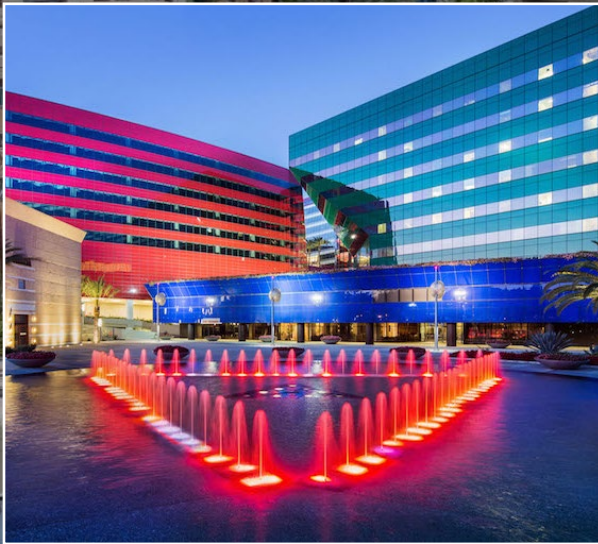
# AREA OVERVIEW

03



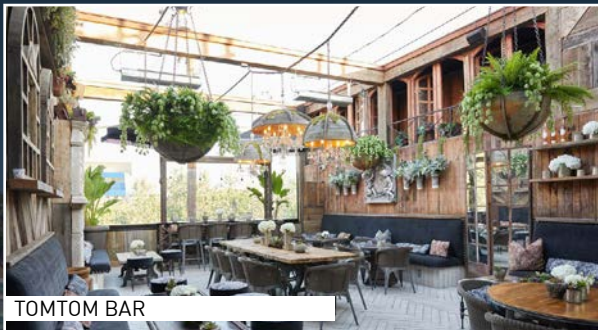
# AREA OVERVIEW

Located in the heart of metropolitan Los Angeles, West Hollywood is a robust economic and cultural area. West Hollywood borders Beverly Hills, Hollywood, and Los Angeles and is within close proximity to both Downtown Los Angeles and the beach. The West Los Angeles area is well diversified in terms of residential and commercial development. West Hollywood has similarly desirable demographics, with an average household income of \$127,049 within 1 mile of 8445 Santa Monica Boulevard. West Hollywood is a cultural hotspot and home to some of the most legendary attractions Los Angeles has to offer such as the Sunset Strip, the Comedy Store and the infamous Viper Room. With walkable access to everything, West Hollywood is the perfect place to experience Los Angeles. West Hollywood is a top destination to live, work and travel among the entertainment industry and global LGBT community. Trendy hotels, restaurants and bars attract the well-traveled with their dedication to providing top notch experiences. West Hollywood boasts a vast culinary landscape, the Sunset Strip's notorious nightlife, Pacific Design Center and high-end designer flagships lining The West Hollywood Design District, celebrity hot spots, global annual events, premier spas and fitness, entertainment and much more.



# AREA NEIGHBORHOODS

## Santa Monica Boulevard



TOMTOM BAR



SALT & STRAW



THE ABBEY

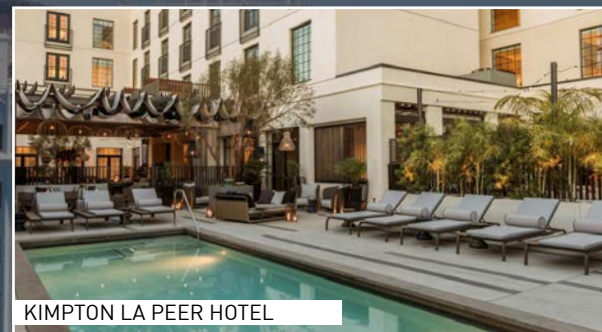
## The Design District



PACIFIC DESIGN CENTER



GRACIAS MADRE



KIMPTON LA PEER HOTEL

## The Sunset Strip



WHISKEY A GO GO



SUNSET TOWER HOTEL



SOHO HOUSE WEST HOLLYWOOD

# DEMOGRAPHICS



## 2020 POPULATION

1 Mile  
**40,789**  
3 Miles  
**256,370**  
5 Miles  
**812,793**



## DAYTIME POPULATION

1 Mile  
**52,200**  
3 Miles  
**341,432**  
5 Miles  
**981,177**



## 2020 MEDIAN AGE

1 Mile  
**42**  
3 Miles  
**40**  
5 Miles  
**38**



## AVG HOUSEHOLD INCOME

1 Mile  
**\$127,049**  
3 Miles  
**\$129,202**  
5 Miles  
**\$113,184**



## INCOME OVER \$100K

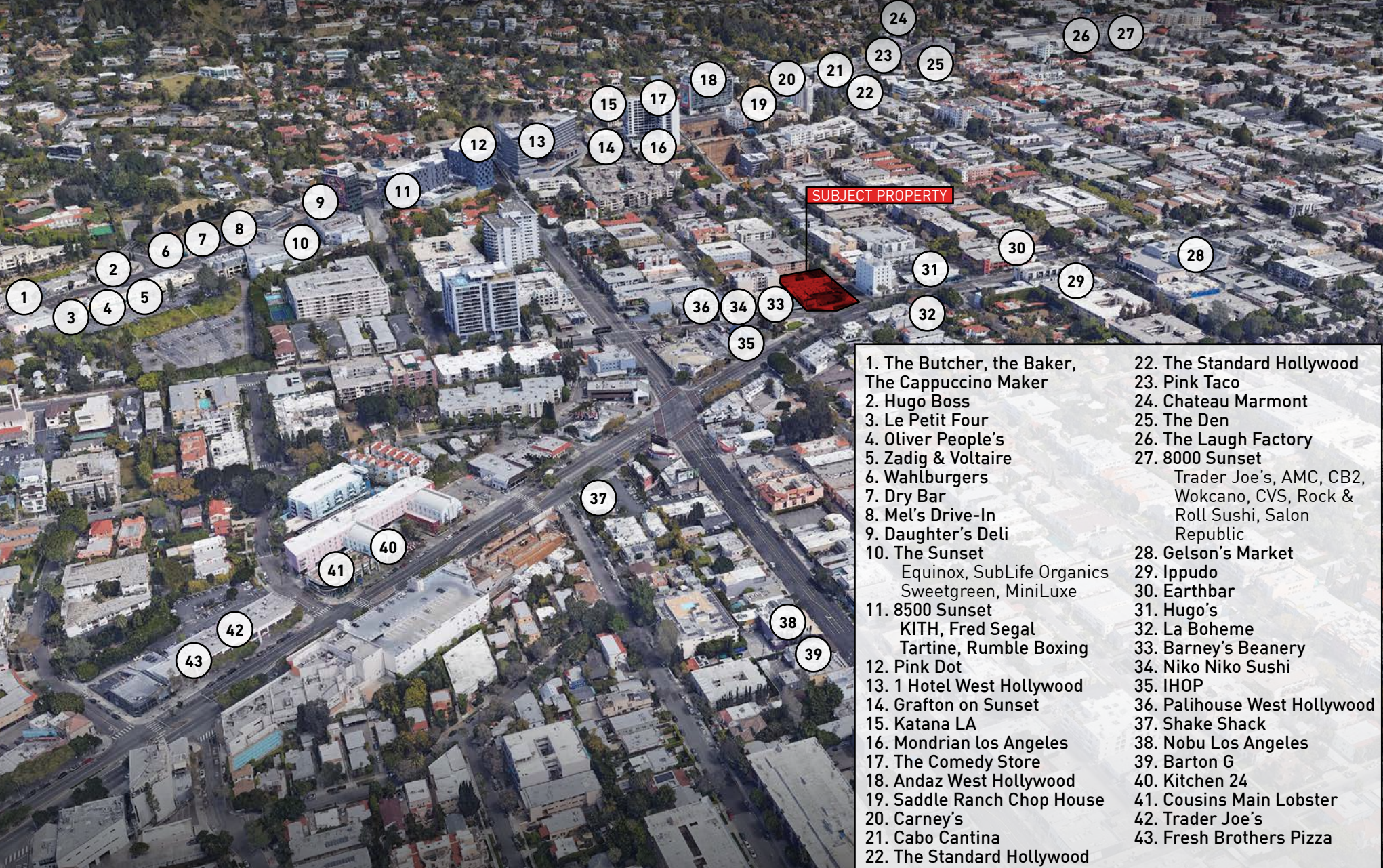
1 Mile  
**45%**  
3 Miles  
**43%**  
5 Miles  
**40%**



## AVG HOUSEHOLD VALUE

1 Mile  
**\$1,223,501**  
3 Miles  
**\$1,472,532**  
5 Miles  
**\$1,326,841**

# AREA AMENITIES



- |   |   |
|---|---|
| 1. The Butcher, the Baker, The Cappuccino Maker | 22. The Standard Hollywood  |
| 2. Hugo Boss                                    | 23. Pink Taco   |
| 3. Le Petit Four                                | 24. Chateau Marmont   |
| 4. Oliver People's                              | 25. The Den   |
| 5. Zadig & Voltaire                             | 26. The Laugh Factory   |
| 6. Wahlburgers                                  | 27. 8000 Sunset   |
| 7. Dry Bar                                      | Trader Joe's, AMC, CB2, Wokcano, CVS, Rock & Roll Sushi, Salon Republic |
| 8. Mel's Drive-In                               | 28. Gelson's Market   |
| 9. Daughter's Deli                              | 29. Ippudo  |
| 10. The Sunset                                  | 30. Earthbar  |
| Equinox, SubLife Organics                       | 31. Hugo's  |
| Sweetgreen, MiniLuxe                            | 32. La Boheme   |
| 11. 8500 Sunset                                 | 33. Barney's Beanery  |
| KITH, Fred Segal                                | 34. Niko Niko Sushi   |
| Tartine, Rumble Boxing                          | 35. IHOP  |
| 12. Pink Dot                                    | 36. Palihouse West Hollywood  |
| 13. 1 Hotel West Hollywood                      | 37. Shake Shack   |
| 14. Grafton on Sunset                           | 38. Nobu Los Angeles  |
| 15. Katana LA                                   | 39. Barton G  |
| 16. Mondrian Los Angeles                        | 40. Kitchen 24  |
| 17. The Comedy Store                            | 41. Cousins Main Lobster  |
| 18. Andaz West Hollywood                        | 42. Trader Joe's  |
| 19. Saddle Ranch Chop House                     | 43. Fresh Brothers Pizza  |
| 20. Carney's                                    |   |
| 21. Cabo Cantina                                |   |
| 22. The Standard Hollywood                      |   |

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