

FOR LEASE | 7906 - 7914 SANTA MONICA BLVD
WEST HOLLYWOOD
CALIFORNIA 90048



SANTA MONICA / FAIRFAX \$1.00 SF NNN TWO 1,512 SF BASEMENT SPACES AVAILABLE

For More Information, Contact:

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CA BRE License #01916821

PATTI KUTSCHKO
Senior Vice President

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CA BRE License #01225246

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

DAUM
RETAIL SOLUTIONS



TWO BASEMENT SPACES 1,512 SF EACH

PROPERTY FEATURES:

- Concrete Floors
- Exposed Ceiling Build-out
- Iron Work Glass Doors
- Excellent WeHo on Santa Monica Blvd

IDEAL TENANTS:

- Insurance
- Video Production
- Advertising
- Creative Office
- App Developer
- Taxes / CPA
- Personal Training
- General Office
- Attorney / Legal

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AVAILABLE ±1,512 SF
TWO BASEMENT SPACES
LOCAL BUSINESS MAP



- | | | |
|------------------------|------------------------|---------------------|
| 1. Laurel Hardware | 7. Scrumptious | 13. Whole Foods |
| 2. Candle Delirium | 8. 76 | 14. US Post Office |
| 3. French Market | 9. Surly Goat | 15. Kung Pao Bistro |
| 4. Lauren Pet Hospital | 10. Starbucks | 16. Training Mate |
| 5. Delilah | 11. Yogaworks | 17. Brick Fitness |
| 6. Employees Only | 12. Just Food for Dogs | |

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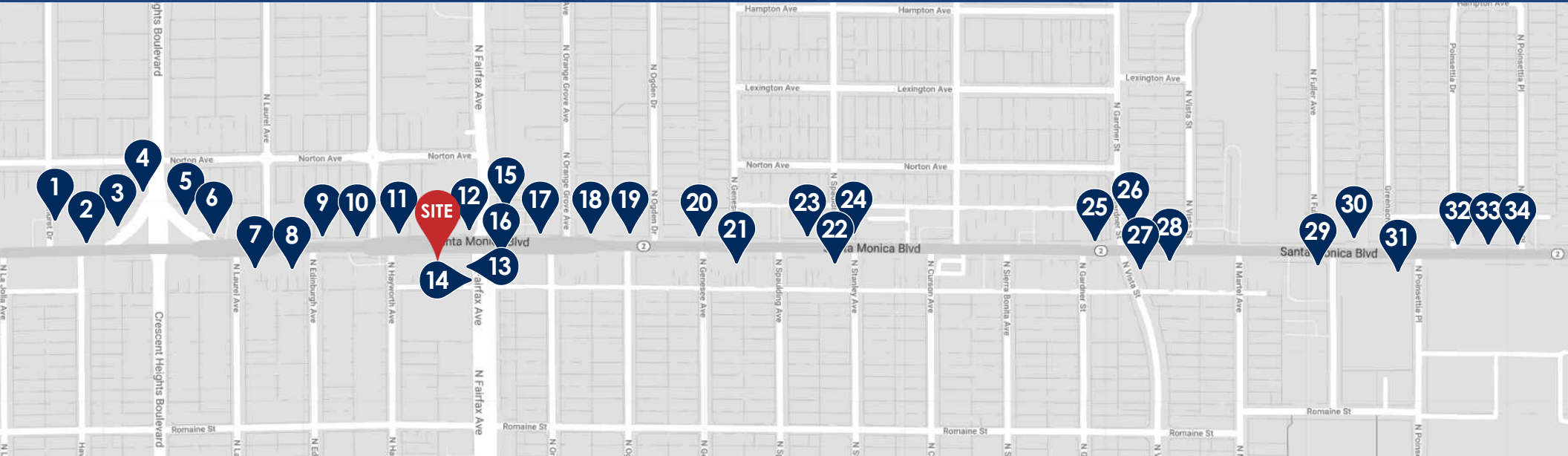
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AMENITIES MAP



AMENITIES MAP

- | | | | |
|------------------------|------------------------|-------------------------|------------------------------|
| 1. Connie and Ted's | 10. Employees Only | 19. Brick Fitness | 28. Galagan Thai |
| 2. Omi Sushi | 11. Surly Goat | 20. Tashman Home Center | 29. Smart & Final |
| 3. Traktir | 12. Starbucks | 21. No More Heoes | 30. Harlowe |
| 4. Roseark | 13. Seed Floral | 22. Bar Lubitsch | 31. Trade Joe's |
| 5. The Hudson | 14. Yogaworks | 23. Rock Start Rover | 32. Thunder Road Motorcycles |
| 6. Bank of America | 15. Whole Foods | 24. Madison Car Wash | 33. Foodlab |
| 7. Laurel Hardware | 16. Just Food for Dogs | 25. Ibiza Nails | 34. Bodywell |
| 8. Laurel Pet Hospital | 17. Kung Pao Bistro | 26. Astro Burger | |
| 9. Delilah | 18. Training Mate | 27. Fatburger | |

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DEMOGRAPHICS

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
WN Fairfax Ave	Santa Monica Blvd	0.02 N	31,983	0.02
2 Santa Monica Blvd	N Hayworth Ave	0.03 W	46,637	0.02
N Fairfax Ave	Santa Monica Blvd	0.02 S	31,983	0.05
Santa Monica Blvd	N Fairfax Ave	0.02 W	42,091	0.05
N Fairfax Ave	Norton Ave	0.02 N	20,664	0.07
Radius	1 Mile	3 Mile	5 Mile	

Population:			
2023 Projection	55,530	305,721	901,132
2018 Estimate	54,530	298,105	881,485
2010 Census	50,614	275,179	828,324
Average Age:			
HH Growth 2018-2023:	2.00%	2.23%	2.09%
Median Home Value:	\$893,391	\$1,013,028	\$928,747
2018 Avg Household Income			
	\$97,815	\$104,806	\$91,908
Employment:			
Total Businesses	3,088	26,429	56,001
Employees	25,937	248,299	546,904



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