



2ND GEN RESTAURANT SPACE
FOR LEASE

8424 SANTA MONICA BLVD | WEST HOLLYWOOD, CA 90069



Interactive OM

PROPERTY FEATURES

- Heart of West Hollywood
- 2nd Gen Restaurant Space
- Patio opportunity

SUITE D



SUITE D



SIZE:
950 SF

RENT:
\$6.00 PSF NNN

NNN:
\$0.50

KEY MONEY:
\$15,000





SANTA MONICA BLVD | ± 21,000 VPD

N CROFT AVE

SUITE A
MAIL BOXES & THINGS

SUITE B
HONORABLE SOCIETY
TATTOO

SUITE C
RAKING LIGHT ART GALLERY

SUITE D
AVAILABLE
950 SF

SUITE E
ANCIENT ADORNMENTS
BODY PIERCING • TATTOOING • THE JEWELRY

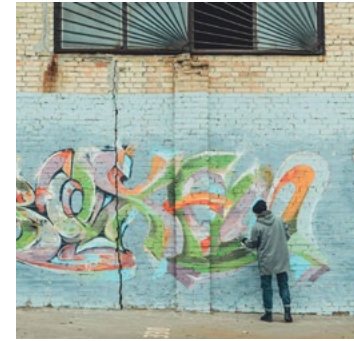
SUITE F
PROPERTY MANAGEMENT

SUITE G
HONORABLE SOCIETY TATTOO

SUITE IA
IPHONE REPAIR

SUITE IB
CONSIGNMENT STORE

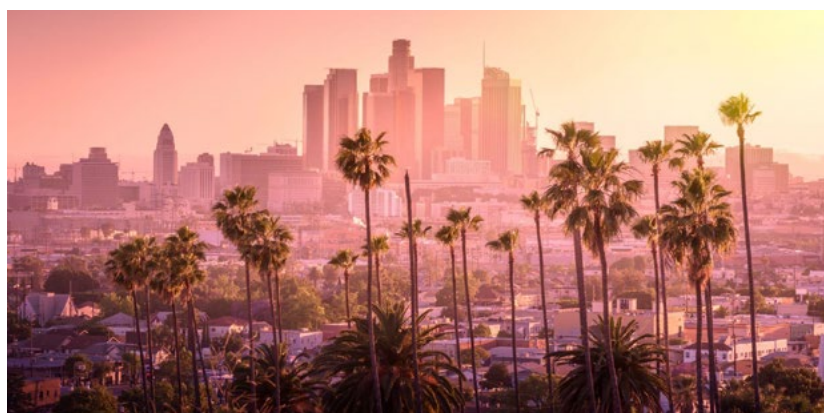









WEST HOLLYWOOD

Located in the heart of metropolitan Los Angeles, at 1.9 square miles, West Hollywood is a robust economic and cultural center instilled with idealism and creativity. West Hollywood shares boundaries with the cities of Beverly Hills and Los Angeles.

West Hollywood has a Council-Manager form of government with five elected members of the City Council. Law enforcement is provided by the Los Angeles County Sheriff's Department and fire protection is provided by the Los Angeles County Fire Department. For more than three decades, West Hollywood has been one of the most influential small cities in the nation.



	647,654K DAYTIME POPULATION
	\$104,491 HH INCOME
	\$11.5B CONSUMER SPENDING
	841,088 POPULATION
	40.5 YEARS MEDIAN AGE

101
± 257,000 VPD

BEVERLY CENTER
SHOPPING MALL

<ul style="list-style-type: none"> Apple Store SUR RESTAURANT LOUNGE Rocco's CATCH Uth Caffe target ROSS TJ-maxx 	<ul style="list-style-type: none"> BLOOMINGDALES BANANA REPUBLIC OLD NAVY THE ABBEY FOOD & BAR FIESTA CANTINA EXPRESS BOTTEGA LOUIE PETCO ZINQUE CECCONIS WEHO 	<ul style="list-style-type: none"> SWEETGREEN STARBUCKS BEVMO! MARSHALLS SEPHORA MICHAEL KORS BIBIBOP WEST ELM SAAKS 5TH AVE ETC.
---	---	---

THE VIPER ROOM
 Dialog
 STATE SOCIAL HOUSE
 SUNLIFE
 RUMBLE
 EVELEIGH
 t.caya MODERN MEXICAN
 EQUINOX
 SOULCYCLE

Chateau Marmont
hollywood



SUBJECT PROPERTY

RODEO DRIVE
UPSCALE RETAIL

<ul style="list-style-type: none"> GUCCI POTTERYBARN ALLSAINTS PRADA BURBERRY LONDON ENGLAND BALENCIAGA Crate&Barrel YURMAN lululemon
--

Olivetta Assembly
SUR wework VERVE CATCH

PAVILIONS

PACIFIC DESIGN CONFERENCE CENTER



MENDOCINO FARMS sandwich market
PACIFIC SALES BEST BUY
BevMo!

SANTA MONICA BLVD
± 57,000 VPD



WHOLE FOODS MARKET
alo ALFRED COFFEE & KITCHEN



MELROSE AVENUE
SHOPPING & ENTERTAINMENT DISTRICT

Reformation URBAN OUTFITTERS
Paul Smith ARITZIA
Vienne Westwood



HANCOCK PARK

2

SANTA MONICA BLVD
± 57,000 VPD

SOULCYCLE

LAWRY'S Capital
The Container Store
pure barre

THE GROVE
SHOPPING CENTER

NORDSTROM
Brandy Melville
TOPSHOP
American Girl
The Container Store
MK alo
MICHAEL KORS

BANANA REPUBLIC
 BLUE RIBBON SUSHI
 BOB'S COFFEE & DOUGHNUTS
 COACH
 COFFEE BEAN & TEA LEAF
 COST PLUS WORLD MARKET
 FARMERS MARKET
 GAP
 J. CREW
 LE LABO
 MARKET TAVERN
 SEE'S CANDIES
 SEPHORA
 VEGGIE GRILL
 WOOD RANCH
 ETC.

CBSO RECORDED AT TELEVISION CITY HOLLYWOOD, CALIFORNIA

FAIRFAX HIGH SCHOOL

Reformation URBAN OUTFITTERS
Paul Smith ARITZIA
Vienne Westwood



Orangetheory

sweetgreen



TRADER JOE'S

FIVE GUYS
BevMo!
Smart & Final
RITE AID
Walgreens
Staples

2ND GEN RESTAURANT SPACE

FOR LEASE

8424 SANTA MONICA BLVD | WEST HOLLYWOOD, CA 90069



BIG MAMA'S & PAPA'S PIZZERIA

Michael Pakravan

FVP & NATIONAL DIRECTOR,
LEASING
(213) 219-3111
michael.pakravan@matthews.com
License No. 01706065 (CA)

Kyle Pari

ASSOCIATE,
LEASING
(310) 499-8123
kyle.pari@matthews.com
License No. 02084773 (CA)

MATTHEWS
REAL ESTATE INVESTMENT SERVICES
FOR LEASE

KYLE PARI **MICHAEL PAKRAVAN**

(310) 499-8123

www.matthews.com

MATTHEWS
FOR LEASE
(310)-499-8123

KYLE PARI
MICHAEL PAKRAVAN

This Leasing Package contains select information pertaining to the business and affairs of 8424 Santa Monica Blvd - West Hollywood, CA ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.