

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



\$1.00 SF NNN CREATIVE OFFICE SPACES! OWNERSHIP MOTIVATED TO MAKE DEALS!

For More Information, Contact:

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CA BRE License #01916821

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DAUM
RETAIL SOLUTIONS



1-STREET LEVEL SPACE

7914: ±1,512 SF

3-BASEMENT SPACES

7910-B, 7912-B, 7914-B each is ±1,512 SF and can be combined for a total ±4,536 sf

PROPERTY FEATURES:

- Hardwood Floors
- Exposed Ceiling Build-out
- Red Brick walls and exposed Structural Iron
- Seamless Glass Store Front
- Ironwork Doors
- Excellent Frontage on Santa Monica Blvd

IDEAL TENANTS:

- Clothing
- Shoes
- Eyewear/Optometrist
- Physical Therapy
- Chiropractor
- Real Estate
- Pet Supply
- Hair Salon
- Cell Phones
- Interior Design/Decor
- Furnishing
- Flooring

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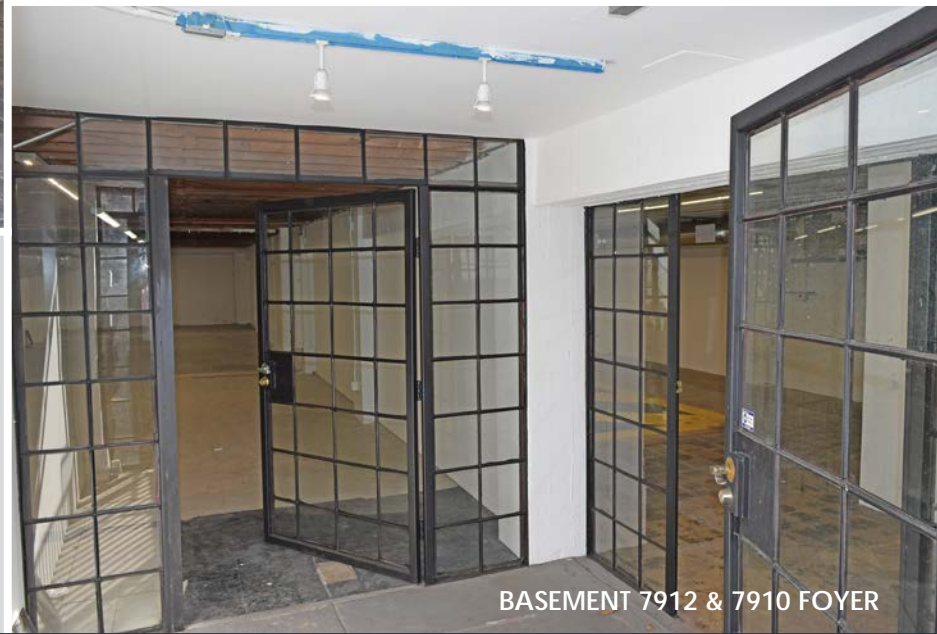
CALIFORNIA 90048



BASEMENT 7914 INTERIOR



BASEMENT 7912 & 7910 ENTRANCE



BASEMENT 7912 & 7910 FOYER

BASEMENT SPACES

Ideal for Creative Office uses; App / Software / Website Developers, Advertising, Insurance, CPA, Creative Studio

1,512 SF Each. Spaces can be combined for 3,024 SF or up to 4,536 SF

\$1.00 SF NNN (.55 SF)

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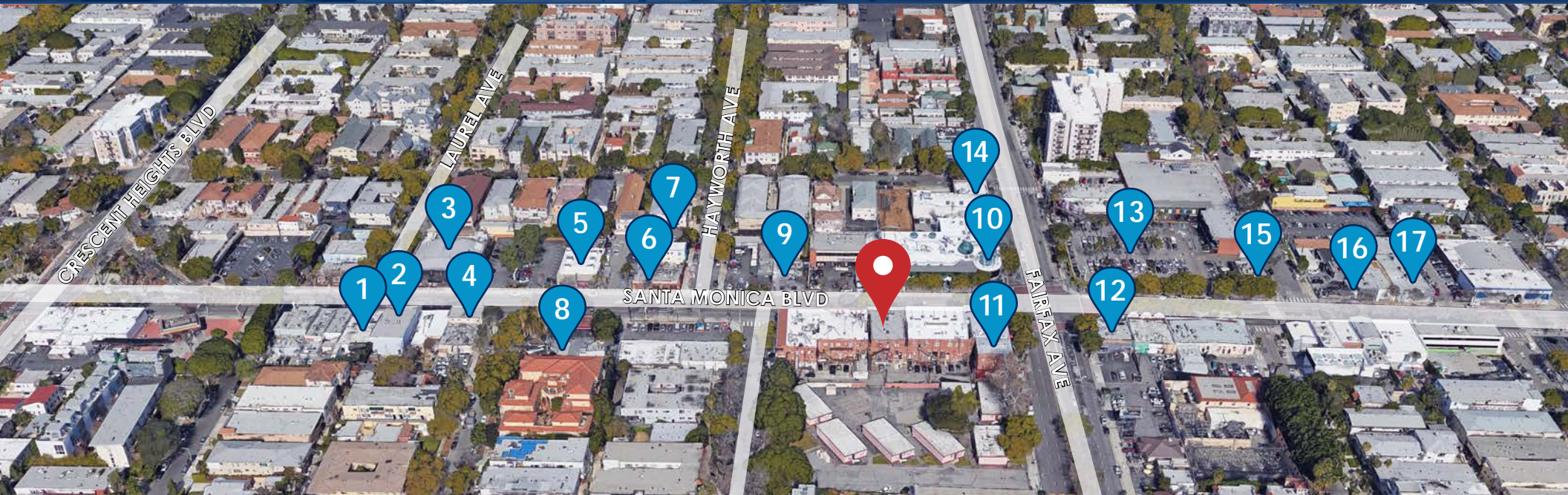
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AVAILABLE ±1,512 SF - ±4,536 SF
OFFICE OR RETAIL USE
LOCAL BUSINESS MAP



- | | | |
|------------------------|------------------------|---------------------|
| 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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AVAILABLE ±1,512 SF - ±4,536 SF
OFFICE OR RETAIL USE
AMENITIES MAP



AMENITIES MAP

- | | | | |
|------------------------|------------------------|-------------------------|------------------------------|
| 1. Connie and Ted's | 10. Employees Only | 19. Brick Fitness | 28. Galagan Thai |
| 2. Omi Sushi | 11. Surlly 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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AVAILABLE ±1,512 SF - ±4,536 SF OFFICE OR RETAIL USE 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
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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:	41.40	40.30	38.90
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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