



# 8481-8493 SUNSET BLVD



UP TO 100+ FT OF FRONTAGE ALONG SUNSET BLVD • WEST HOLLYWOOD, CA 90069



*Lease Offering*

The  
**SUNSET**



# 8481-8493 SUNSET BLVD

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## LEASE HIGHLIGHTS



100+ Ft of Frontage along World Famous Sunset Strip Location



Over 50,000+ Vehicles Per Day



West Hollywood is Ranked as the Most Walkable City in California



Nestled Among Numerous Renowned Hotels



1.15M Annual Visitors



Developments: 452 Luxury Hotel Rooms + 117 Units within a 5-minute Walk

# PRIME LOCATION SUNSET BOULEVARD



# AVAILABILITY

*A tenant can take anywhere from 1,000-8,000 ft- Please call for rent 310 738 1547*

ADDRESS	AVAILABLE SQUARE FEET	TYPE
8493 Sunset Blvd	1,318 SF	Retail
8491 Sunset Blvd	1,300 SF	Retail
8489 Sunset Blvd	1,315 SF	Former Med Spa
8487 Sunset Blvd	1,330 SF	Restaurant Ready Built out with Hood and Floor Drains
8481-8483 Sunset-	2,675 SF	Former Radio Shack Retail Space



Premier Lease Offering  
8481-8493 Sunset Blvd



# WEST HOLLYWOOD

*West Hollywood is one of the strongest and most affluent submarkets in all of Los Angeles County. Ideally situated in the westside of Los Angeles, West Hollywood submarket boasts strong high-end demographics with an average household income of \$102,000.*



**1.15M**  
ANNUAL VISITORS



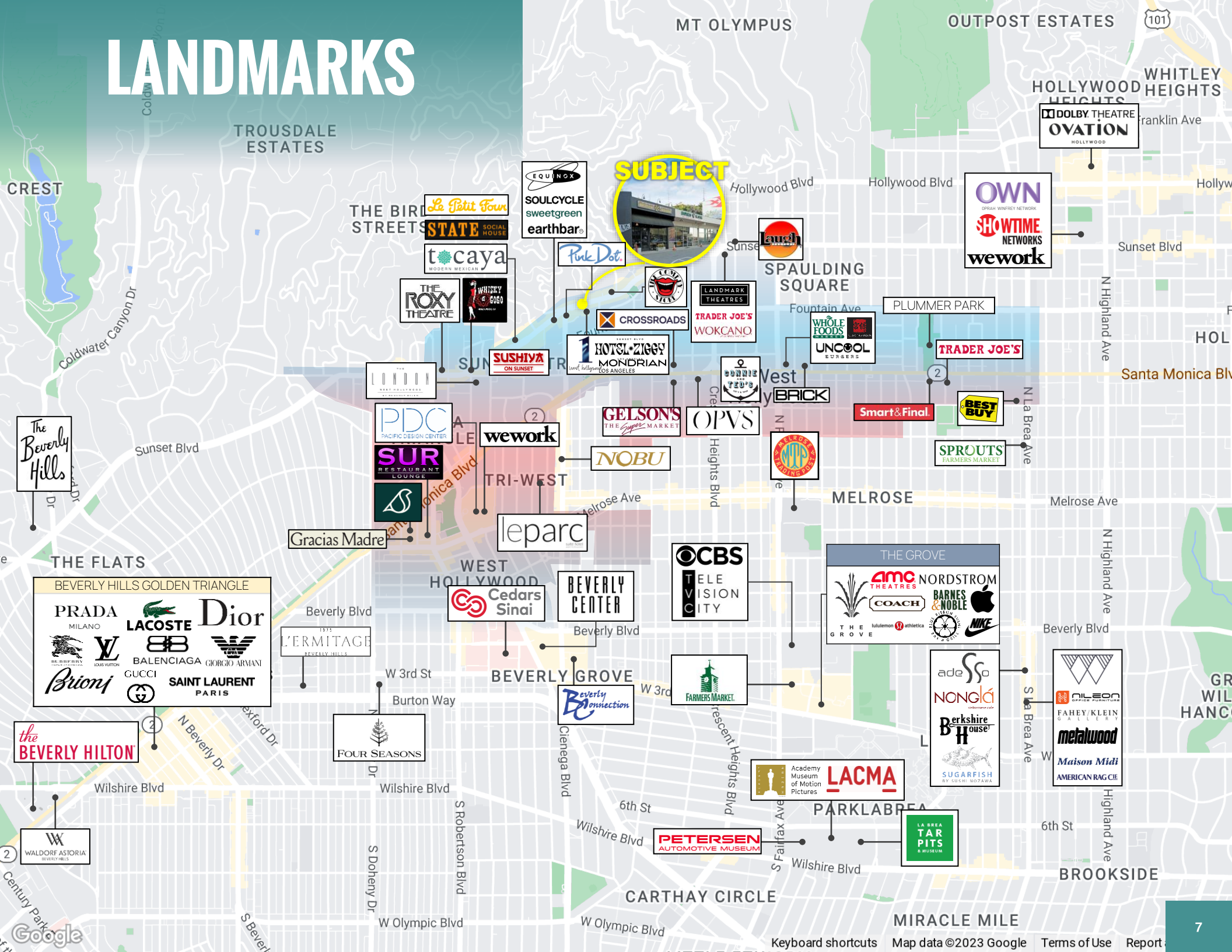
**\$1.09B**  
RETAIL SALES



**\$102,000**  
AVG HH INCOME

West Hollywood is known for its thriving entertainment and creative industries. It is home to numerous production companies, talent agencies, music labels, and post-production facilities. The presence of popular venues like the Whisky a Go Go and The Troubadour makes it a significant destination for live music. West Hollywood attracts a substantial number of tourists due to its vibrant nightlife, cultural events, luxury hotels, and upscale shopping districts like the Sunset Strip and Melrose Avenue. The city's proximity to popular tourist attractions such as the Hollywood Walk of Fame and the Beverly Center further contributes to its tourism industry.

# LANDMARKS



**SUBJECT**

BEVERLY HILLS GOLDEN TRIANGLE

- PRADA MILANO
- LACOSTE
- Dior
- BALENCIAGA
- GIORGIO ARMANI
- GUCCI
- SAINT LAURENT PARIS
- Bionji

the BEVERLY HILTON

W W WALDORF ASTORIA BEVERLY HILLS

L'HERMITAGE 1973 BEVERLY HILLS

FOUR SEASONS

Cedars Sinai

BEVERLY CENTER

Beverly Connection

OCBS TELEVISION CITY

THE GROVE

- AMC THEATRES
- NORDSTROM
- COACH
- BARNES & NOBLE
- Apple
- NIKE

ade SSo

- NONGRA
- Berkshire House
- SUGARFISH BY SUSHI NOTAWA

FAHEY KLEIN GALLERY

- metalwood
- Maison Midi
- AMERICAN RAG CIE

Academy Museum of Motion Pictures LACMA

PETERSEN AUTOMOTIVE MUSEUM

LA BREA TAR PITS & MUSEUM

# WEHO DISTRICTS

## DESIGN DISTRICT

West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Trends start here. More than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Today, West Hollywood Design District is an extraordinary mix of district pioneers that include such influential brands as Phyllis Morris, J. Robert Scott, Rag & Bone, Christian Louboutin Men's as well as the latest up and coming businesses and designers. Together, WHDD businesses are championing progressive style and timeless sophistication.

## SUNSET STRIP DISTRICTS

Created in 2002, the Sunset Strip Business Improvement District is an assessment district that improves the business and neighboring residential environment on Sunset Blvd. through support services in digital and experiential marketing, event programming, municipal brand partnerships, special promotions, and much more. Our primary goal is to work together to support our commercial district's economic growth and vitality.

## RAINBOW DISTRICT

On the Westside of West Hollywood from La Cienega to Doheny is an inspiring walking exploration of Los Angeles culture, featuring a vibrant LGBT community, lively cafes and restaurants. Larger-than-life public art exhibits line the boulevard as you head to the award winning West Hollywood Library and West Hollywood Park.





# Mini Metropolis

## **HIP HOTELS**

WeHo has intimate, luxurious boutique hotels and hotels that are part of rock 'n roll history, providing a uniquely stylish setting that will energize and inspire attendees. Guests can relax and unwind at The London West Hollywood, a luxurious all-suite property with breathtaking views of L.A. or experience cutting-edge style and glamour at the 236 room Mondrian Hotel. With over a dozen world-class hotels, planners will have no trouble finding the right accommodation to suit their needs.

## **LEGENDARY ATTRACTIONS**

West Hollywood is not only a city unto itself, it's a 1.9-square-mile universe. It's where L.A. gets very hip—think Whisky a Go Go, launching rock careers on the Sunset Strip for five decades now. And it's where some of L.A.'s hottest dance clubs, bars, and lounges are generously sprinkled along main thoroughfares like Santa Monica Boulevard, so bar-hopping and scene-shifting are an easy and festive matter.

It's also where L.A. gets very stylish—along Melrose Avenue, Beverly Boulevard, and Robertson Boulevard, one can find the West Hollywood Design District, where art, fashion, and design converge. Stella McCartney, Maxfield, Balenciaga, and Alberta Ferretti, along with many other top fashion names, are all within the Design District. Along Sunset Boulevard is Sunset Plaza, a buzzing haven of restaurants and shops, including Café Med, Le Petit Four, Armani A/X, Nicole Miller, Ole Henriksen Face/Body Spa, Philip Press, and Oliver Peoples.

## **PACIFIC DESIGN CENTER**

The award-winning, 1.6 million sq. ft. Pacific Design Center is a premier, multi-use facility located in the heart of West Hollywood. The two-acre outdoor area features lush garden landscaping, fountains and can accommodate up to 2,500 guests. It's also home to two restaurants (Red Seven & WP Restaurant) operated by world-renowned chef and restaurateur Wolfgang Puck.



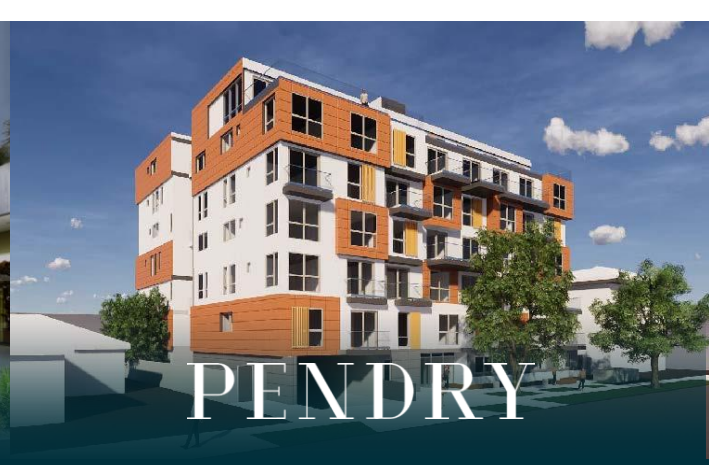
THE WEST HOLLYWOOD  
**EDITION**

**EDITION HOTEL**



**1**  
HOTEL  
*west hollywood*

**1 HOTEL**



**PENDRY**

**PENDRY HOTEL**



*Sunset Tower Hotel*  
established 1929

**SUNSET TOWER HOTEL**

**COMPILATION**  
OF NEARBY HOTELS



**SUNSET MARQUIS**  
HOTEL · RESTAURANT · SPA

**SUNSET MARQUIS HOTEL**



**aka.**

**AKA WEST HOLLYWOOD**



**ANDAZ**

**ANDAZ HOTEL**



**HOLLOWAY HOUSE**  
WEST HOLLYWOOD

**HOLLOWAY HOUSE**

**Metro Rail Lines & Stations**  
 A B D E L

**Metro Busway & Stations**  
 J

**Amtrak/Metrolink**

**Under Construction**

- Crenshaw/LAX Transit Project
- Purple (D Line) Extension Transit Project
- Regional Connector Transit Project

**Proposed Crenshaw Northern Extension Project Alignment Alternatives and Stations**

- La Brea
- Fairfax
- Fairfax-San Vicente (Hybrid)
- Optional Alignments & Stations

Subject to Change 21-2086 © 2021 LACMTA



## Metro's Proposed Stations for the City of West Hollywood

The Northern Extension of the Metro Crenshaw/LAX Line will create a new north-south connection from LAX and Inglewood through Mid City and West Hollywood to Hollywood where it will connect with the Metro Red Line (B)—and potentially even the Hollywood Bowl. By connecting five Metro rail lines from the South Bay to the San Fernando Valley, this key project will transform regional mobility in the most congested part of LA attracting more daily riders than any light rail line in the nation (over 90,000 daily boardings).

There are currently three different route options being studied by Metro, all of which travel through West Hollywood and major destinations across Central Los Angeles. This line will provide safe, reliable, and affordable rail transit to places like Cedars-Sinai, the Beverly Center, the Hollywood Bowl, the Grove, LACMA, and many more LA hotspots.

# 8481-8493 SUNSET BOULEVARD

WEST HOLLYWOOD, CA 90069

**STEVE ANAVIM**

LIC 01848076 **310 738 1547**

steve@conroycommercial.com



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BROKER OF RECORD: 5877 WEST 3RD STREET LOS ANGELES, CA 90036

LICENSE 01772254