



 **BLACK LION**
DEVELOPMENT



TROPHY RESTAURANT & RETAIL SPACE FOR LEASE

8460 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069

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 **COMMERCIAL
ASSET GROUP**



PRIME WEHO CORNER BUILDING FOR LEASE

8460 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069

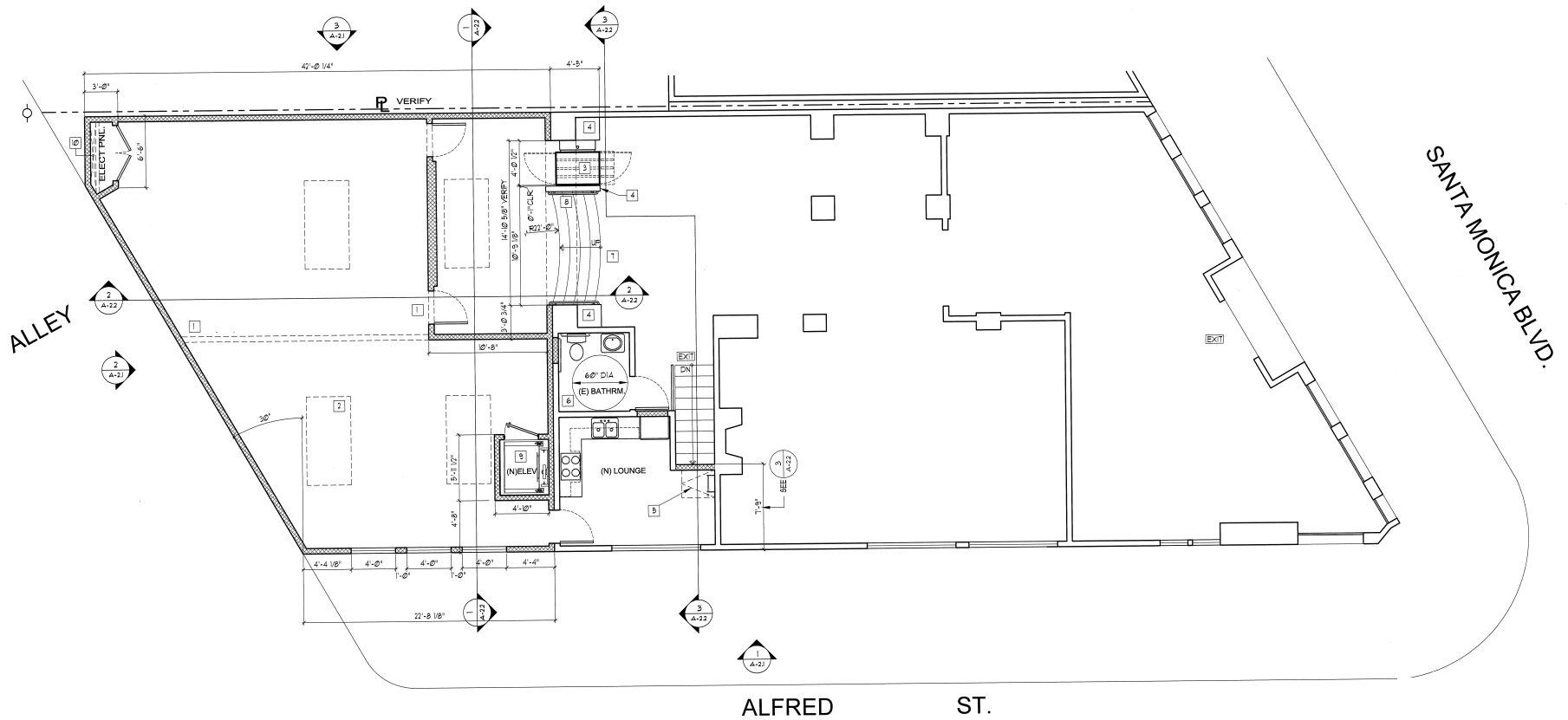
Highlights

- Corner Location in the Heart of WEHO - Located One Block East of La Cienega
- +/-100 Ft of Corner Frontage - Prominent Street Exposure
- Lots of Windows and Skylights Allowing for Amazing Natural Light with High Ceilings and a Great Windowline
- Extremely High Traffic Count (+/-45,000 CPD) and Unbelievable Visibility
- On the Same Block as Palihouse, CVS, Barney's Beanery and Close-By to Some of LA's Hottest New Restaurants & Lounges
- Restaurant Potential - See Renderings Included in this Brochure & Please Inquire

Building SF:	+/-4,200 SF (Ground Floor: +/-3,300 SF) (Lower Level: +/-900 SF with Windows) *Divisible to +/-2,100 SF (on the Ground Floor)
Rent:	\$5.95-\$6.95 PSF/Month + NNN
NNN:	Estimated to be \$1.00 PSF per month for 2017
Parking:	One On-Site Parking Space, Sufficient Street Parking and Numerous Public Parking Lots within Close Proximity

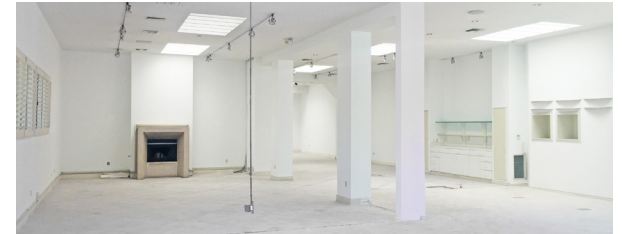
BUILDING SITE PLAN

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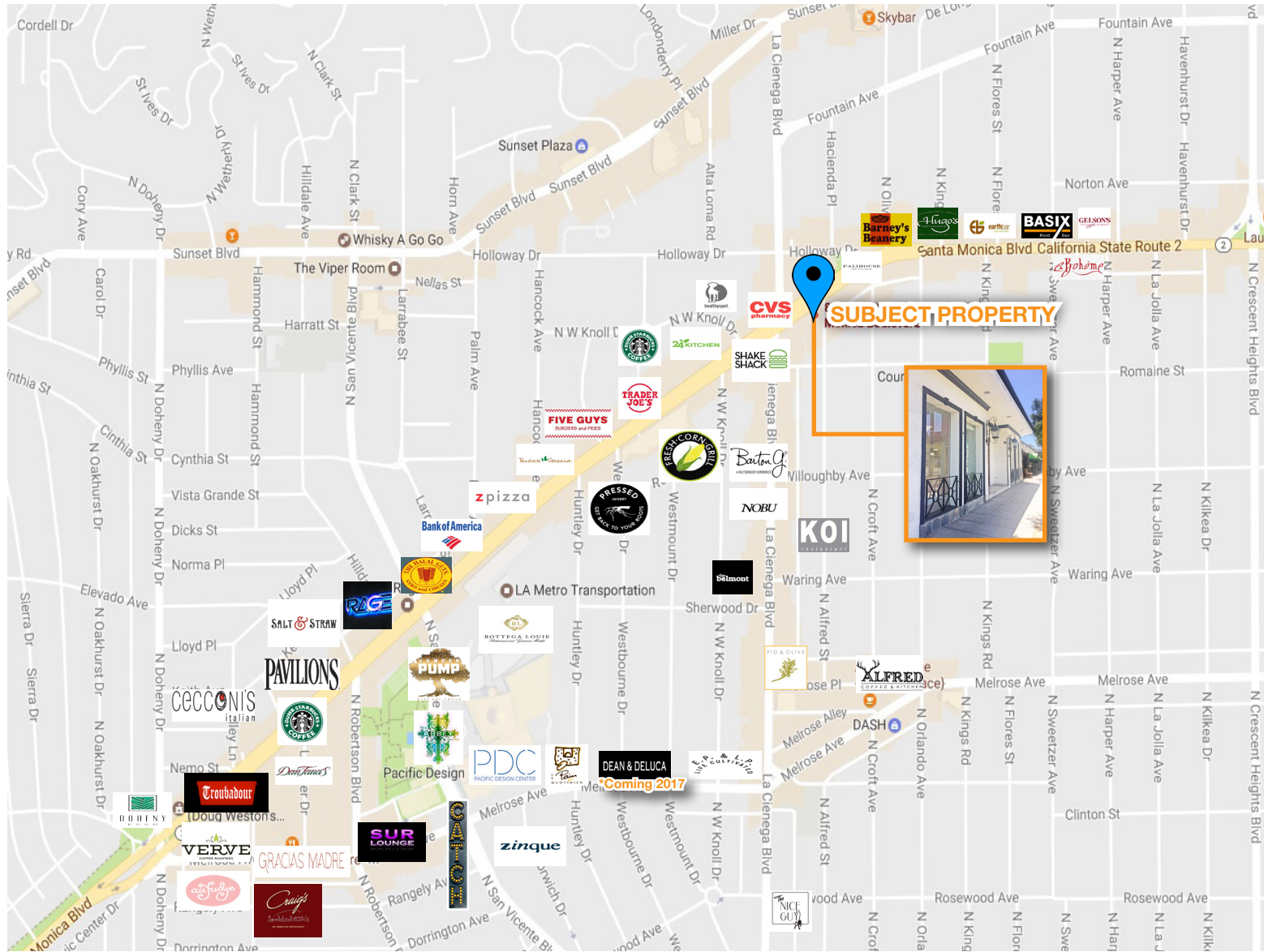
PROPERTY PICTURES & RENDERINGS

8460 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069



NEIGHBORING TENANTS

8460 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069



NEIGHBORHOOD DESTINATIONS & DEMOGRAPHICS

8460 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069



West Hollywood City Hall



WeHo Library



West Hollywood Park

DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
Total Population	33,607	216,373	644,823
Total Daytime Population	70,044	381,563	965,629
Median Household Income	\$67,820	\$66,209	\$56,271
Average Household Income	\$105,760	\$130,710	\$91,188



For more information, please call.



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