

RETAIL / FORMER OPTOMETRY OFFICE FOR LEASE

7976 Santa Monica Blvd., West Hollywood, CA 90046



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PROPERTY FEATURES

- Unit 7976: ± 1,250 SF Available
- Retail / former optometrist office for lease
- Includes retail area, 1 small office, 1 exam room, restroom and storage closets
- Building signage available
- Recently remodeled façade
- Large rear yard possibly available

AREA AMENITIES

- Prime location on Santa Monica Blvd., between Crescent Heights Blvd and Fairfax Ave.
- Steps away from nightlife, restaurants, shopping and more
- Densely populated area
- High vehicle and pedestrian traffic counts

DEMOS	1 MILE	3 MILE	5 MILE
Population	56,907	311,019	892,153
Avg. HH Income	\$106,210	\$112,685	\$101,290
Daytime Pop	47,557	258,346	733,352
Traffic Count	± 45,554 cars per day		



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