

RETAIL SPACE AVAILABLE ON SANTA MONICA AND LA BREA!

7209 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CA 90046



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- ±1,155 SF Available
- Great retail space available in prime West Hollywood
- Previously built out as a beauty salon. Concrete slab flooring. Kitchenette.
- Two parking spaces available in back parking lot at the then prevailing rate of \$125/space, and generous street & metered parking. Parking passes also available through the city of West Hollywood



AREA AMENITIES

- Located adjacently to target and Starbucks on the corner of Santa Monica Boulevard and La Brea
- One block west from La Brea Ave
- Close access to the 101 Freeway
- Central area for television, film, and commercial production offices
- Adjacent to West Hollywood Gateway

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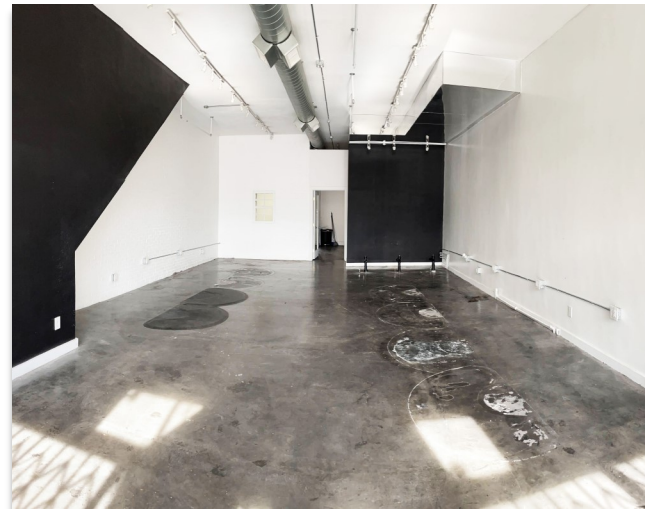
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POPULATION

1-mile	57,357
3-mile	369,107
5-mile	939,390



AVERAGE HOUSEHOLD INCOME

1-mile	\$87,255
3-mile	\$99,907
5-mile	\$92,324



DAYTIME POPULATION

1-mile	29,026
3-mile	215,358
5-mile	493,339



TRAFFIC COUNT

±52,377 cars per day on Santa Monica Blvd and Formosa Ave

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