

Freestanding Theater | Retail | Possible Hospitality Conversion

7728-7738 Santa Monica Blvd., West Hollywood, CA 90046



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

RACHEL ADAMS (818) 697-9375

rachel@illicre.com · DRE#02052879

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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, including but not limited to zoning or proposed uses of the premises. References to square footage are approximate. Neighboring businesses are subject to change, and may no longer be operable either prior to, or after, a lease is signed. Lessee must perform and rely on its own investigation and bears all risk for any inaccuracies.

Freestanding Theater | Retail | Possible Hospitality Conversion

7728-7738 Santa Monica Blvd., West Hollywood, CA 90046

PROPERTY FEATURES

- Freestanding theater available for lease*
- Formerly the Pussycat Theatre, currently Studs at the Pussycat
- The approx. 5,750 SF building currently includes a large theater with high ceilings, private viewing rooms and lounge areas on the ground floor, with a small second floor space
- Excellent theater or live music venue
- Possible to convert to a restaurant, bar, nightclub, gym, spa or other creative retail facility
- Includes adjacent lot, great for parking or possible outdoor patio

AREA AMENITIES

- Located on a highly desirable block of Santa Monica Blvd. between Fairfax Ave. and La Brea Ave.
- Densely populated community with high pedestrian and vehicle traffic
- Surrounded by Hollywood studios, restaurants, nightlife, entertainment and shopping



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		

*Currently occupied, do not disturb or inquire with existing tenant



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

RACHEL ADAMS (818) 697-9375

rachel@illicre.com · DRE#02052879

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 - Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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, including but not limited to zoning or proposed uses of the premises. References to square footage are approximate. Neighboring businesses are subject to change, and may no longer be operable either prior to, or after, a lease is signed. Lessee must perform and rely on its own investigation and bears all risk for any inaccuracies.

Freestanding Theater | Retail | Possible Hospitality Conversion

7728-7738 Santa Monica Blvd., West Hollywood, CA 90046



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

RACHEL ADAMS (818) 697-9375

rachel@illicre.com · DRE#02052879

TODD NATHANSON (818) 514-2204

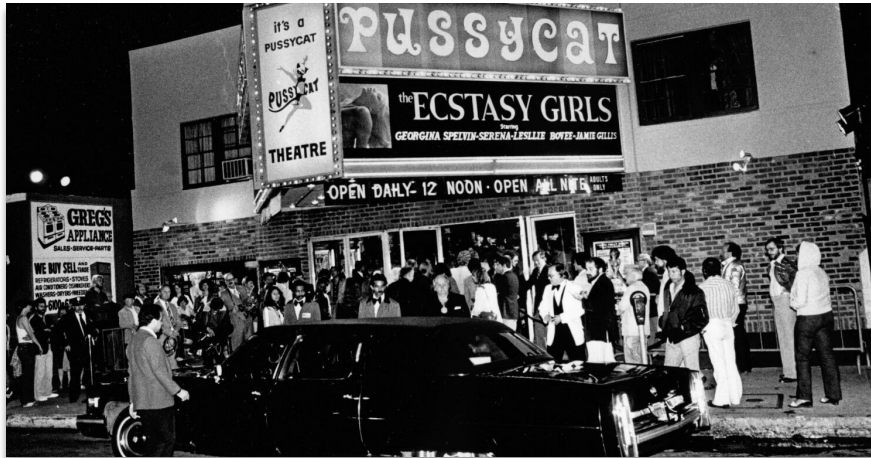
todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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, including but not limited to zoning or proposed uses of the premises. References to square footage are approximate. Neighboring businesses are subject to change, and may no longer be operable either prior to, or after, a lease is signed. Lessee must perform and rely on its own investigation and bears all risk for any inaccuracies.

Freestanding Theater | Retail | Possible Hospitality Conversion

7728-7738 Santa Monica Blvd., West Hollywood, CA 90046



7734 Santa Monica Boulevard opened in 1940 as the Monica Theatre, offering general and international cinema. By the 1960s they switched to adult content, and eventually became part of the Pussycat Theatre chain in 1970.

Once as large as 30 locations from San Diego to San Francisco, and featuring red and gold carpeting, velveteen fixtures, beveled glass, mirror walls, chandeliers, oil paintings, murals, and merchandise bearing the infamous logo, Pussycat locations were known for being cleaner and fancier than other adult theaters.

7734 Santa Monica was the last remaining Pussycat in the chain, ultimately converting to the Tomkat, followed by Studs Theatre, which eventually re-branded to Studs at the Pussycat, paying homage to its notorious predecessor.

Available for the first time in decades, this iconic venue is ready for a new operator to revitalize the facility and write its own chapter of the story.



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

RACHEL ADAMS (818) 697-9375

rachel@illicre.com · DRE#02052879

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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, including but not limited to zoning or proposed uses of the premises. References to square footage are approximate. Neighboring businesses are subject to change, and may no longer be operable either prior to, or after, a lease is signed. Lessee must perform and rely on its own investigation and bears all risk for any inaccuracies.

Freestanding Theater | Retail | Possible Hospitality Conversion

7728-7738 Santa Monica Blvd., West Hollywood, CA 90046



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

RACHEL ADAMS (818) 697-9375

rachel@illicre.com · DRE#02052879

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

5990 Sepulveda Blvd., Ste. 600 · Sherman Oaks, CA 91411 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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, including but not limited to zoning or proposed uses of the premises. References to square footage are approximate. Neighboring businesses are subject to change, and may no longer be operable either prior to, or after, a lease is signed. Lessee must perform and rely on its own investigation and bears all risk for any inaccuracies.