



**Address:** 8539 West Sunset Boulevard, West Hollywood, CA 90069  
(Just West of La Cienega Boulevard)

**Available Space:** Units 1 and 2 (Burger Lounge): Approximately 1,900 square feet, plus outdoor patio

**Asking Rate:** \$6.75 NNN per square foot per month, no charge for patio. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance. For information purposes only, 2019 NNN expenses are projected at \$1.12 per square foot per month.

**Comments:**

- ▶ Located on the world famous Sunset Strip;
- ▶ 83,904 vehicles pass per day at Sunset and La Cienega Boulevards;
- ▶ Area retailers include H&M, Club Monaco, Armani Exchange, Hugo Boss, Nicole Miller, BCBG, Fred Segal and many other world-renowned stores, hotels and restaurants.



For further information  
or tour, please  
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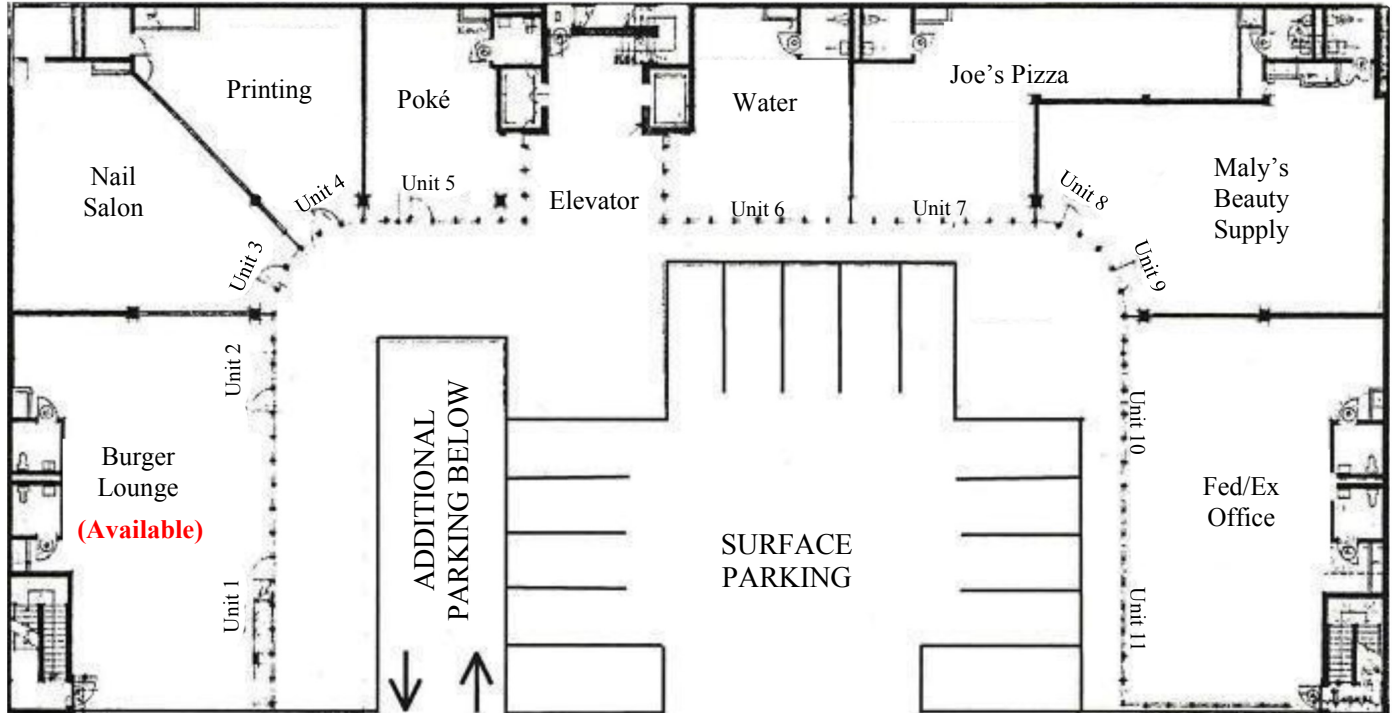
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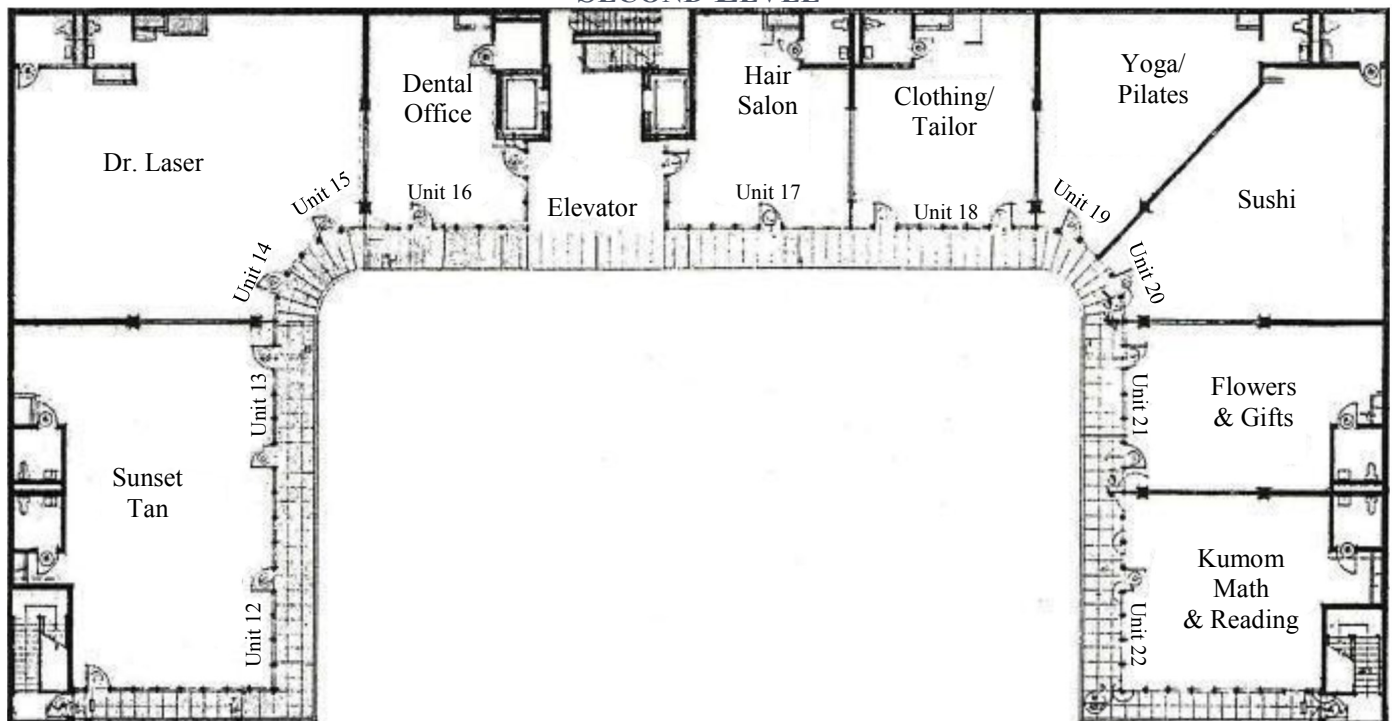
Additional information on this  
property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)

# 8539 WEST SUNSET BOULEVARD LOS ANGELES, CA 90069

## FIRST LEVEL



## SECOND LEVEL



8539 WEST SUNSET BOULEVARD  
LOS ANGELES, CA 90069

