



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



SECOND-GENERATION RESTAURANT SPACE ON PRIME WEHO CORNER

8200 Santa Monica Blvd., West Hollywood, CA 90046



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DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

SECOND-GEN RESTAURANT
WEST HOLLYWOOD, CA

EXCLUSIVELY LISTED BY

RACHEL ADAMS

SENIOR ASSOCIATE

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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 foot-age 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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WEST HOLLYWOOD, CA

PROPERTY FEATURES

8200 Santa Monica Blvd., West Hollywood, CA 90046



APPROX. 1,400 SF

SECOND-GENERATION RESTAURANT AVAILABLE

- ✓ This is the first time in 30 years that that restaurant space is available on the market
- ✓ Very rare opportunity to lease a second-generation restaurant on a prime West Hollywood corner
- ✓ Highly visible with tremendous signage

AREA AMENITIES

- ✓ Prime West Hollywood location
- ✓ Property is located on a highly desirable part of Santa Monica Blvd between La Cienega Blvd and Crescent Heights Blvd
- ✓ Walking distance to trendy restaurants, shops, and entertainment
- ✓ High vehicle and pedestrian traffic
- ✓ One block away from Laurel Canyon with direct access to Studio City
- ✓ City parking lot adjacent

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	45,946	266,681	826,271
Avg. HH Income	\$117,545	\$119,329	\$105,922
Daytime Pop	53,301	287,534	858,880
Traffic Count	± 46,064 CPD ON SANTA MONICA BLVD		



AVAILABLE

SANTA MONICA BLVD

FAIRFAX AVE

SANTA MONICA BLVD



VELLUM/LA



MELROSE AVE



AERIAL MAP



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