

**8535**  
**Sunset Blvd.**  
**West Hollywood**



**LOCKHOUSE**





## Property Highlights

- 2nd Gen Restaurant Space with Expansive Outdoor Courtyard on the Famous Sunset Strip
- Valet Parking Available on Sunset
- CUP Allowing for Type-47 Liquor License until 2:00 AM Daily
- Significant TIA Available Towards Buildout

## Area Description

The subject property is adjacent to Sunset Plaza and perfectly situated on the Sunset Strip, which is renowned for its nightlife, chic boutique hotels and restaurants.

## Site Description

**Address:** 8535 W. Sunset Blvd., West Hollywood

**Size:** ±2,930 SF with a 997 SF Courtyard

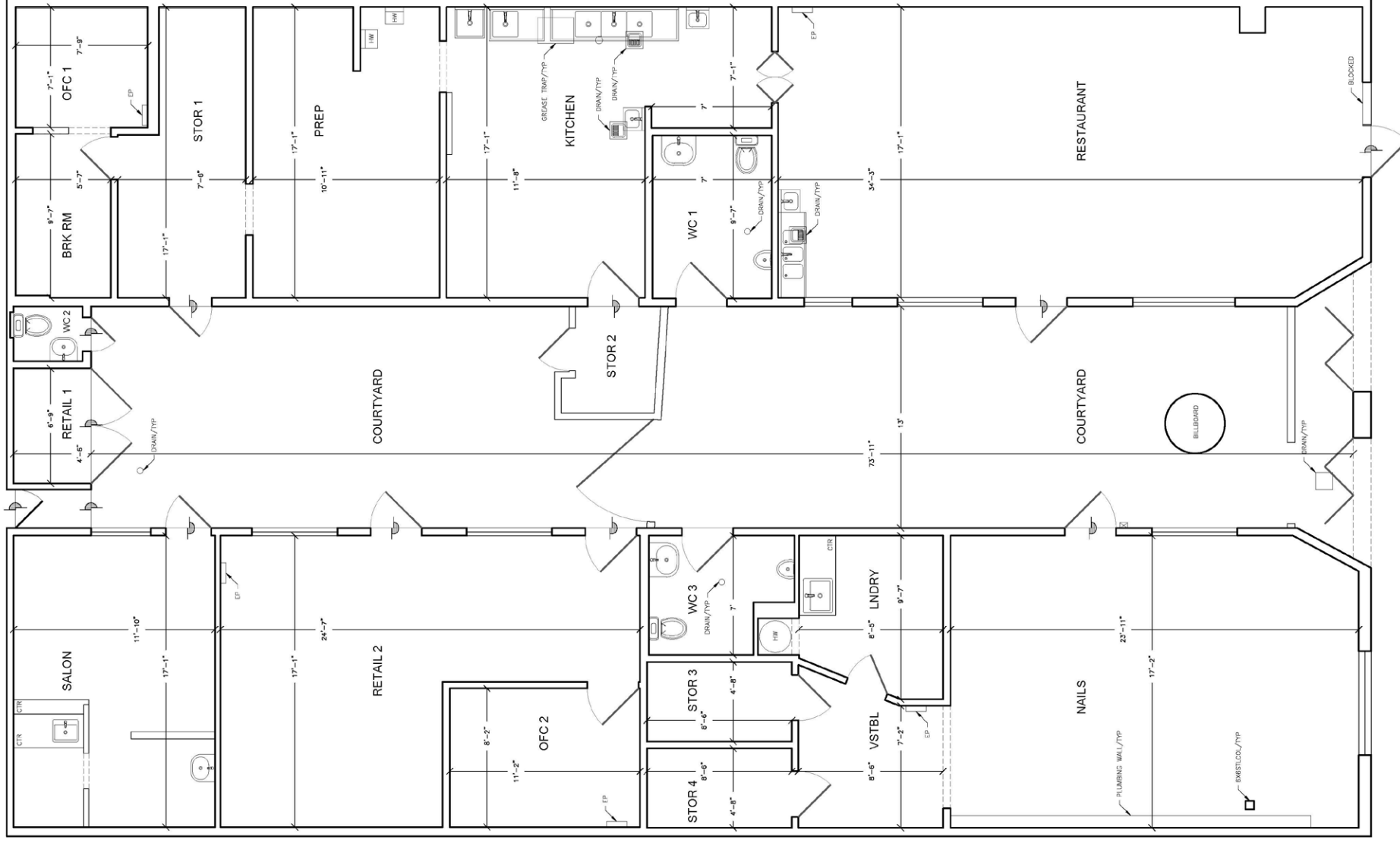
**Asking Rent:** \$420,000 Per Annum

**NNN:** Included in Rent

**Term:** Ten Years

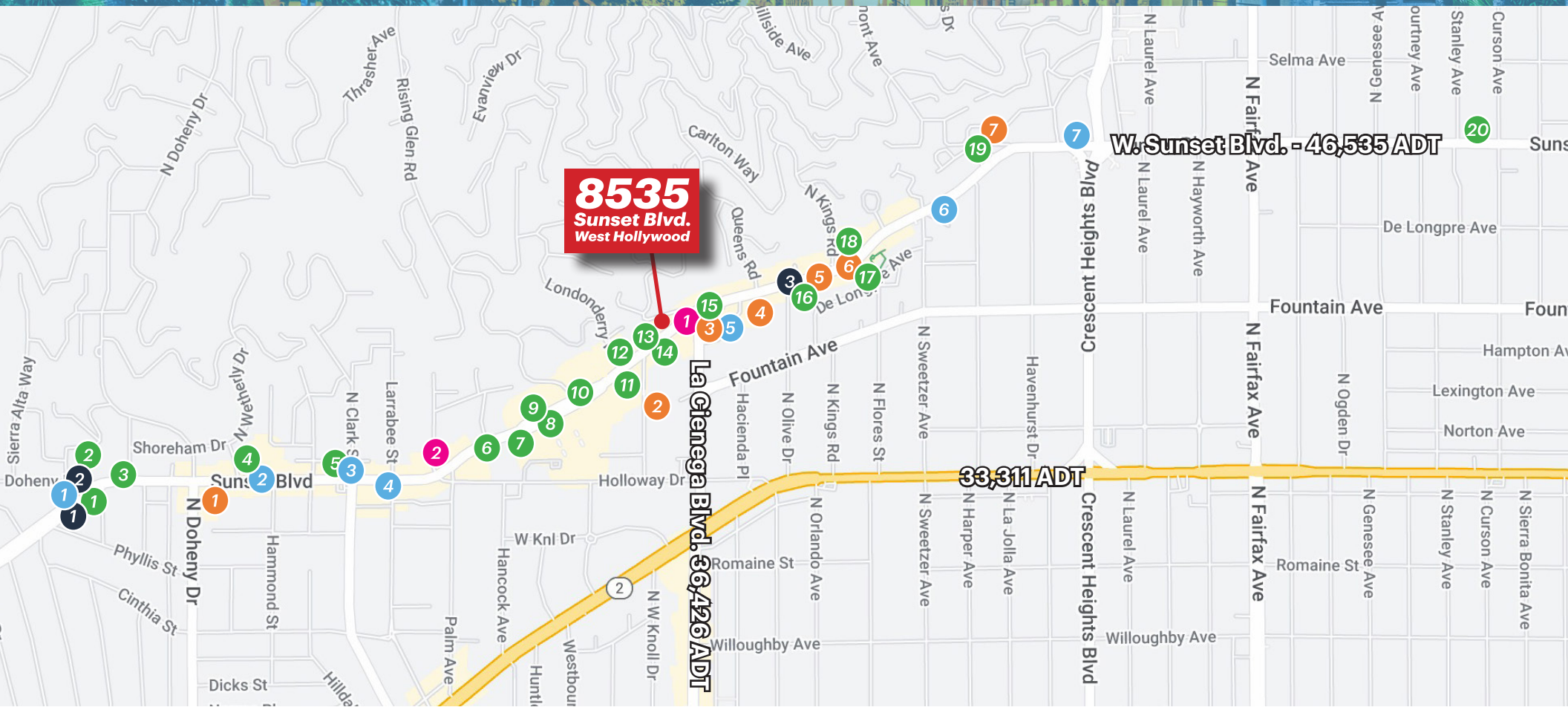
**Frontage:** 40 Feet on W. Sunset Blvd.

# EXISTING FLOORPLAN



W. Sunset Blvd. - 46,535 ADT





**# Members Only Clubs**

- 1 SOHO House
- 2 The Britely
- 3 Bird Street (h.wood Group)

**# Music Venues**

- 1 Bootsey Bellows
- 2 The Roxy
- 3 Whiskey a Go Go
- 4 Viper Room
- 5 Backbeat

- 6 Sunset Trocadero
- 7 Hyde Sunset

**# Hotels**

- 1 The Edition
- 2 Sunset Marquis
- 3 One Hotel
- 4 Hotel Ziggy
- 5 The Pendry
- 6 Tower Hotel
- 7 Chateau Marmont

**# Restaurants**

- 1 BOA Steakhouse
- 2 LAVO Ristorante
- 3 Prince Street Pizza
- 4 Rainbow Bar & Grill
- 5 Rock & Reilly's
- 6 Eveleigh
- 7 Tocaya
- 8 Le Petit Four (Sunset Plaza)

- 9 The Butcher, The Baker, & Cappuccino Maker
- 10 Saltie Girl (opening soon)
- 11 Sweetgreen
- 12 Daughter's Deli
- 13 Sushi Park
- 14 Tesse
- 15 Madeo
- 16 Merois

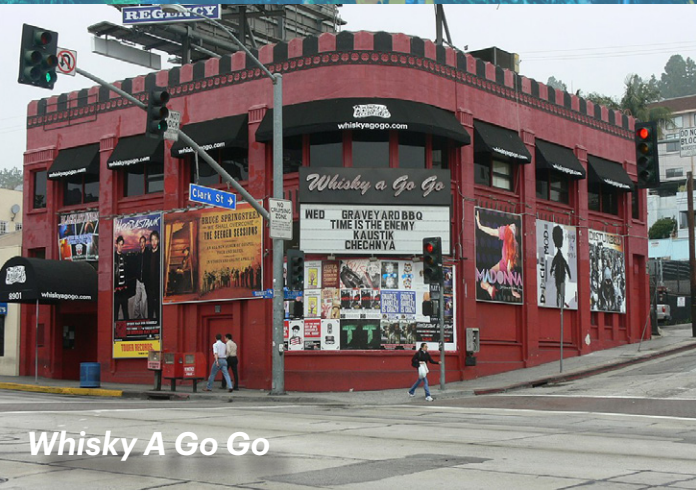
- 17 Tower Bar
- 18 Saddle Ranch
- 19 Pink Taco
- 20 Horses

**# Retail**

- 1 Fred Segal
- 2 Supreme



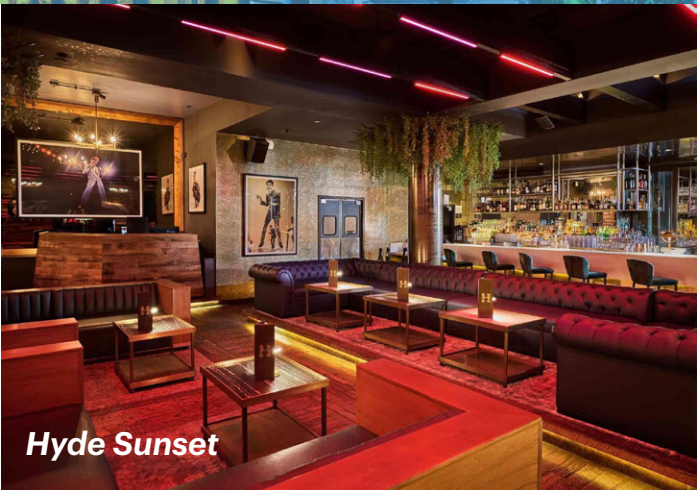
# NEIGHBORHOOD TENANTS



*Whisky A Go Go*



*The Roxy*



*Hyde Sunset*



*Soho House*



*LAVO*



*BOA*



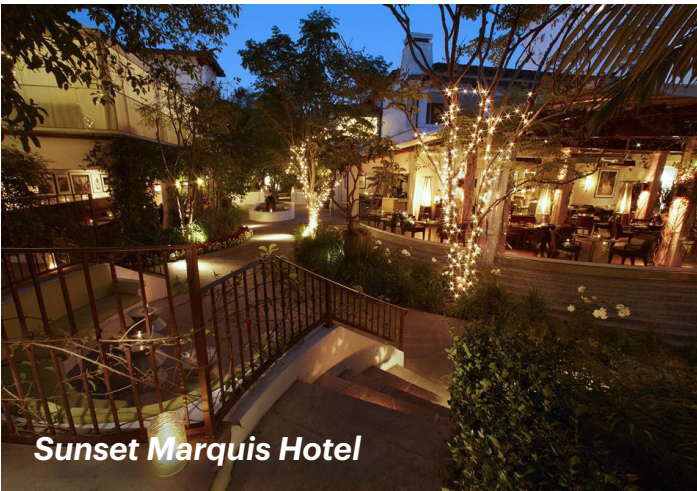
*Madeo*



*Eveleigh*



*Edition Hotel*



*Sunset Marquis Hotel*



# DEMOGRAPHICS | WEST HOLLYWOOD



## DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
37,304	298,524	789,369



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$944.4 M	\$5.26 B	\$13.58 B



## TOTAL FOOD & BEVERAGE EXPENDITURES

1 MILE	3 MILES	5 MILES
\$293.2 M	\$1.64 B	\$4.23 B



## MEDIAN HOME VALUE

1 MILE	3 MILES	5 MILES
\$1.22 M	\$1.47 M	\$1.31 M



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$149,192	\$143,953	\$131,425



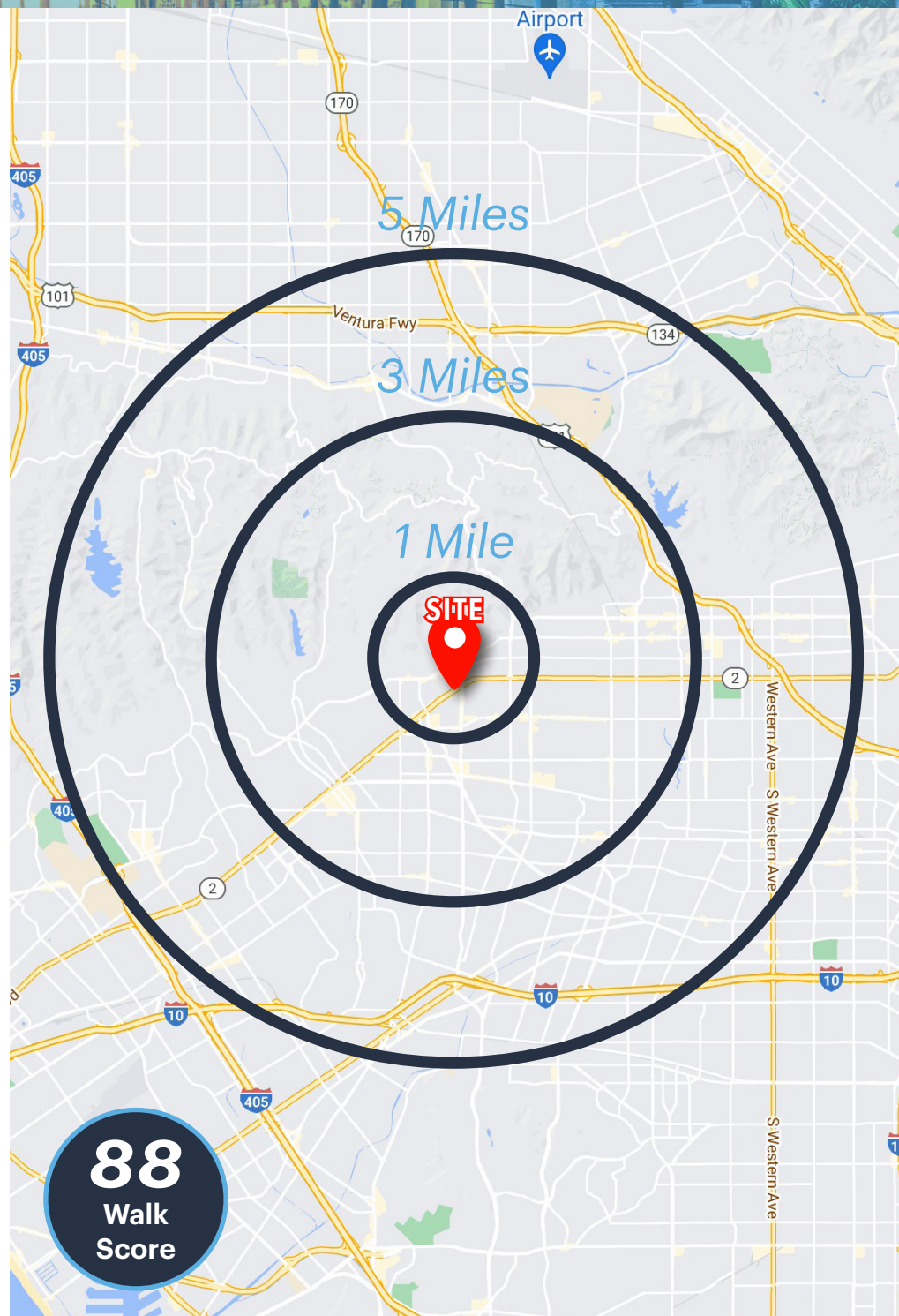
## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.65 M	\$1.58 M	\$1.4 M



## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
65.6%	64.5%	55.5%



**88**  
Walk Score



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**LOCKEHOUSE**

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