



8801 Sunset Boulevard

WEST HOLLYWOOD, CA



Flagship Retail Opportunity on the Sunset Strip

- PREMISES:** 8801 Sunset Boulevard (Iconic Former Tower Records Building)
- SIZE:** Approximately 8,700sf
- RENT:** \$12psf per month NNN (\$144psf per annum NNN)
- PARKING:** On-site parking lot
- HIGHLIGHTS:**
- Zoned for a 52,000sf redevelopment
 - Exposure to hundreds of thousands of cars & people per day & night
 - Surrounded by the most expensive billboards in the world

FOR MORE INFORMATION PLEASE CONTACT:

Jay Luchs Executive Vice President Lic. # 01260345 T 310.407.6585 C 310.489.5000 F 310.201.2077 Jay.luchs@ngkf.com

Newmark Grubb Knight Frank

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

www.jayluchs.com



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**Wrap around
signage
opportunity
worth millions of
dollars per year**

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FACING EAST ON SUNSET BOULEVARD



FACING WEST ON SUNSET BOULEVARD



Billboards surrounding the site from every angle



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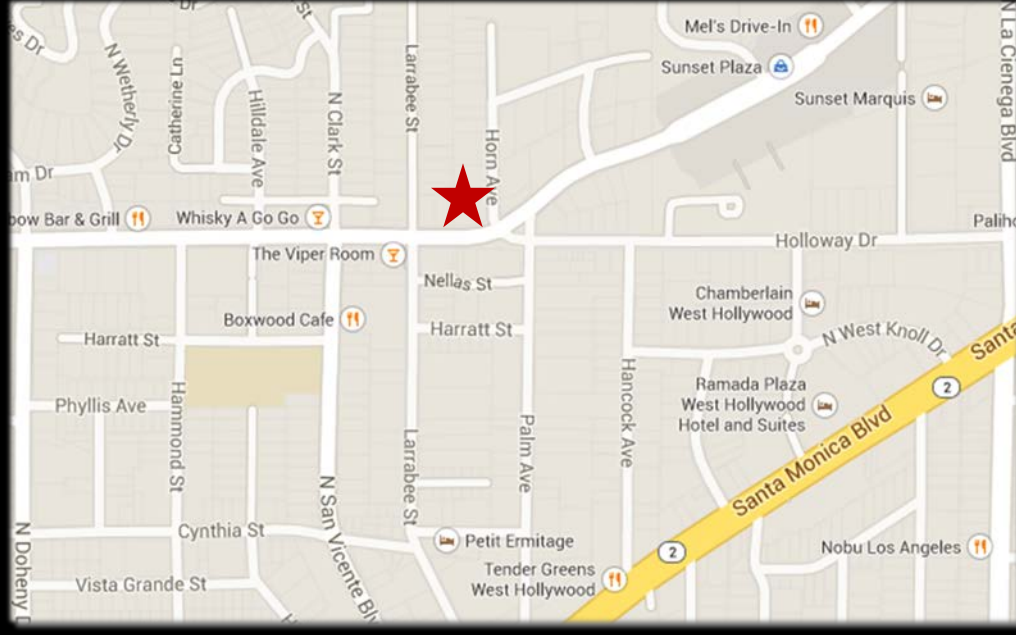
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Sunset Strip Neighboring Retailers



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