

# 8 5 3 3

## SUNSET BOULEVARD

### OFFERING MEMORANDUM



SUNSET STRIP RETAIL STOREFRONT FOR SALE

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**NEWMARK**





PROPERTY  
SUMMARY

NEWMARK





## SUMMARY

### ADDRESS

8533 Sunset Boulevard  
West Hollywood, CA 90069

### ASKING PRICE

\$22,500,000

### USE

Retail Storefront

### BUILDING SIZE

Ground:	±3,340 SF
2nd Floor:	±3,640 SF
Mezzanine:	±1,220 SF
Roof:	±3,640 SF
<b>Total:</b>	<b>±11,840 SF</b>

### LAND SIZE

±5,314 SF/±0.12 AC

### PARCEL NUMBER

5559-020-016

### ZONING

LAR1

### YEAR BUILT

Feb 2022

**NEWMARK**



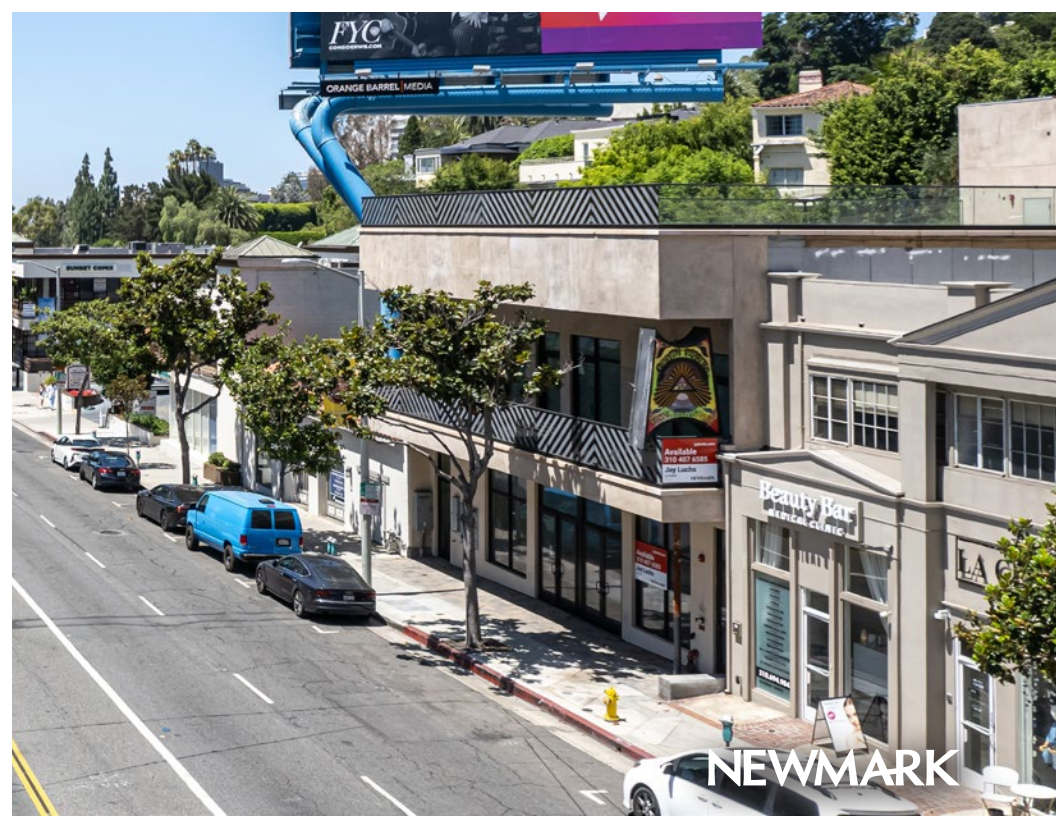


PROPERTY  
HIGHLIGHTS

NEWMARK



PHOTOS





±3,340 SF

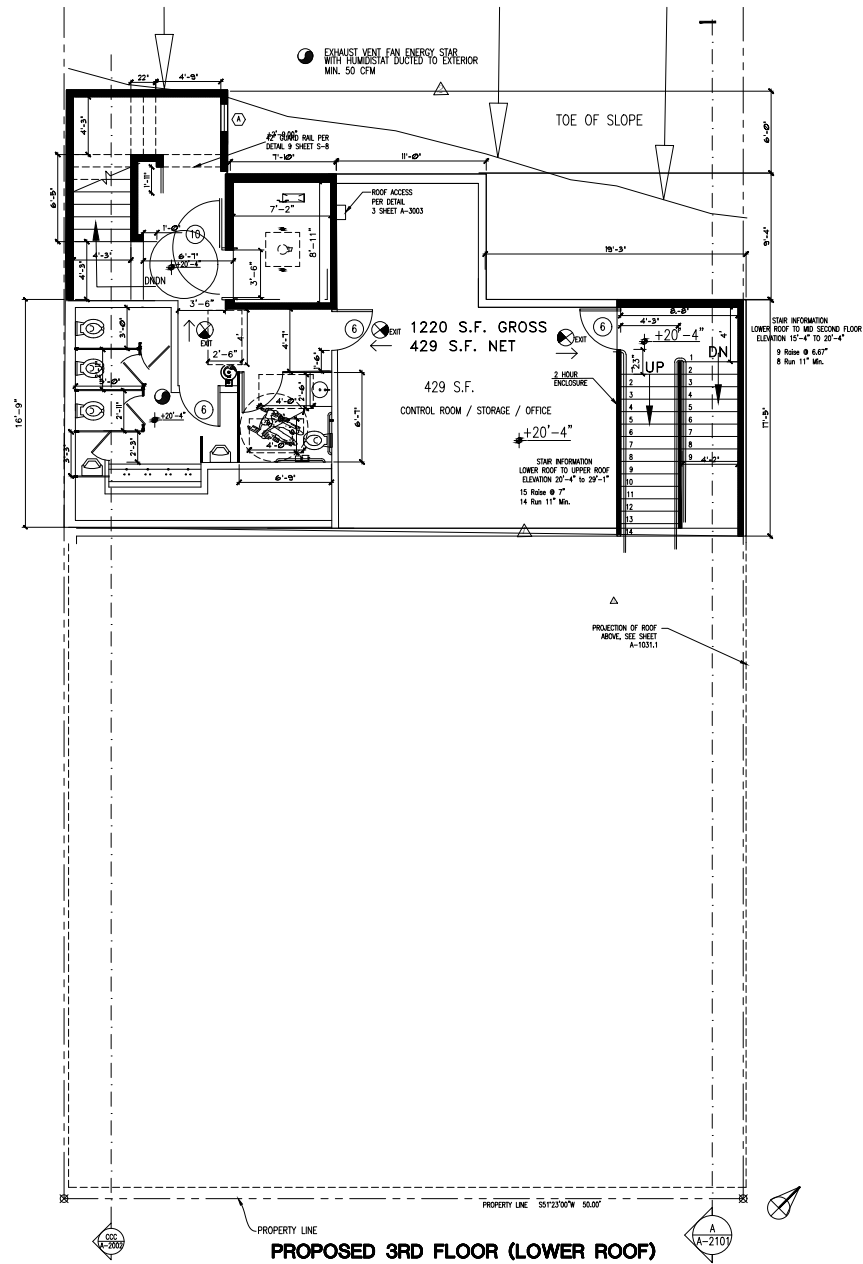


±3,640 SF



# MEZZANINE FLOOR PLAN

±1,220 SF



SUNSET BOULEVARD

NEWMARK



±3,640 SF







AREA  
OVERVIEW

NEWMARK



West Hollywood, California, is a vibrant and trendy neighborhood located in the heart of Los Angeles. Known for its lively nightlife, diverse community, and thriving arts and culture scene, West Hollywood offers a unique and desirable destination for both locals and tourists.



### PRIME LOCATION

Situated between Beverly Hills and Hollywood, West Hollywood is centrally located and provides easy access to major freeways and transportation hubs. Its central location makes it a convenient destination for both residents and visitors.



### CREATIVE AND ENTERTAINMENT HUB

West Hollywood is home to a thriving creative community, with numerous production companies, art galleries, and design studios. The area attracts artists, musicians, and performers, contributing to its lively and dynamic atmosphere.



### SHOPPING AND DINING

West Hollywood is renowned for its upscale shopping districts, including the famous Sunset Strip and Melrose Avenue. The area offers a diverse range of boutiques, high-end fashion retailers, and trendy restaurants, attracting both locals and tourists.



### WALKABILITY AND PEDESTRIAN-FRIENDLY

West Hollywood is known for its pedestrian-friendly streets and walkable neighborhoods. The area has invested in infrastructure improvements, making it easy for residents and visitors to explore the neighborhood on foot.




### COMMUNITY AND EVENTS

West Hollywood has a long-standing reputation as a welcoming and inclusive community for the LGBTQ+ population. The neighborhood is known for its LGBTQ+ nightlife, events, and advocacy hosting a variety of community events and festivals throughout the year, including the West Hollywood Halloween Carnaval and the LA Pride Parade.





The background of the entire page is a photograph of the Hollywood Sign on a hillside in Los Angeles. The sign is white and stands out against the brownish-orange rock of the hill. Palm trees are visible in the foreground on both sides, and power lines stretch across the middle ground. The sky is a clear, pale blue.

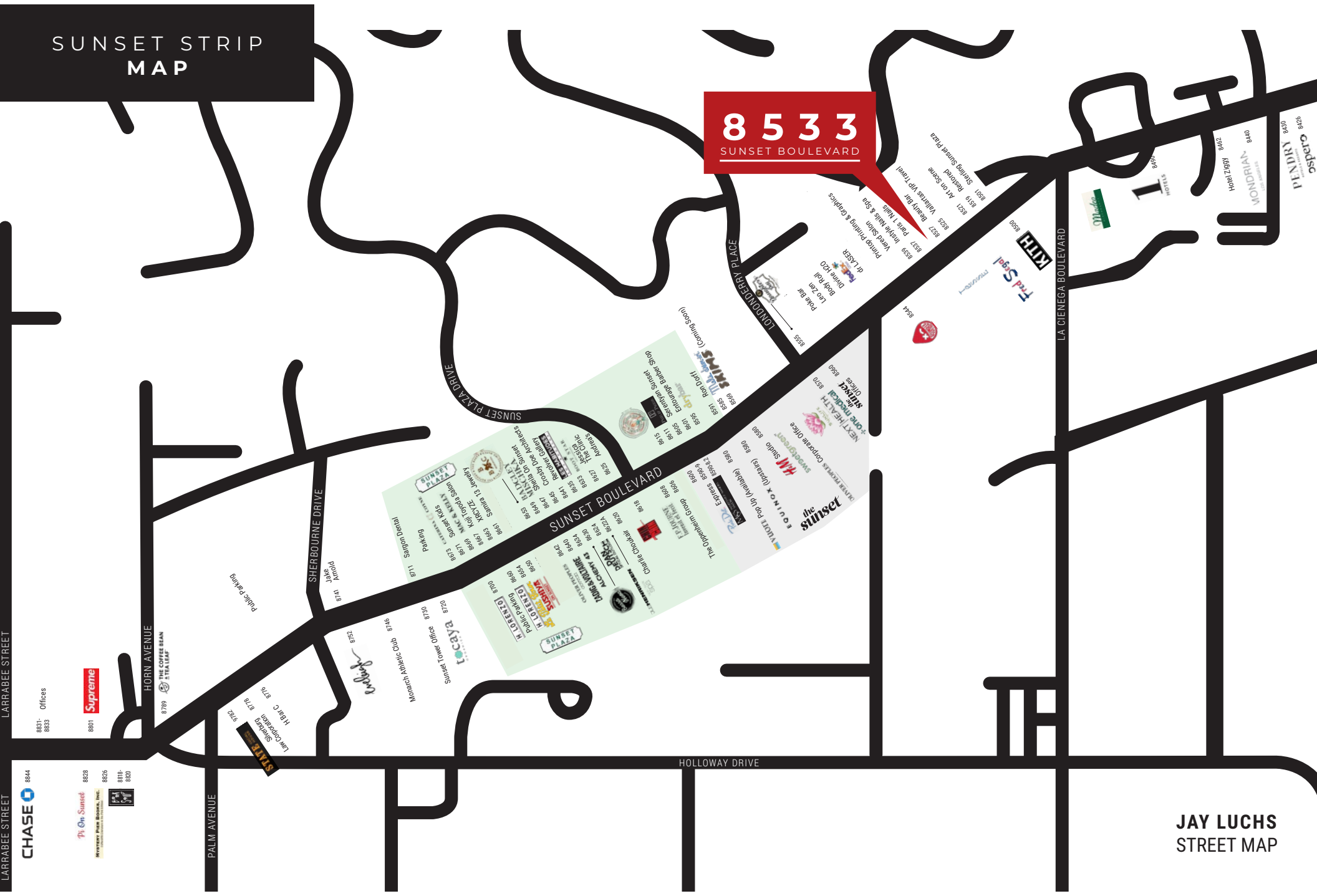
DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
Total Population	35,437	236,087	755,672
Average Household Income	\$154,934	\$150,649	\$136,067
Household Incomes over \$100,000	49.9%	47.2%	42.6%
Median Age	42.9	40.0	38.4
Total Daytime Population	51,554	352,926	1,025,425

\*Esri 2024



# SUNSET STRIP MAP

8533  
SUNSET BOULEVARD



JAY LUCHS  
STREET MAP

NEWMARK



WEST FACING  
AERIAL

8 5 3 3  
SUNSET BOULEVARD



The Butcher, The Baker,  
The Cappuccino Maker

±48,396  
CARS PER DAY

drybar

Mel's drive-in

Le Petit Four

Chin Chin



Joe's  
Pizza



aka.

KITH

SUNSET BOULEVARD

±50,561  
CARS PER DAY

NEWMARK



ORANGE BARREL MEDIA

# 8533

SUNSET BOULEVARD

OFFERING MEMORANDUM



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