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SUNSET BOULEVARD

OFFERING MEMORANDUM



SUNSET STRIP RETAIL STOREFRONT FOR SALE

JAY LUCHS

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NEWMARK
PACIFIC



PROPERTY
SUMMARY



SUMMARY

ADDRESS

8533 Sunset Boulevard
West Hollywood, CA 90069

ASKING PRICE

\$15,000,000

USE

Retail Storefront

BUILDING SIZE

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

LAND SIZE

±5,314 SF/±0.12 AC

PARCEL NUMBER

5559-020-016

ZONING

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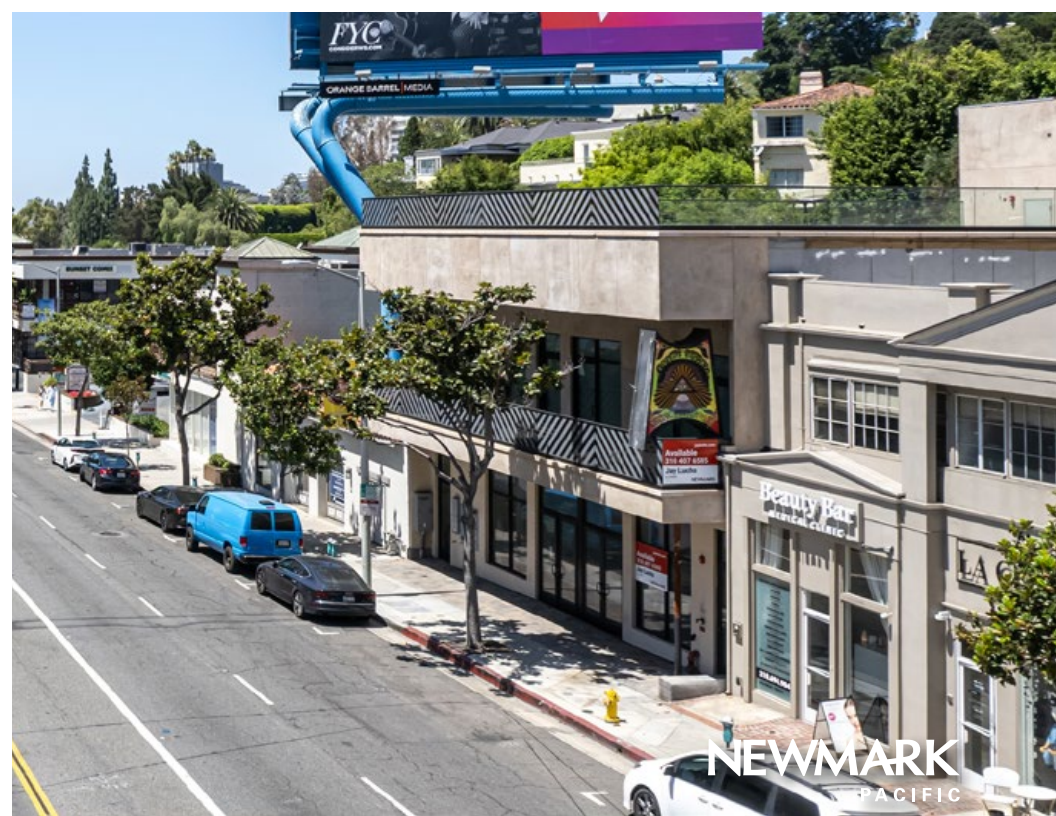
YEAR BUILT

Feb 2022

NEWMARK
PACIFIC

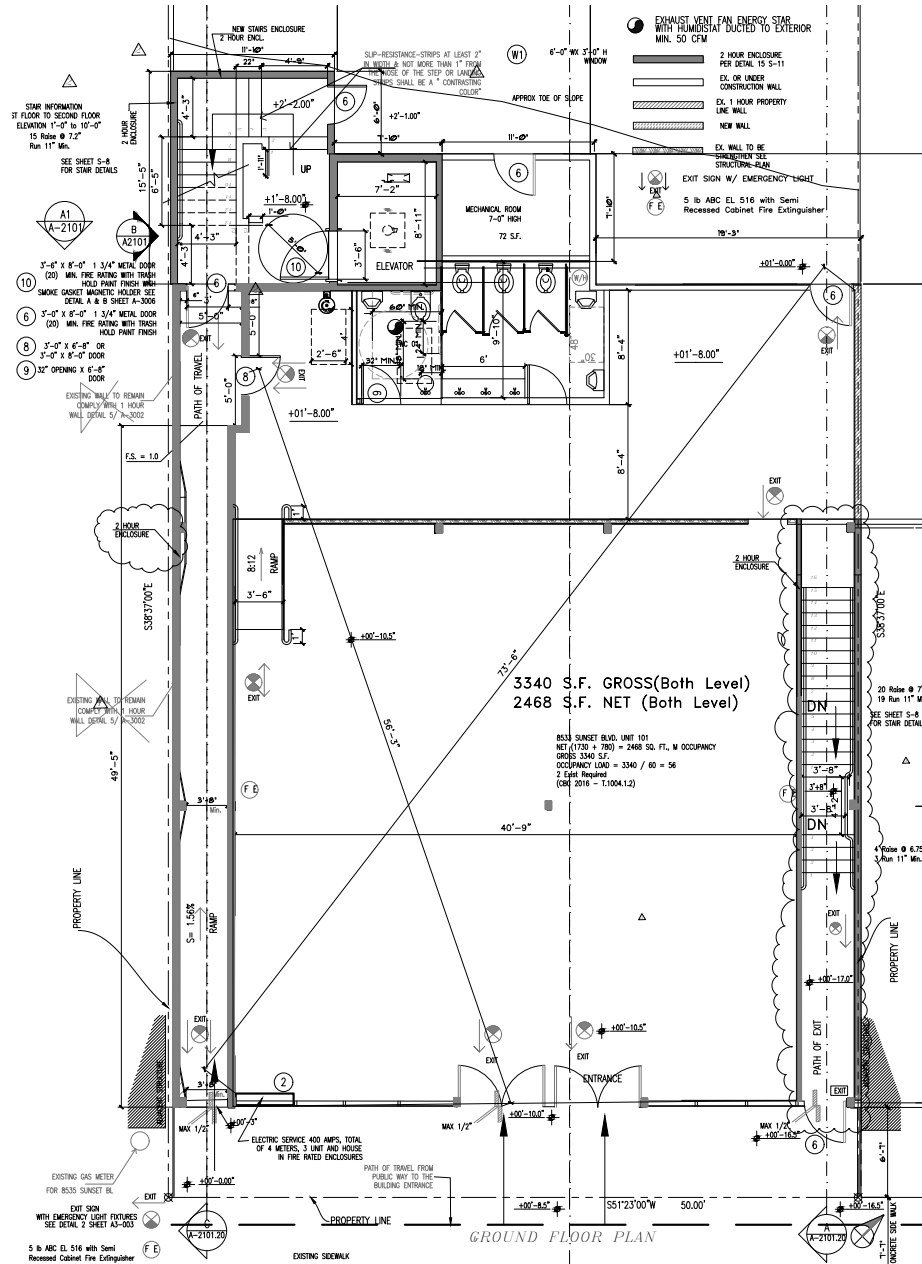


PROPERTY
HIGHLIGHTS



GROUND FLOOR PLAN

±3,340 SF



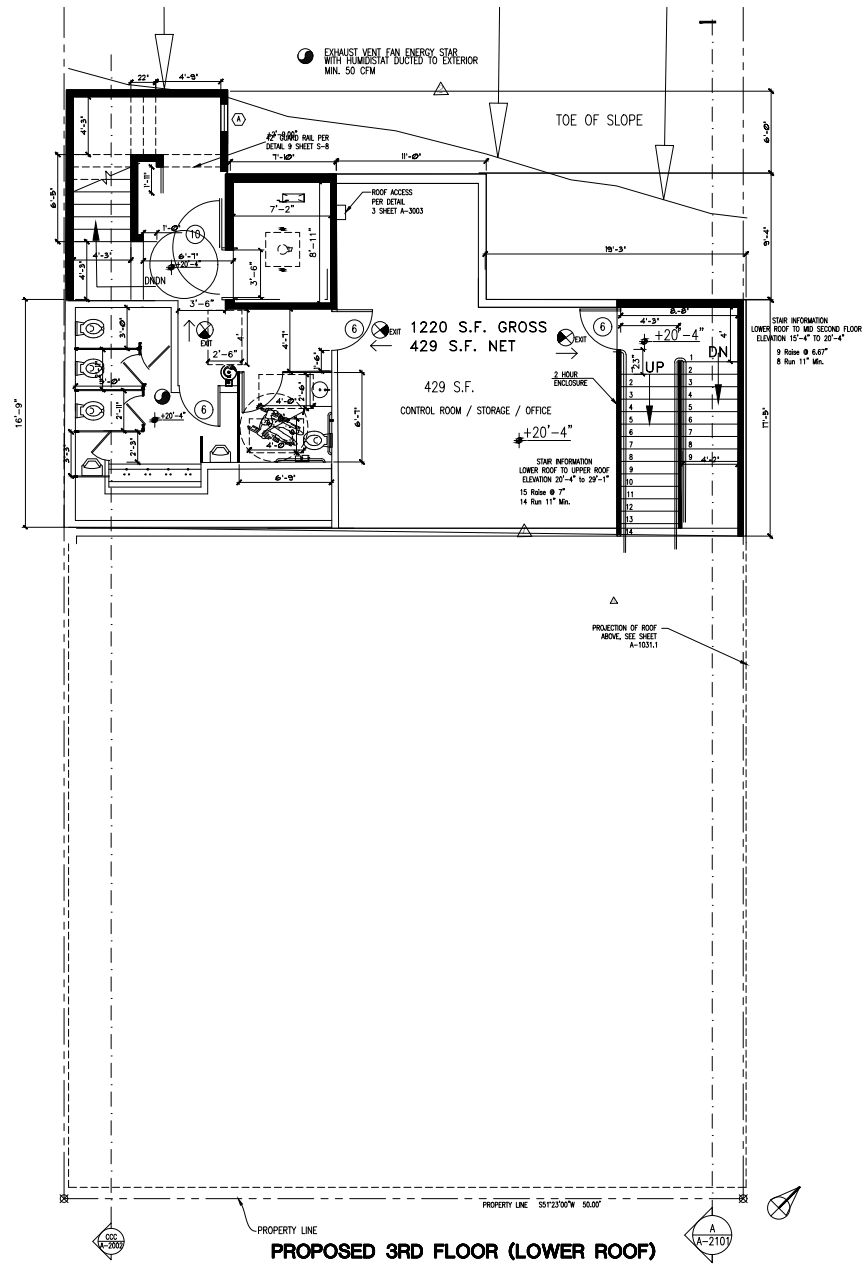
SUNSET BOULEVARD

±3,640 SF



MEZZANINE FLOOR PLAN

±1,220 SF



±3,640 SF





AREA
OVERVIEW

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.



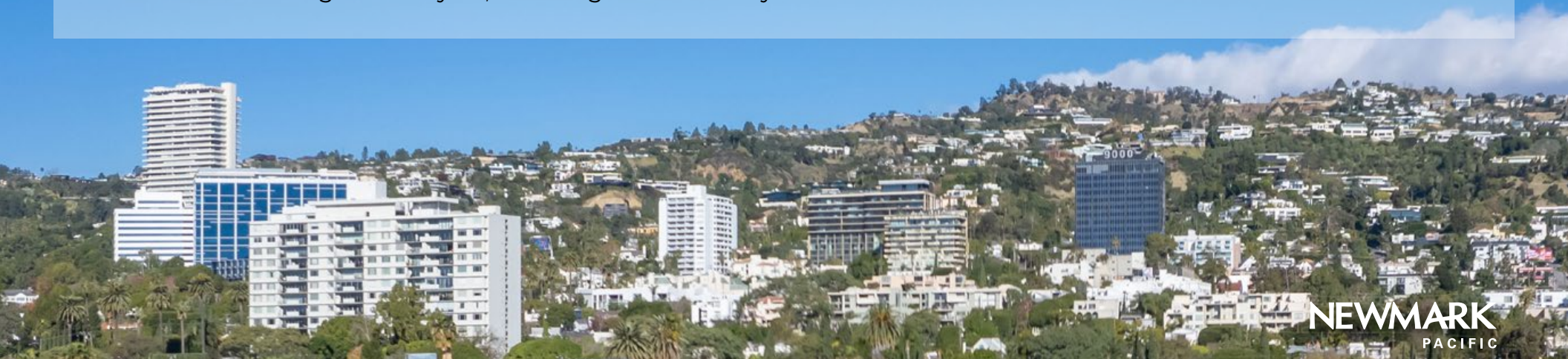
WALKABILITY AND PEDESTRIAN-FRIENDLY


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 terrain. Palm trees are visible in the foreground on both sides, and power lines stretch across the upper part of the image.

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

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Ph & Suned

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Preston Park Books, Inc.

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PALM AVENUE

Public Parking

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WEST FACING
AERIAL

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SUNSET BOULEVARD



The Butcher, The Baker,
The Cappuccino Maker

±48,396
CARS PER DAY

drybar

Male drive-in

SKIMS



Chin Chin



aka.

KITH



SUNSET BOULEVARD

±50,561
CARS PER DAY

NEWMARK
PACIFIC

ORANGE BARREL MEDIA

8533

SUNSET BOULEVARD

OFFERING MEMORANDUM



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