

8550 SANTA MONICA BLVD



WEST
HOLLYWOOD
RETAIL SUBLEASE
AVAILABLE

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NEWMARK
PACIFIC

PROPERTY OVERVIEW

ADDRESS

8550 Santa Monica Blvd
Los Angeles, CA 90069

USE

Retail

SIZE

Approximately 3,865 SF

RENT

Available upon Request

SUBLEASE TERM

October 31, 2034 with three (3) five (5)
year options

PARKING

Free parking with 60 minute
validation in parking garage



EXTERIOR



PROPERTY HIGHLIGHTS

- Sublease in a portion of Erewhon Market's new West Hollywood location.
- Ideal for wellness, beauty, showroom, or specialty retail concepts.
- Over 400 parking stalls in attached garage.
- Adjacent tenants include: Erewhon, Parsley Health, Salon Republic, Better Bowls, Bleu Spa Nail, Sweat Yoga, and John Reed Fitness. Other nearby tenants include Shake Shack, Trader Joe's, Starbucks, and The UPS Store, nestled among an eclectic mix of local retailers and restaurants.
- An affluent population of over 250,000 people live within a three-mile radius, with an average household income of \$137,355. This consumer base contributed to a total consumer spending power of \$4.25 billion.*

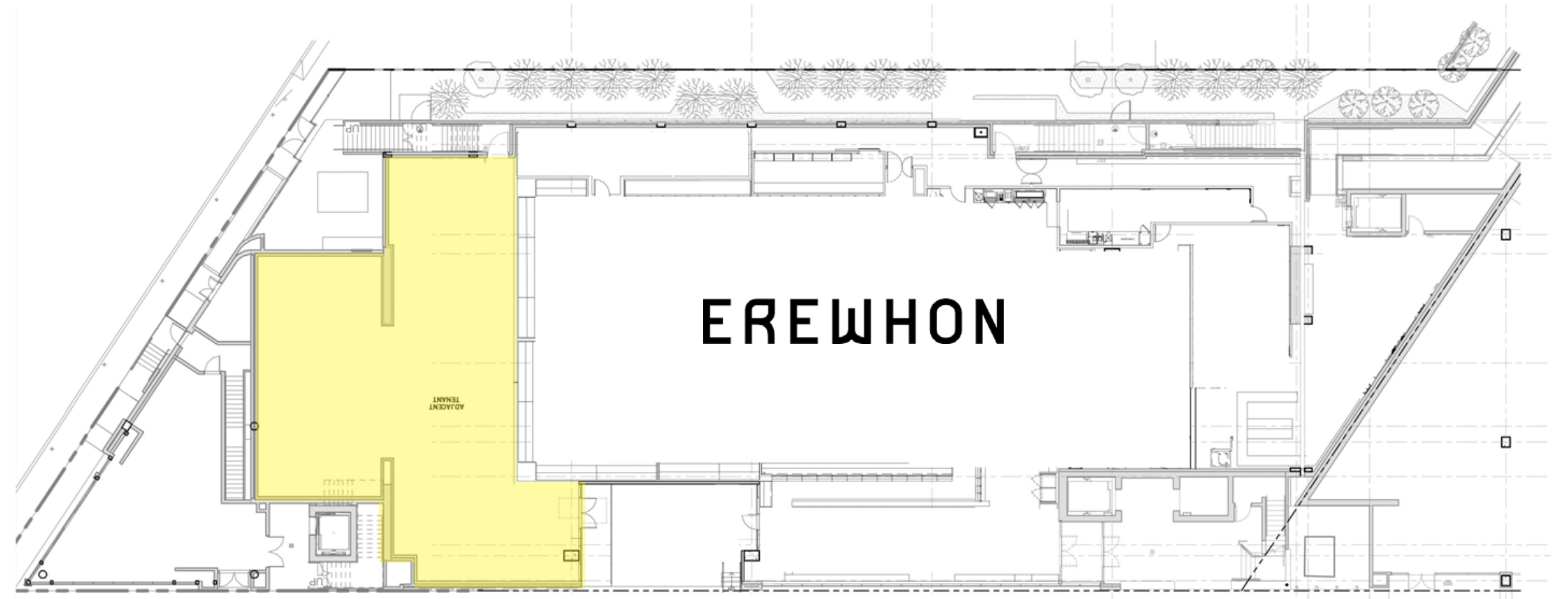
*According to Costar 2025



FLOOR PLAN

GROUND FLOOR

Approximately 3,865 SF



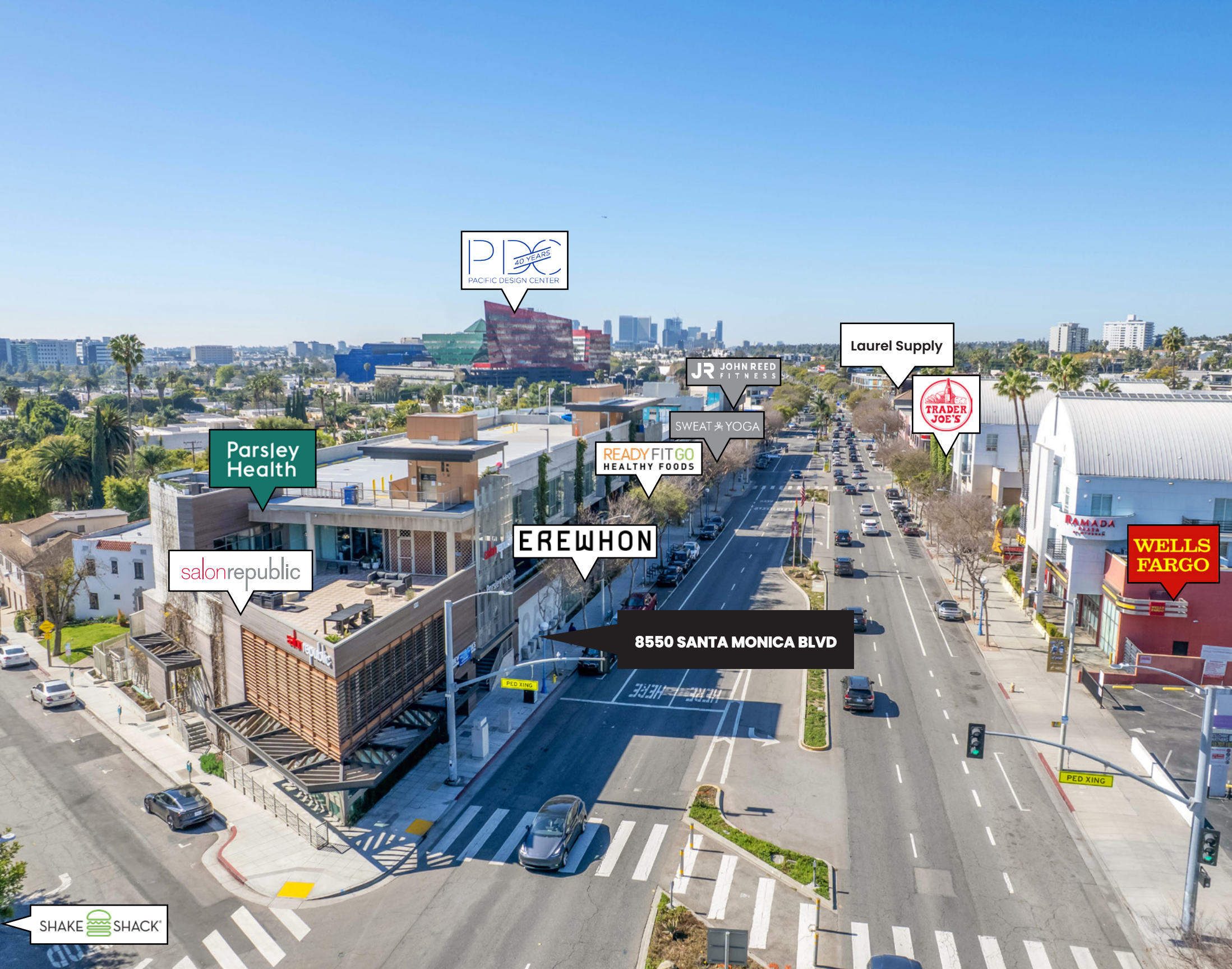
SANTA MONICA BLVD



AREA OVERVIEW

8550 Santa Monica Boulevard sits at the signalized corner of Santa Monica Boulevard and West Knoll Drive, one block from La Cienega, with exposure to approximately 43,965 cars per day—one of Greater Los Angeles’s most visible corridors. Midway between West Hollywood and Beverly Hills in the Tri-West neighborhood—between the Pacific Design Center and La Cienega—the area blends single-family homes and apartments in a lively, walkable setting. West Hollywood offers top fitness studios, health-conscious dining, organic markets, and signature events like the West Hollywood Halloween Carnival and the Sunset Strip Music Festival, set within one of LA’s most progressive, dynamic communities.

*According to TrafficMetrix, Costar 2025



NEARBY

- EREWHON
- PARSLEY HEALTH
- SALON REPUBLIC
- BEVERLY HILLS REJUVENATION CENTER MED SPA
- READY FIT GO
- CAPITOL DRUGS
- BETTER BOWLS
- BLEU NAIL SPA
- SWEAT YOGA
- JOHN REED FITNESS
- SHAKE SHACK
- TAIL O' THE PUP
- NOBU
- TRADER JOE'S
- GELATI GELATO
- CVS
- FRESH BROTHERS PIZZA
- FRESH CORN GRILL
- JUNIOR COOKIES
- JINPACHI
- V WINE ROOM AND PIZZA
- EVERYTABLE
- SCHMITTY'S WEST HOLLYWOOD
- TENDER GREENS
- DAYGLOW
- LAZYBIRD
- TRUNKS
- MICKY'S WEHO
- BARNEY'S BEANERY
- LA BOHEME
- HUGO'S
- LAUREL SUPPLY

SHAKE SHACK

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