

# 8811 SANTA MONICA BOULEVARD

WEST HOLLYWOOD, CA 90069



**JAY LUCHS**  
**CARLY GELLER**  
**NEWMARK**

Vice Chairman  
Associate Director  
**JAYLUCHS.COM**

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jayluchs.com  
**For Lease**  
**310 407 6585**  
**Jay Luchs**  
Los Angeles



## ADDRESS

8811 Santa Monica Boulevard  
West Hollywood, CA 90069

## USE

Restaurant/Retail

## SIZE

±3,500 SF plus patio

## RENT

\$24,000 per month NNN

## FRONTAGE

±58' on Santa Monica Boulevard  
±96' on Larrabee Street

## SUBLEASE TERM

Through October 31, 2031

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## HIGHLIGHTS

- » Located on the corner of Santa Monica Boulevard and Larrabee Street
- » Formerly Flaming Saddles
- » Upstairs will be a future cannabis lounge (approximately 130 seats), allowing for a partnership opportunity to serve the clientele
- » Permitted to serve: Liquor CUP until 2 AM, Food until 4 AM
- » Patio space available along Santa Monica Boulevard



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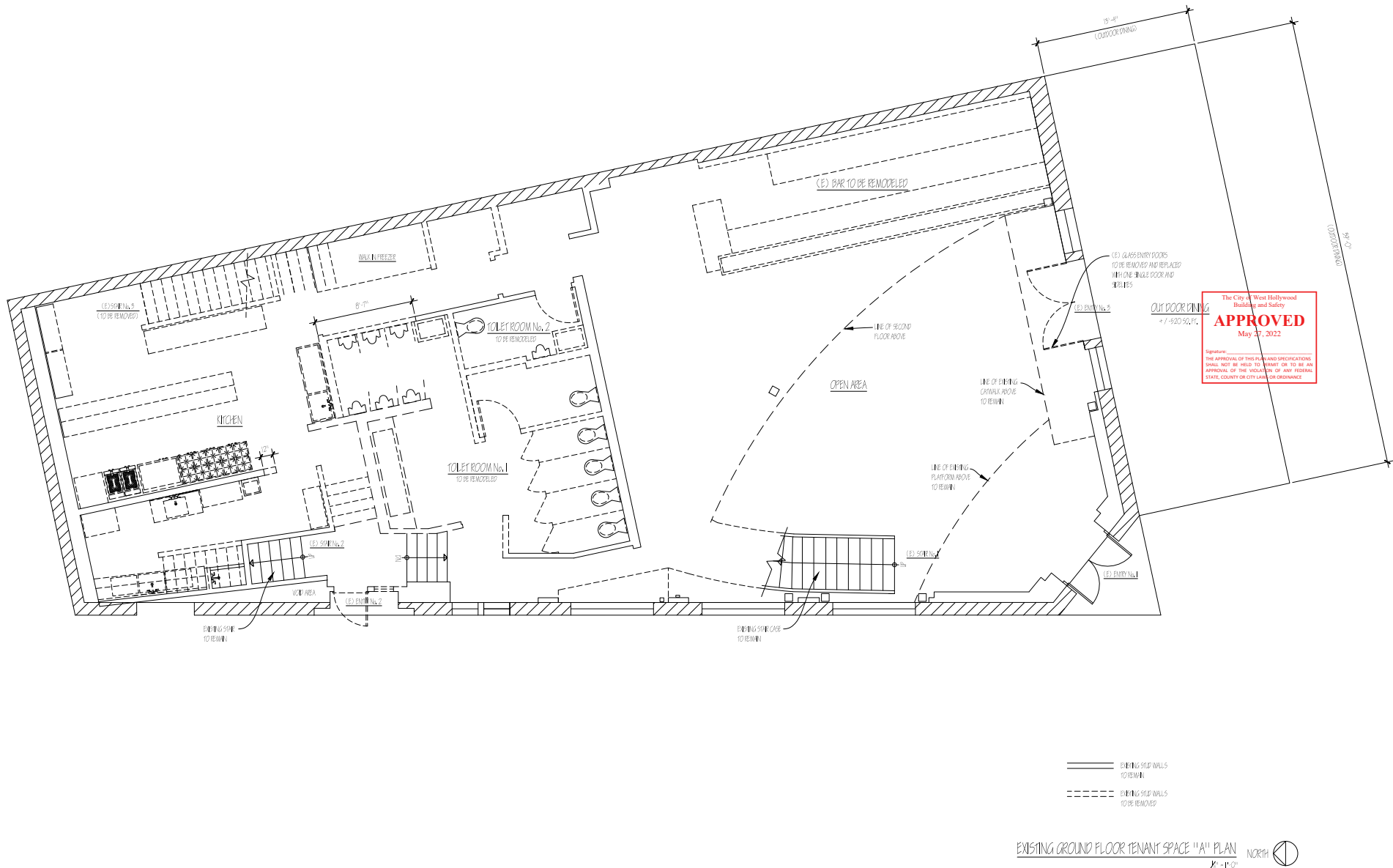
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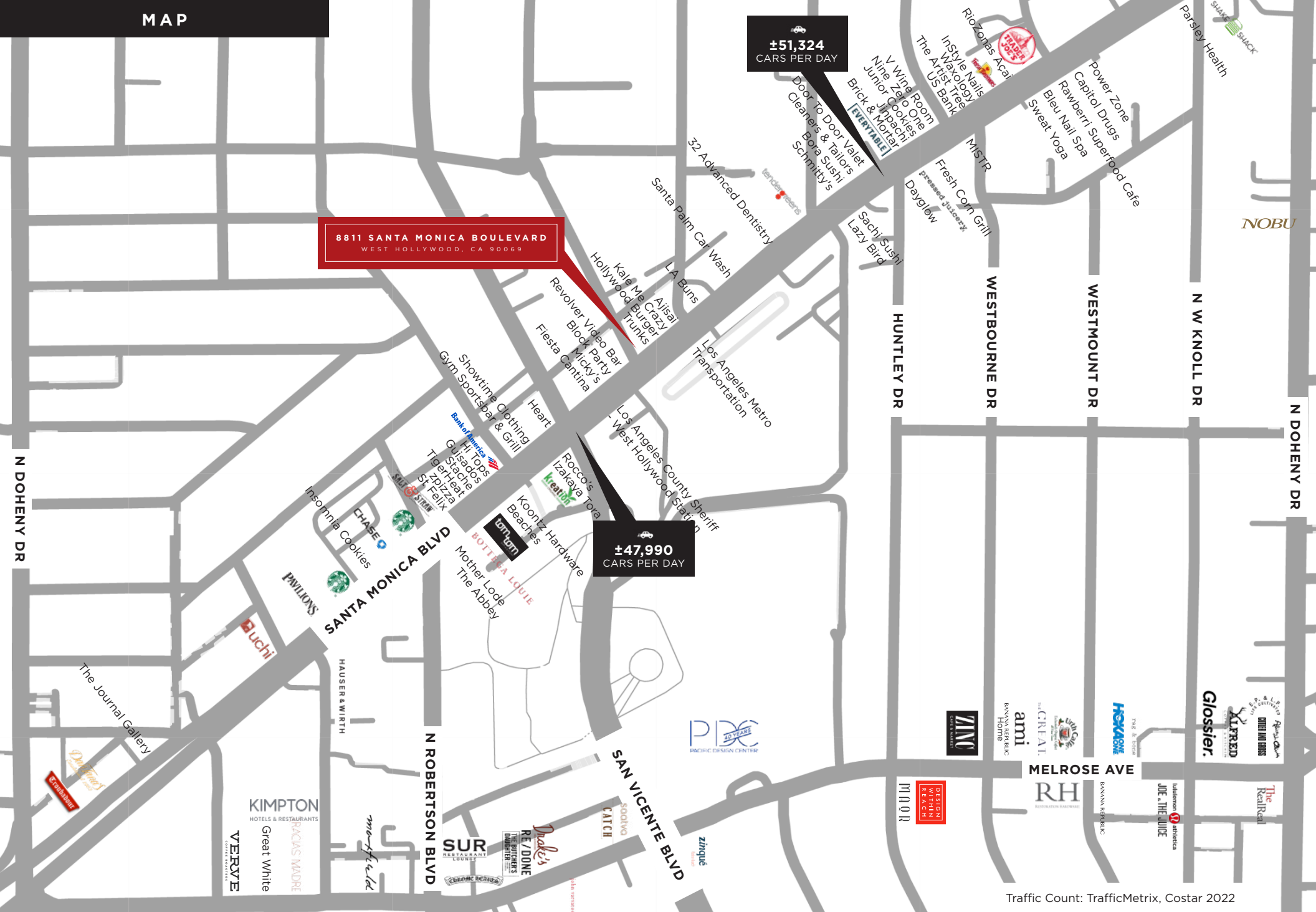
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**8811 SANTA MONICA BOULEVARD**  
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**±51,324**  
CARS PER DAY

**±47,990**  
CARS PER DAY

Traffic Count: TrafficMetrix, Costar 2022

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±2 MIN  
±0.4 Miles from  
Sunset Strip

±51,324  
CARS PER DAY

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1  
HOTELS

MONDRIAN

TRADER  
JOE'S

FRESH  
PRODUCE

JUNIOR COOKIES

Jinpachi

EVERYTABLE

Bora Sushi

Schmitt's

SHAKE  
SHACK

Fresh Corn Grill

pressed juicery

Sachi Sushi

Lazy Bird

LA Buns

Kale Me Crazy

Hollywood Burger

Trunks

mistr  
I HO, YOU HO, WEHO  
...together on PREP

Revolver Video Bar

Block Party WeHo

Micky's

SANTA MONICA BOULEVARD

Los Angeles County  
Sheriff - West  
Hollywood Station

Traffic Count: TrafficMetrix, Costar 2022

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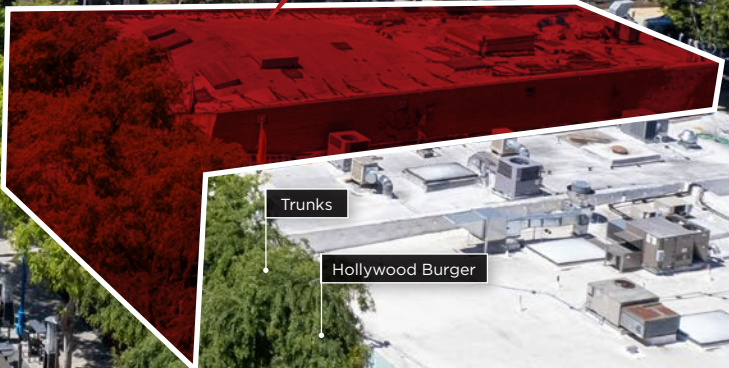


Los Angeles County Sheriff - West Hollywood Station

±47,990 CARS PER DAY

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Trunks

Hollywood Burger

Kale Me Crazy

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