



the sunset

YOUR DESTINATION FOR
MIND, BODY & STYLE



KILROY

NEWMARK
PACIFIC

8580 W. SUNSET BOULEVARD
WEST HOLLYWOOD, CALIFORNIA 90069





AN OASIS ON SUNSET

The Sunset is a premier destination on the iconic Sunset Strip in West Hollywood, known for its vibrant atmosphere and exceptional amenities. The Sunset excels in health and wellness, providing a variety of dining, shopping, and wellness experiences. Its prime location ensures easy access to top dining, shopping, and entertainment, offering a diverse and enriching experience with unmatched walkability.





- **Premier Health & Wellness Destination** in the heart of West Hollywood
- **Freshly Upgraded Retail Experience** designed to enhance visibility and engagement
- **Unmatched Accessibility** with ample parking for customers and employees
- **Major Billboard Signage Possibilities** available at market rates for maximum exposure
- **High-Impact Branding & Signage Opportunities** with over **47,600** daily impressions on the Sunset Strip

MEET OUR TENANTS

EQUINOX



swætgreen®



NEXT|HEALTH

one medical



Purelux scalp spa
养·丝·馆
YANGSITIGUAN

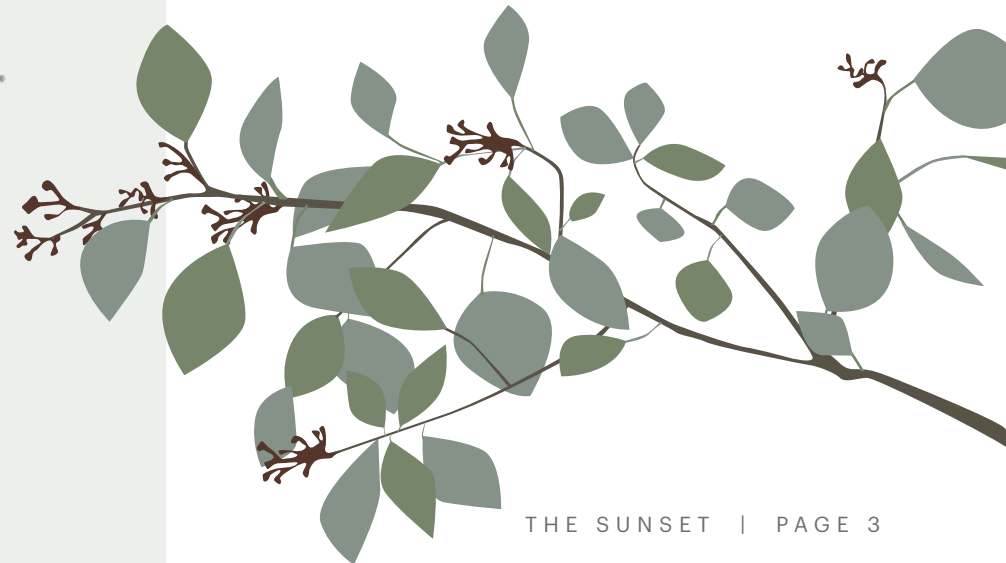
MSS MARTINEZ-SAMUEL
SALON

Pink Dot.

bellacures®
a salon for hands and feet

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TRAFFIC COUNT: TRAFFICMETRIX 2022



SITE PLAN



RETAIL SPACES AVAILABLE

8580 W. Sunset Boulevard

Suite 100: ±4,057 SF*

Suite 300: ±2,818 SF*

Rent

Available upon Request

Available

Immediately

Parking

Ample on-site subterranean parking

*Suites 100 & 300 can be leased together for a total of ±6,875 SF





SUITE 100

Highlights

- **±4,057 SF of Versatile Space** designed for a seamless retail or wellness experience
- **Unparalleled Visibility & Access** with prime frontage on Sunset Blvd
- **Expansive Open Layout** offering flexibility to customize your ideal space
- **Floor-to-Ceiling Windows** flooding the space with natural light
- **Impressive Ceiling Heights** – 16' to bottom of I-beams, 18' to deck
- **Polished Concrete Flooring** for a modern, industrial-chic aesthetic
- **High-Impact Signage Opportunities** maximizing exposure on the Sunset Strip



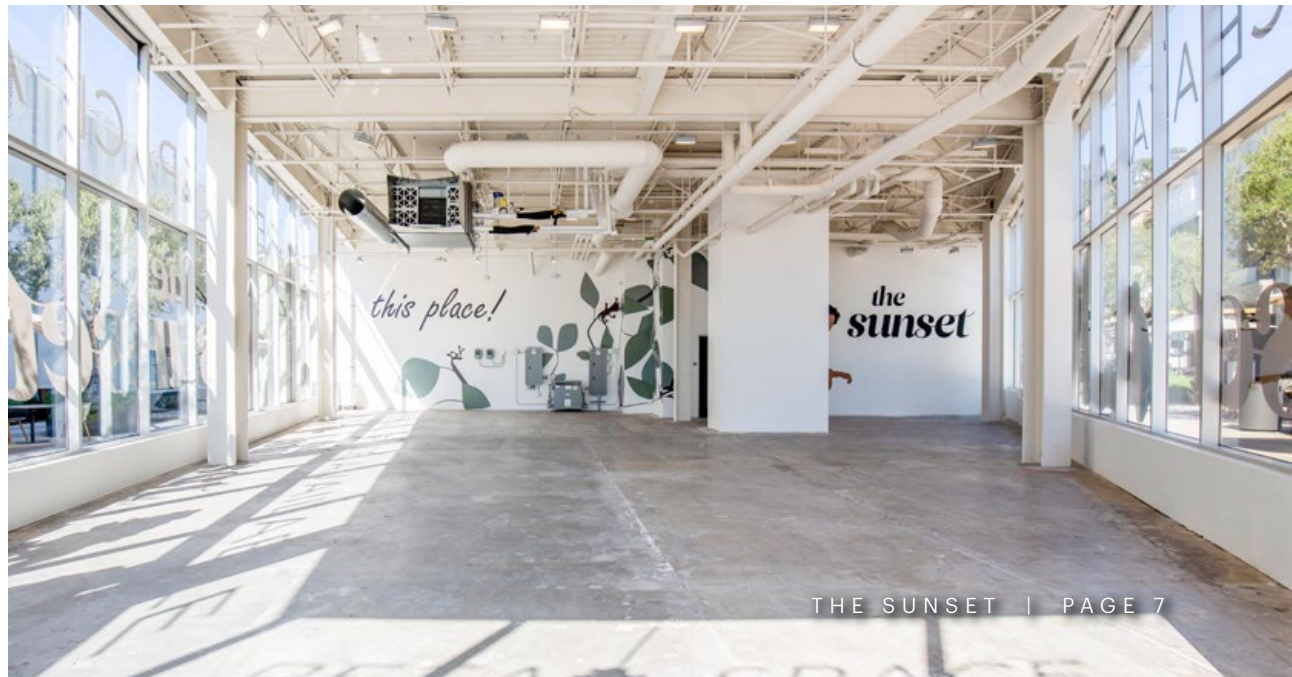
SUITE 300

Highlights

- **±2,818 SF of Versatile Space** ideal for retail, wellness, or experiential concepts
- **Expansive Open Layout** designed for flexibility and customization
- **Floor-to-Ceiling Windows** bringing in abundant natural light
- **Impressive Ceiling Heights** – 16' to bottom of I-beams, 18' to deck
- **Polished Concrete Flooring** for a sleek, modern aesthetic
- **Highly Visible Courtyard Location** with strong foot traffic and engagement



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IN THE NEIGHBORHOOD

EAST FACING AERIAL

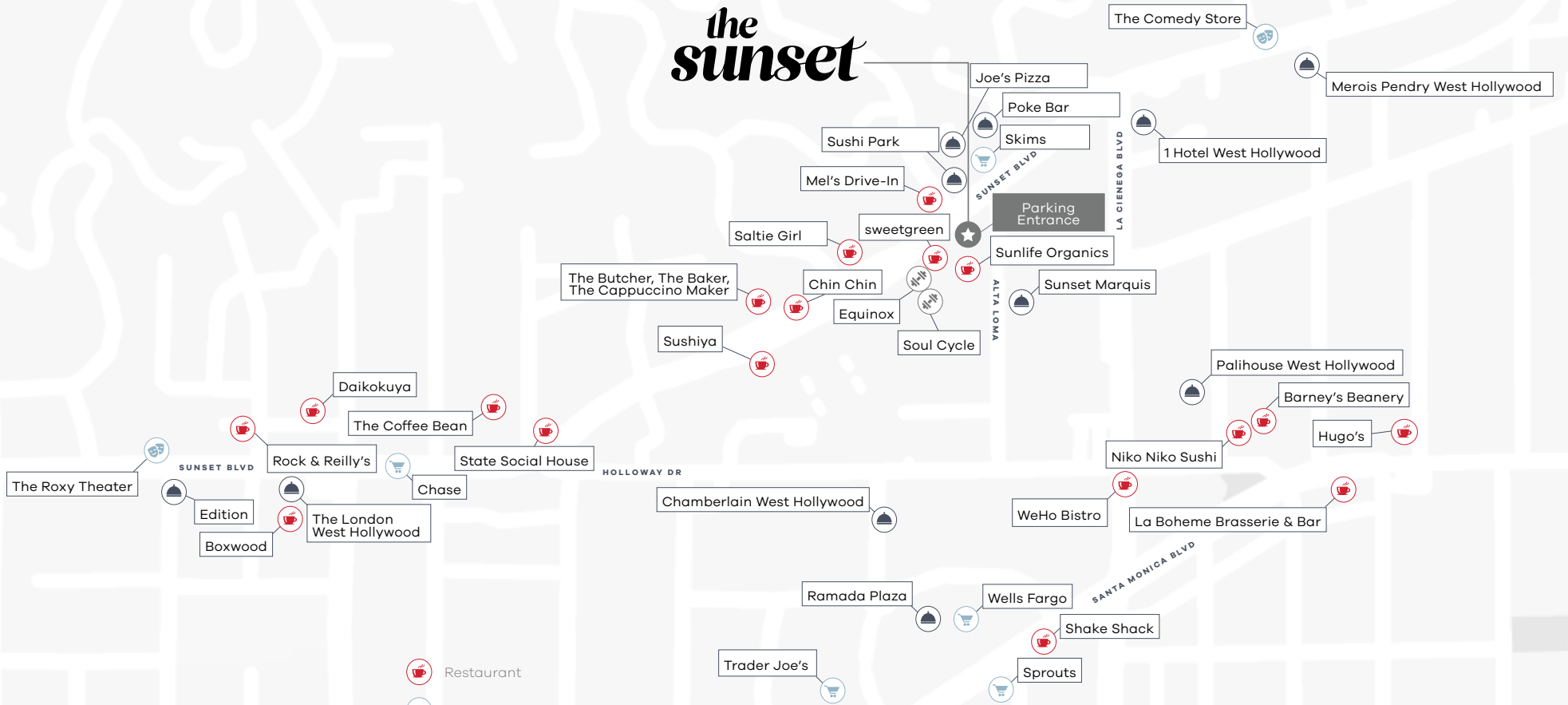


IN THE NEIGHBORHOOD






WEST FACING AERIAL



the sunset



ICONIC LOCATION /

-  Restaurant
-  Retail Service
-  Hotel
-  Fitness / Wellness Services
-  Theater/Entertainment

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kilroyrealty.com

NEWMARK
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Corporate RE Lic. #01796698

JAY LUCHS
EXECUTIVE VICE CHAIRMAN
T 310-407-6585
JAY.LUCHS@NMRK.COM
CA RE LIC. #01260345
JAYLUCHS.COM

CARLY GELLER
T 310-593-0760
DIRECTOR - JAY LUCHS GROUP
CARLY.GELLER@NMRK.COM
CA RE LIC. #02153582

jayluchs.com

For Lease
310 407 6585

Jay Luchs
Los Angeles

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