



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 approximately **50,000 daily impressions** on the Sunset Strip

MEET OUR TENANTS

EQUINOX



swætgreen®



NEXT|HEALTH

one medical



Purelux scalp spa
养·丝·馆
YANGSILGUAN

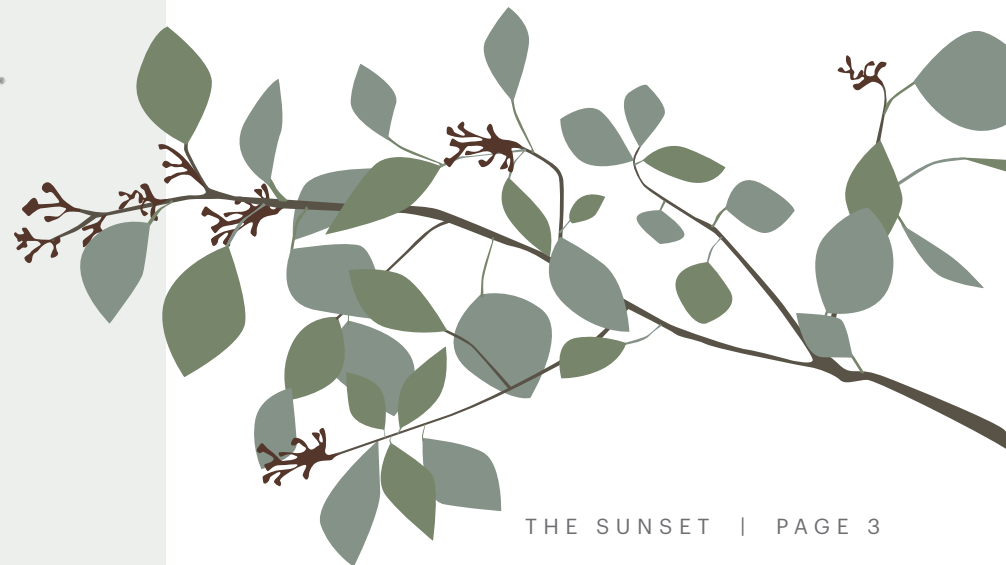
MSS MARTINEZ-SAMUEL
SALON

Pink Dot.

bellacures®
a salon for hands and feet

KILROY

TRAFFIC COUNT: COSTAR, TRAFFICMETRIX 2025





At *The Sunset*, you don't just get traffic. You get time, attention, and a highly engaged audience. Your storefront won't just be seen—it'll be remembered.



±529,000

ANNUAL
VISITORS

±44,000

MONTHLY VISITORS



97 MINS

AVERAGE
DWELL TIME

±1,450

DAILY VISITORS

VISITOR DATA: PLACER.AI 2025

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 ±7,115 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



IN THE NEIGHBORHOOD

EAST FACING AERIAL

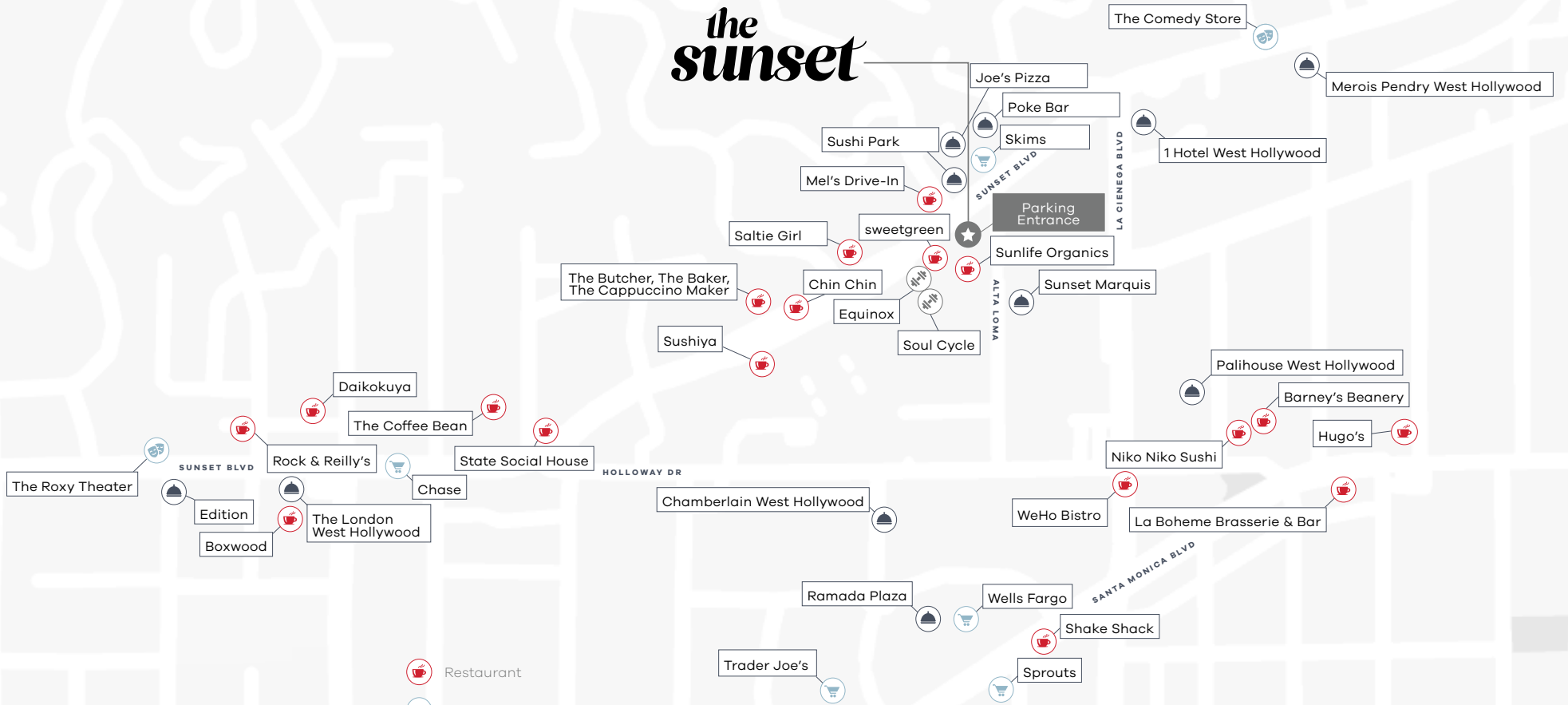


IN THE NEIGHBORHOOD

WEST FACING AERIAL



the sunset



ICONIC
LOCATION /

the sunset



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kilroyrealty.com

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