

West  
Hollywood

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**CBRE**

# FREE-STANDING GEM

## CAR RENTAL/RETAIL/FOOD



# FOR LEASE

7415 SANTA MONICA BLVD  
WEST HOLLYWOOD, CA 90046



GUAC DADDY - NOW OPEN!

LEASED  
BY  
NEAL GOLUB  
& RYAN GURMAN



# SPACE DETAILS

## SEEKING PROMINENT CAR RENTAL/ RETAIL/FOOD USERS

On one of the busiest streets in West Hollywood, Santa Monica Blvd is filled with unique retail, restaurants, and nightlife. Join an opportunity to be in a free-standing building in the heart of West Hollywood. Neighboring destinations include Laurel Hardware, Employees Only, Astro Burger, Fatburger, Harlowe, Club Pilates, Wells Fargo, and many more!



### ASKING RATE

Upon Request  
(NNN est. \$1,000/Mo.)



### SIGNAGE

Phenomenal Pole Sign



### SQUARE FEET

±594 SF Building  
±4,328 SF Land Size



### LOCATION

7415 Santa Monica Blvd  
West Hollywood, CA  
90046



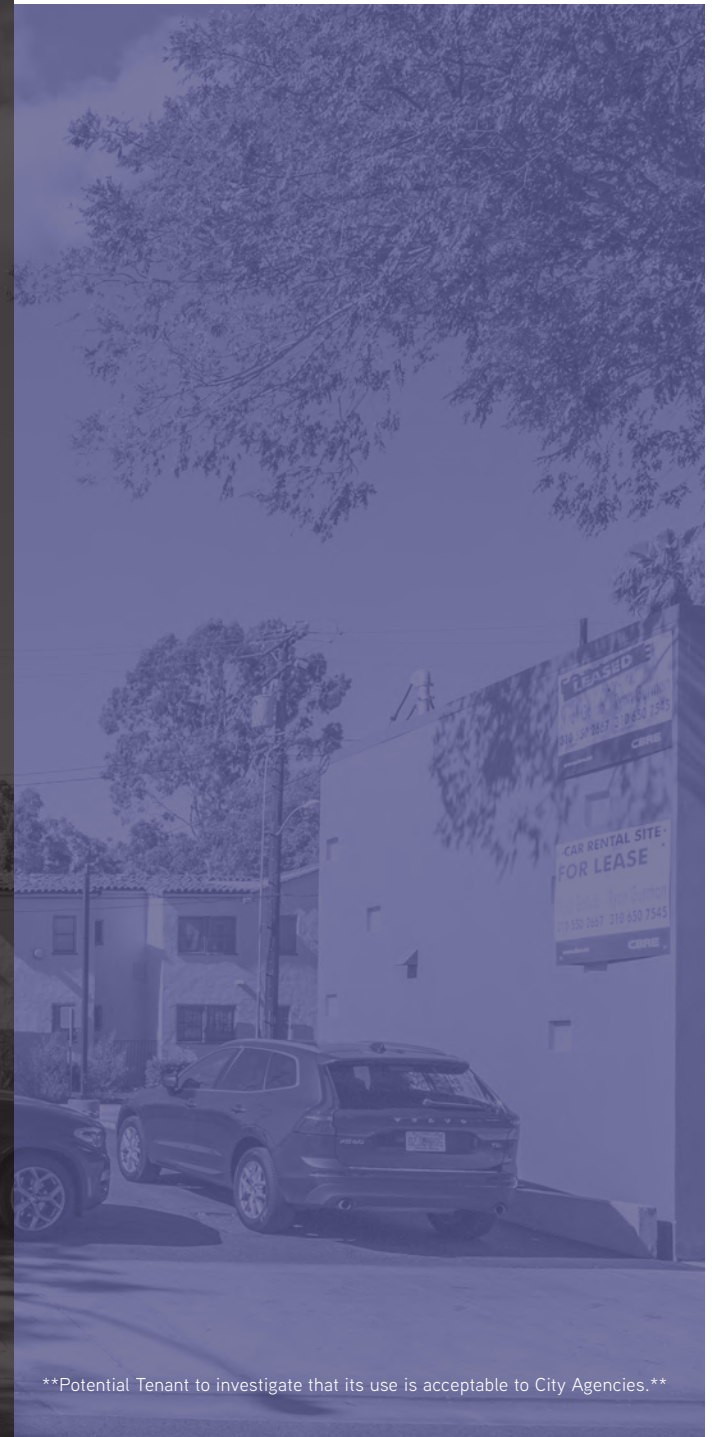
### HIGHLIGHTS

Tremendous Visibility  
Single Tenant Building  
Fabulous Parking  
Alley Access



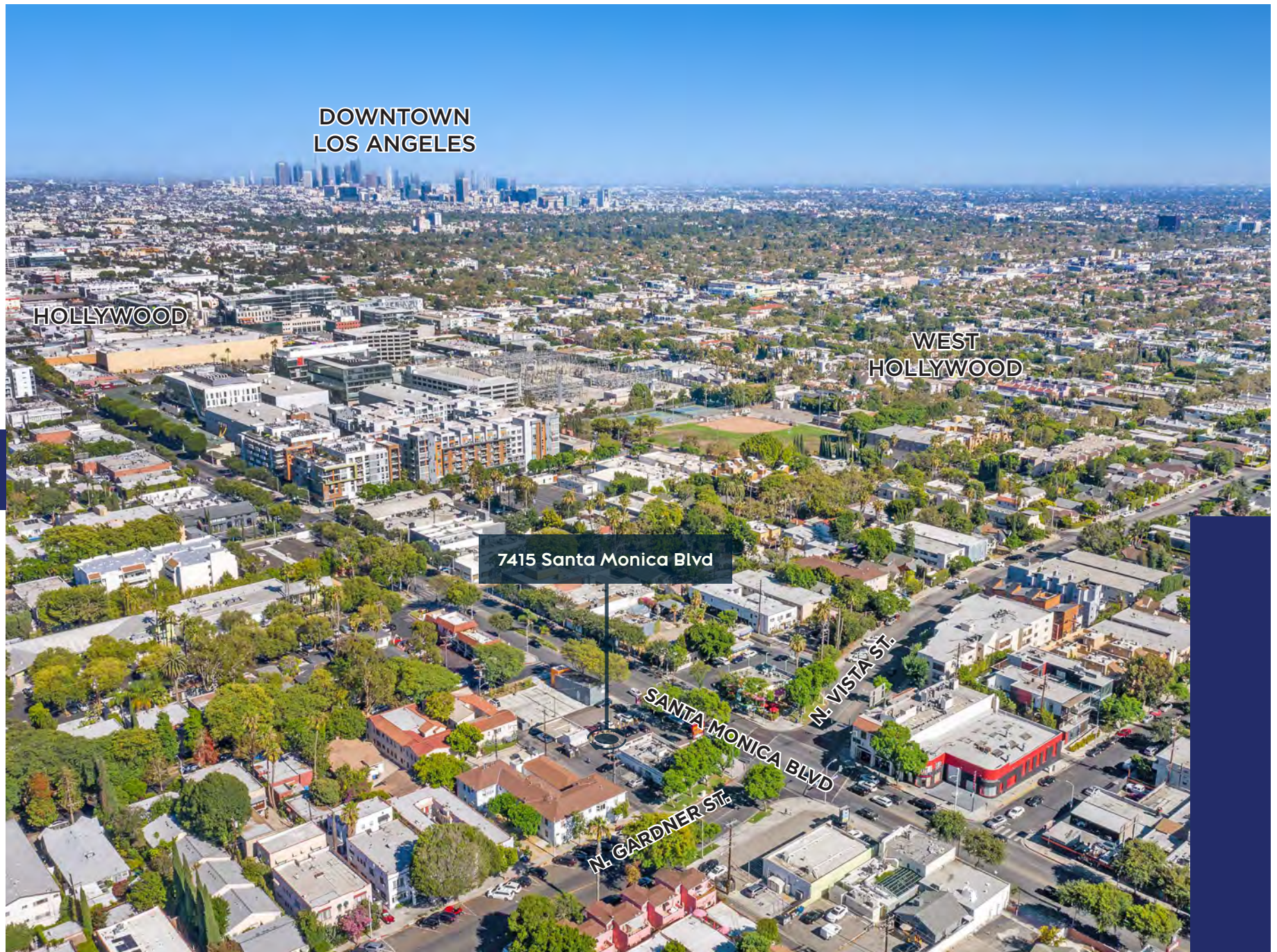
### PARKING

Plentiful On-Site  
Parking (see photos)



\*\*Potential Tenant to investigate that its use is acceptable to City Agencies.\*\*

# AERIAL



DOWNTOWN  
LOS ANGELES

HOLLYWOOD

WEST  
HOLLYWOOD

7415 Santa Monica Blvd

SANTA MONICA BLVD  
N. VISTA ST.  
N. GARDNER ST.

# AERIAL



THE BIRD  
STREETS

HOLLYWOOD  
HILLS

7415 Santa Monica Blvd

SANTA MONICA BLVD

# EXCEPTIONAL PARKING



# SIGNAGE



FABULOUS POLE  
SIGNAGE AVAILABLE!

# THE PROPERTY



**GUAC  
DADDY**  
NOW OPEN!

FOR LEASE

ONE  
ON  
PRI

7401

# THE PROPERTY



# STRONG INCOME DEMOS

## POPULATION

1 MILE 56,776

3 MILE 320,408

5 MILE 855,093

## AVG HOUSEHOLD INCOME

1 MILE \$132,490

3 MILE \$147,905

5 MILE \$136,690

HOUSEHOLDS  
WITHIN A  
3 MILE RADIUS  
ON AVG. MAKE NEARLY

**\$148K**

NUMBER OF LOCAL  
BUSINESSES WITHIN  
A 1-MILE RADIUS

**4,715**



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## CBRE

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