



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*

**JUST LEASED**  
SUITE 7507 | ± 375-450 SF

**JUST LEASED**  
SUITE 7519 | ± 2,500 SF

**AVAILABLE**  
SUITE 7525-7527  
± 750 -1,600 SF

**JUST LEASED**  
SUITE 7533 | ± 2,260 SF



## SECOND GEN RESTAURANT/RETAIL/OFFICE SPACES AVAILABLE

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



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RETAIL & OFFICE SPACES  
LOS ANGELES, CA

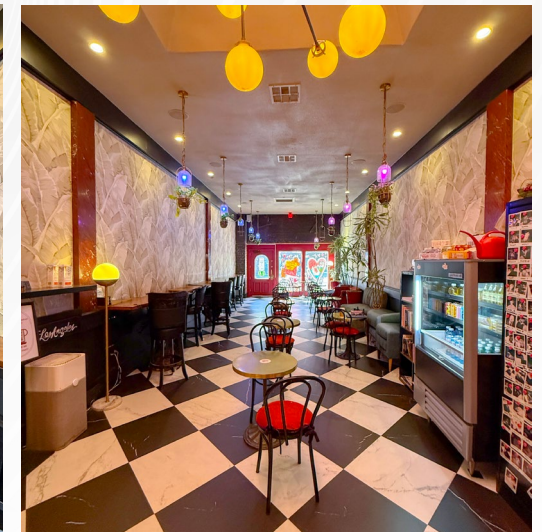
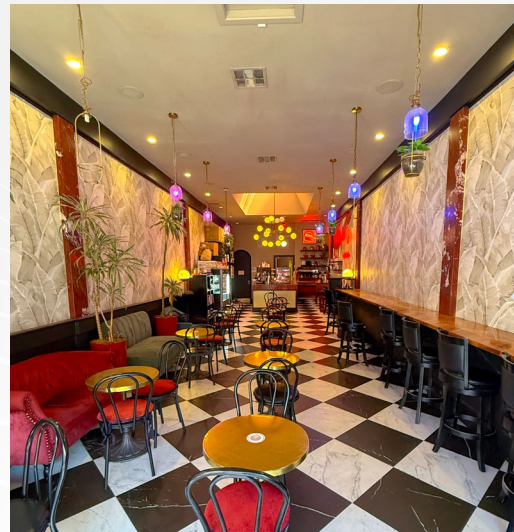
# 7525 W SUNSET BLVD

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



## APPROX. 850 SF RESTAURANT SPACE AVAILABLE

- ✓ Former coffee shop
- ✓ Cold kitchen space
- ✓ Available 04/01/2026 - Please do not disturb tenant
- ✓ Can be combined with adjacent suite to  $\pm 1,600$  SF



RETAIL & OFFICE SPACES  
LOS ANGELES, CA

# 7527 W SUNSET BLVD

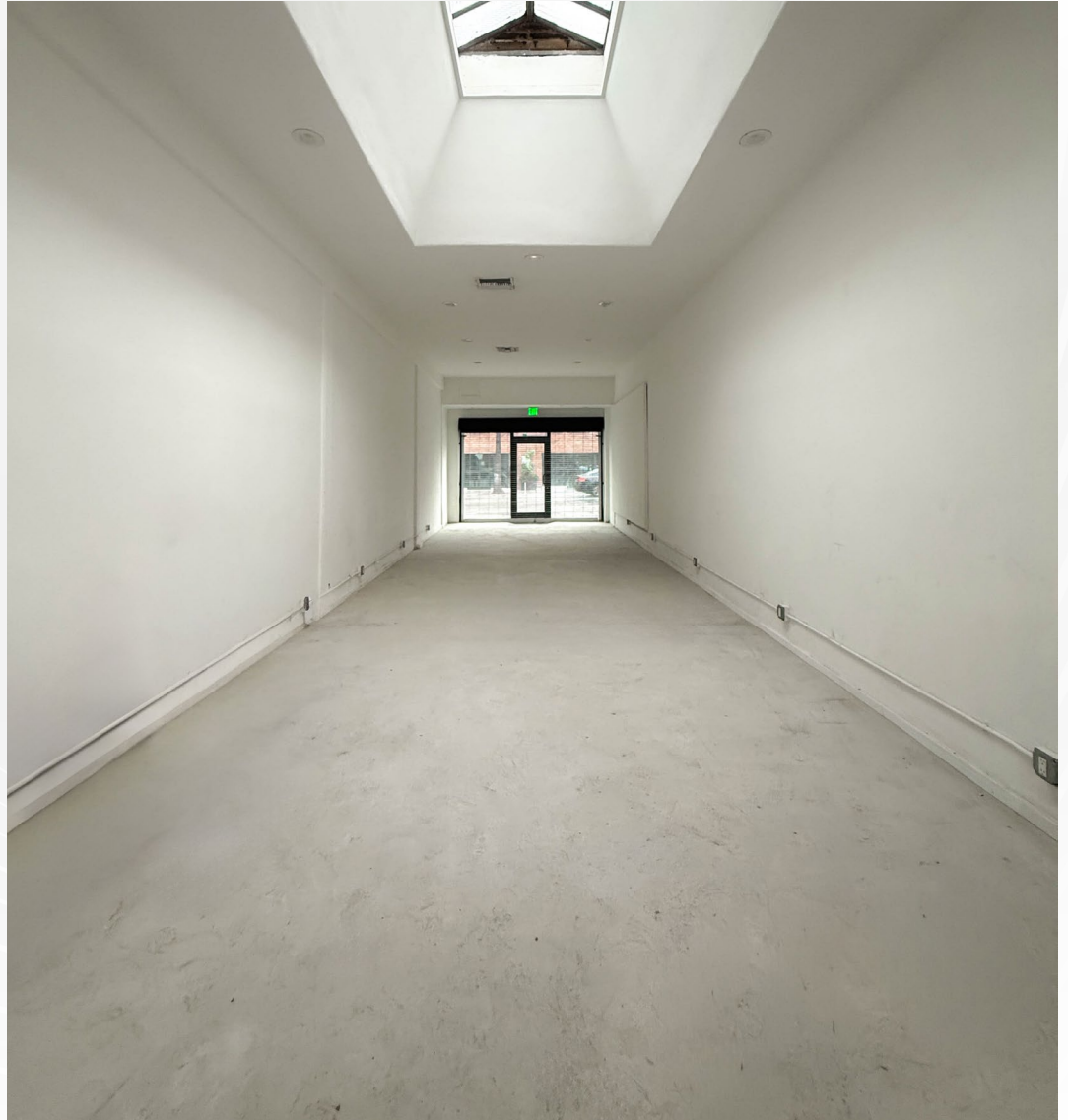
7507-7533 W Sunset Blvd., Los Angeles, CA 90046



## APPROX. 750 SF

RETAIL SPACE AVAILABLE

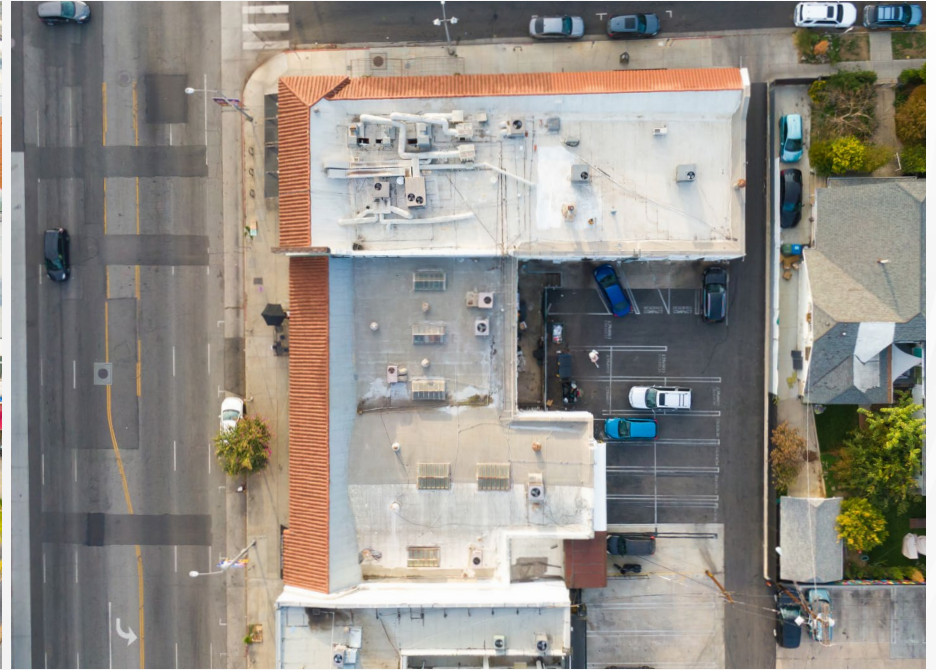
- ✓ Small retail space available
- ✓ Large skylight with beautiful natural light
- ✓ Restroom within the unit
- ✓ Utility sink in back room
- ✓ Can be combined with adjacent suite to  $\pm 1,600$  SF



RETAIL & OFFICE SPACES  
LOS ANGELES, CA

# EXTERIOR PHOTOS

7507-7533 W Sunset Blvd., Los Angeles, CA 90046



# CITY HIGHLIGHTS

7507-7533 W Sunset Blvd., Los Angeles, CA 90046

- ✓ Prime Sunset Blvd location
- ✓ Near Sunset Strip and West Hollywood
- ✓ Strong demographics and high vehicle traffic counts
- ✓ Many new mixed use developments in the area
- ✓ Walking distance to nightlife, entertainment, restaurants, art galleries and shopping

## DEMOGRAPHICS

### POPULATION



1 MILE	3 MILE	5 MILE
52,109	291,176	840,078

### AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$98,676	\$112,274	\$103,890

### DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
46,731	253,622	715,905

### TRAFFIC COUNT



± 47,613 CPD ON SUNSET BLVD



AVAILABLE



AERIAL MAP



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REAL ESTATE**

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