

FOR LEASE

7901 SUNSET BLVD

LOS ANGELES, CA
90046

PROMINENT SUNSET BLVD
RESTAURANT, RETAIL
OR FITNESS
WEST HOLLYWOOD ADJACENT

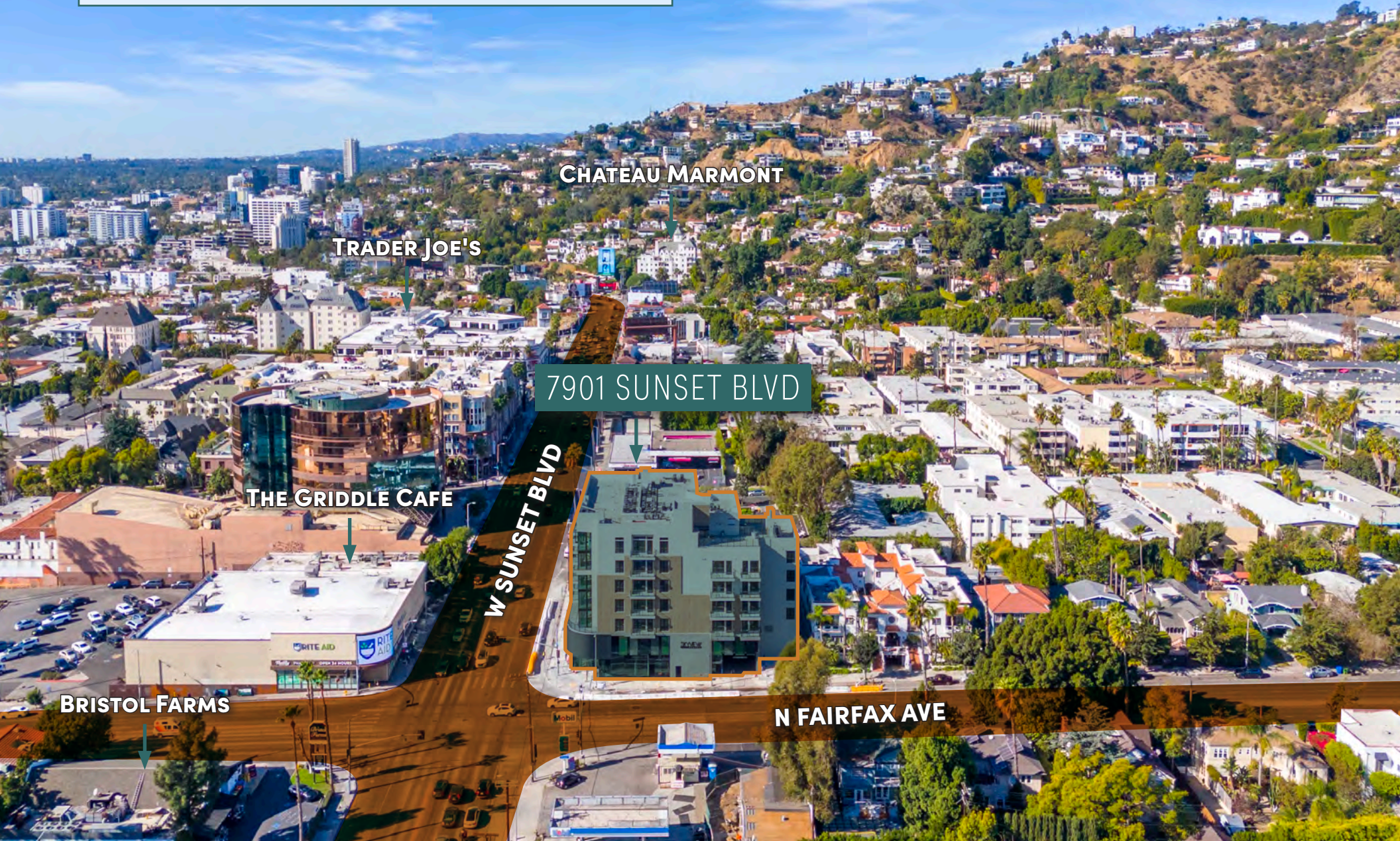


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CBRE

HEART OF SUNSET BLVD



CHATEAU MARMONT

TRADER JOE'S

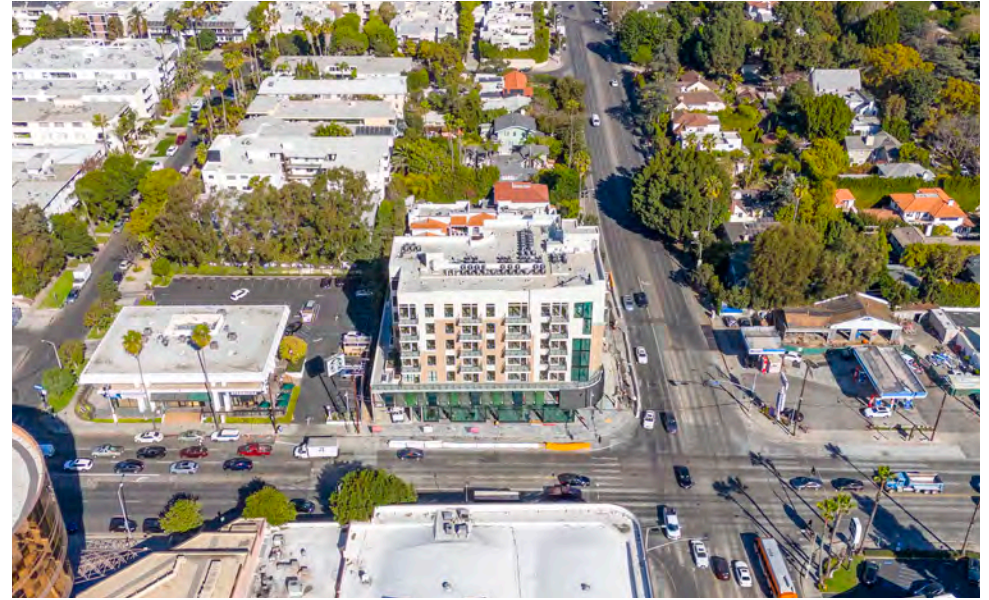
7901 SUNSET BLVD

THE GRIDDLE CAFE

W SUNSET BLVD

BRISTOL FARMS

N FAIRFAX AVE



ONE-OF-A-KIND RETAIL, RESTAURANT, OR FITNESS OPPORTUNITY

In the heart of the world famous Sunset strip, this an opportunity to be at the prominent corner of Fairfax & Sunset Blvd. With incredible visibility and frontage, this is a unique opportunity to be near some of LA's best restaurants, retailers, and amenities.

HIGHLIGHTS



7901 SUNSET BLVD

Unit 102 (A): LEASED

Unit 103 (B): LEASED

Unit 104 (C): ±2,100 SF

Rate: UPON REQUEST

NNN: \$1.50 PSF/Mo.



Power:

Space A: LEASED

Space B: LEASED

Space C: 3 Phase 200 AMPS



Tremendous Frontage along
Sunset Blvd



On the Ground Floor of 62 Luxury
Residential Units



Suitable for Retail,
Restaurant, or Fitness



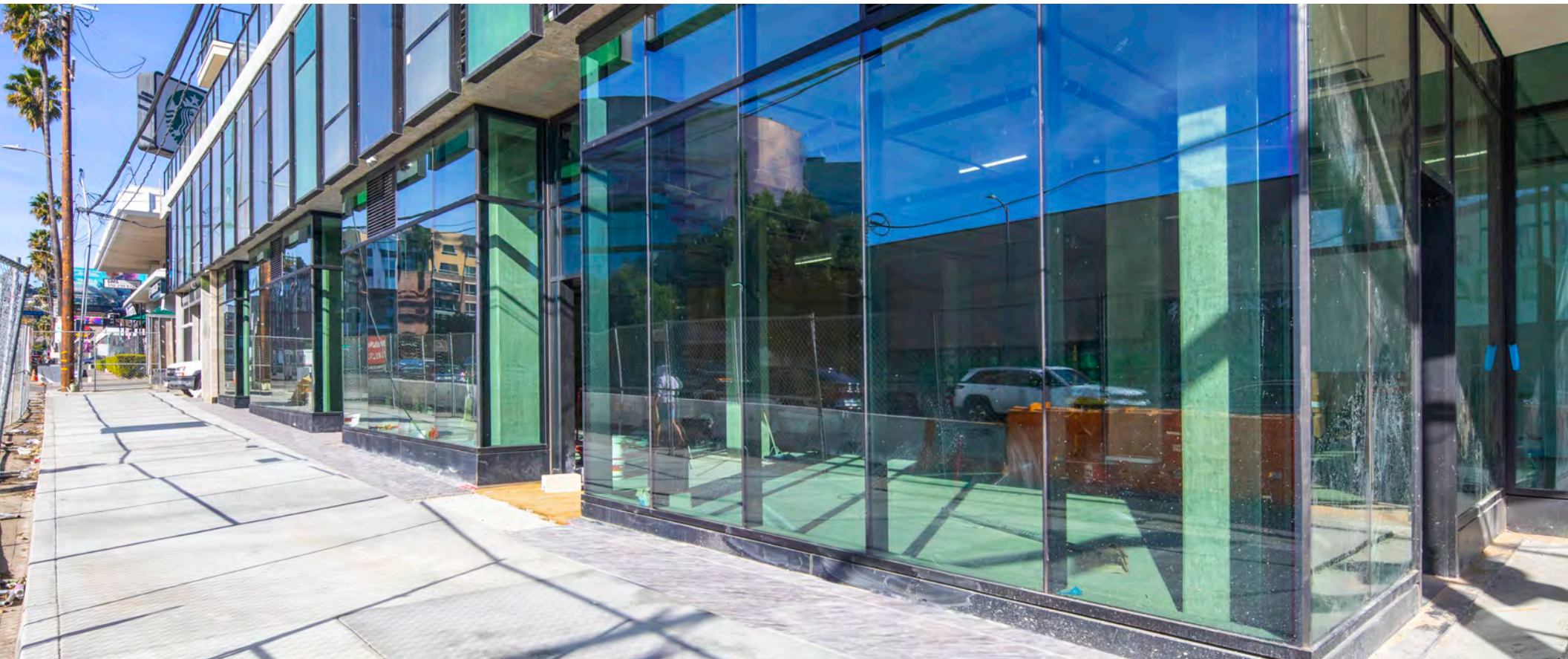
12 Parking Spaces dedicated on-site.



15' Ceilings

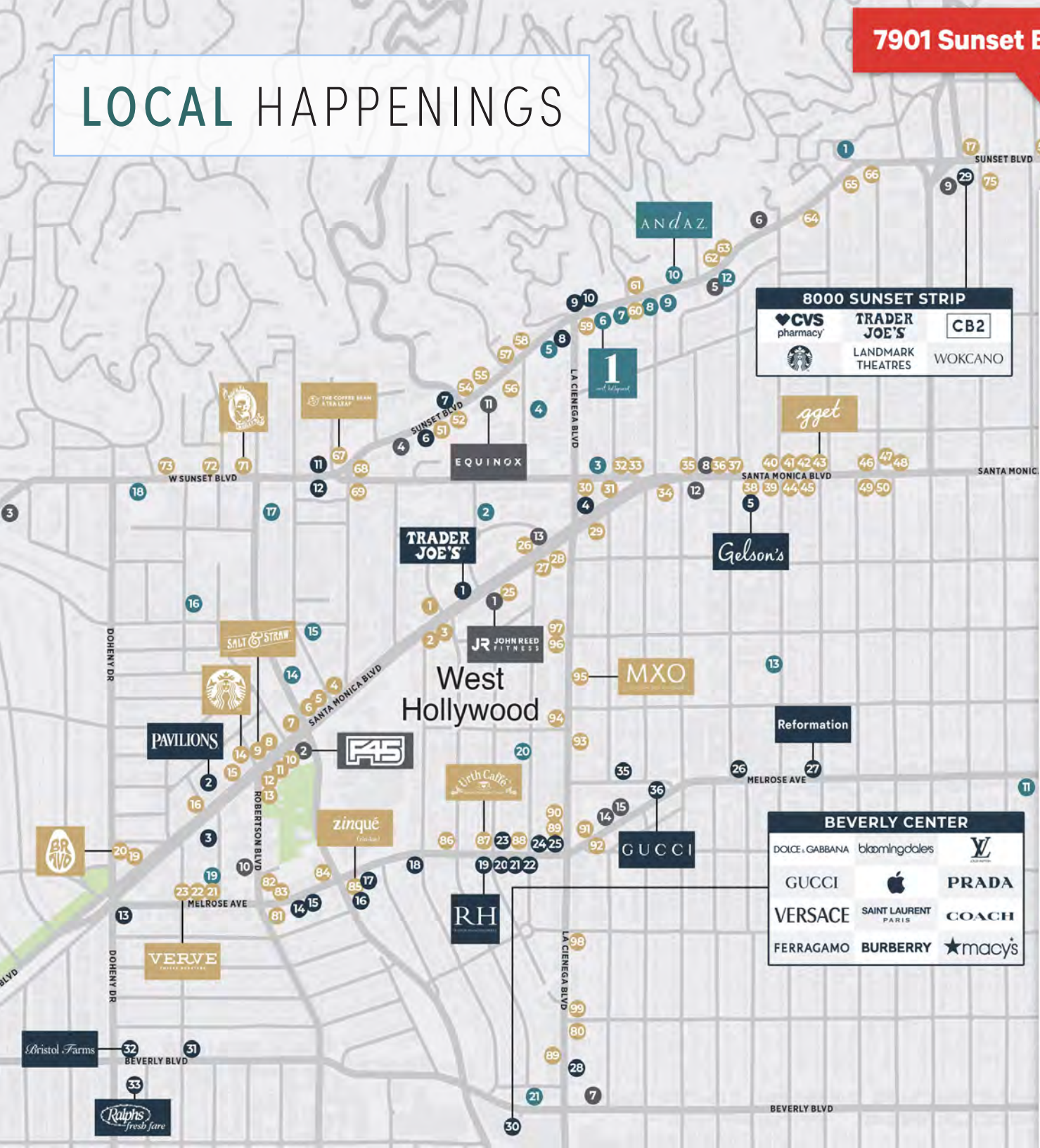


Prominent Sunset Strip Signage



7901 Sunset Blvd

LOCAL HAPPENINGS



SHOPPING

- | | | |
|-----------------------|--------------------------|------------------------|
| 1 Trader Joe's | 13 Petco | 25 alice + olivia |
| 2 Pavilions | 14 John Varvatos | 26 Joybird |
| 3 Chanel | 15 Formations | 27 Reformation Vintage |
| 4 CVS | 16 Du Vin Wine & Spirits | 28 BevMo! |
| 5 Gelson's | 17 Woven | 29 8000 Sunset Strip |
| 6 H. Lorenzo Men | 18 Miss Dior | 30 Beverly Center |
| 7 Andrea's Fashions | 19 Restoration Hardware | 31 Kohler Experience |
| 8 Kith West Hollywood | 20 Tempur-Pedic Flagship | 32 Bristol Farms |
| 9 Pink Dot | 21 Vince | 33 Ralphs Fresh Fare |
| 10 AOC Wines | 22 Lululemon | 34 Guitar Center |
| 11 Supreme | 23 FARM Rio | 35 Bottega Veneta |
| 12 Book Soup | 24 Glossier Cosmetics | 36 Gucci Salon |

EATERIES & ENTERTAINMENT

- | | | |
|--------------------------|----------------------------|--------------------------|
| 1 V Wine Room & Pizza | 34 La Boheme | 67 Puzzle French |
| 2 Dayglow | 35 Hugo's Restaurant | 68 Rainbow Bar & Grill |
| 3 Fresh Corn Grill | 36 Earthbar | 69 Night + Market WeHo |
| 4 Trunks | 37 Zarape Cocina & Cantina | 70 Horses |
| 5 Micky's | 38 Wolfgang Puck Express | 71 Gravité Cafe |
| 6 Fiesta Cantina | 39 Little Caesars Pizza | 72 The Bird Streets Club |
| 7 GYM Bar WeHo | 40 Joey's Café | 73 Prince Street Pizza |
| 8 Guisados | 41 Arden Café | 74 Harmony Gold |
| 9 Salt & Straw | 42 Akuma Ramen & Sushi | 75 Vivoli Cafe |
| 10 Izakaya Tora Sushi | 43 Go Get Em Tiger | 76 Bohemia Cafe |
| 11 Bottega Louie | 44 Hamburger Mary's | 77 El Compadre |
| 12 Roosterfish | 45 Pura Vita | 78 The Griddle Cafe |
| 13 The Abbey Food & Bar | 46 Yogurtland | 79 Toi on Sunset |
| 14 Starbucks | 47 Connie and Ted's | 80 Zinqué French |
| 15 Insomnia Cookies | 48 Ocean Sushi | 81 Zinc Café & Bar |
| 16 Uchi Japanese | 49 Or Bar | 82 Urth Caffé |
| 17 Laugh Factory | 50 Miss Melbourne Coffee | 83 Strings of Life |
| 18 Niogma Coffee | 51 Le Petit Four | 84 Torisoba Tonsho |
| 19 Dan Tana's Italian | 52 Chin Chin Chinese | 85 Sushi Giffa Onodera |
| 20 Bravo Toast | 53 Starbucks | 86 Rosaline |
| 21 Gracias Madre | 54 Salties Girl | 87 Chez Mia French |
| 22 Great White | 55 Mels Drive-In | 88 Kio Asian Fusion |
| 23 Verve Coffee Roasters | 56 sweetgreen | 89 The Belmont |
| 24 Electric Owl | 57 McAlister's Deli | 90 MXO Steakhouse |
| 25 Rawberri Superfood | 58 Joe's Pizza | 91 Barton G. Fine Dining |
| 26 Queen Violet | 59 Madeo Italian | 92 Nobu Japanese |
| 27 Shake Shack | 60 Casa Madera Mexican | 93 NORMS |
| 28 Tall O' the Pup | 61 Katana Japanese | 94 KOCHI Japanese |
| 29 The Gardens of Taxco | 62 Doughbriks Pizza | 95 The Coffee Bean |
| 30 WeHo Bistro | 63 Carney's Restaurant | 96 State Social House |
| 31 Pardon My Cheesesteak | 64 The Naughty Pig | 97 Dialog Cafe |
| 32 Niko Niko Sushi | 65 The Den on Sunset | 98 Panini Pizzeria |
| 33 Barney's Beanery | 66 Pinches Tacos | 99 Rock & Reilly's Irish |

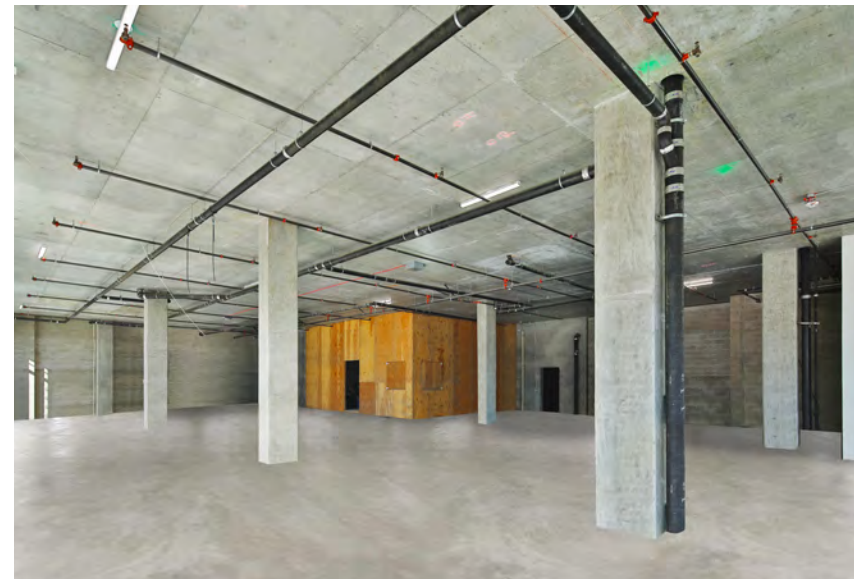
LODGING

- | | | |
|-----------------------|-------------------------|------------------------|
| 1 Chateau Marmont | 8 Mondrian | 15 Petit Ermitage |
| 2 Chamberlain | 9 Pendry West Hollywood | 16 Montrose Hotel |
| 3 Soho House Holloway | 10 Andaz, by Hyatt | 17 The London Hotel |
| 4 Sunset Marquis | 11 Palihotel Melrose | 18 WeHo EDITION |
| 5 AKA | 12 Sunset Tower Hotel | 19 Kimpton La Peer |
| 6 1 Hotel | 13 The Charlie | 20 Le Parc at Melrose |
| 7 Hotel Ziggy | 14 Hotel 850 SVB | 21 Sofitel Los Angeles |

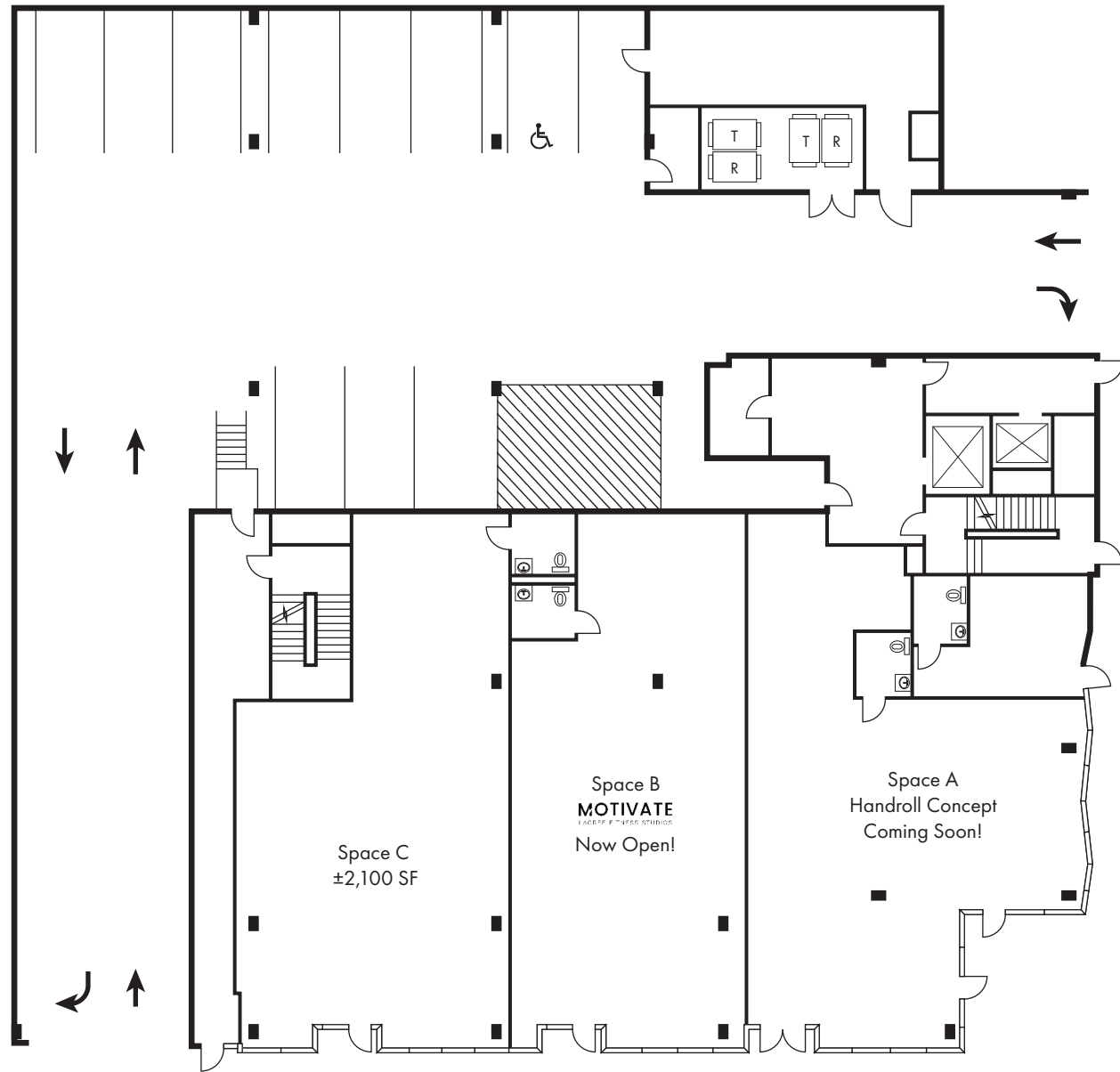
FITNESS

- | | | |
|-------------------------|-------------------------|--------------------------|
| 1 John Reed Fitness | 6 The Lab Athletic Club | 11 Equinox |
| 2 F45 Training | 7 JRT Fitness | 12 FulHaus Club Gym |
| 3 STARK Fitness | 8 Barry's | 13 Rise Movement |
| 4 Monarch Athletic Club | 9 Crunch Fitness | 14 BURN West Hollywood |
| 5 Mansion Fitness | 10 DOGPOUND Gym | 15 Pvolve West Hollywood |

INTERIORS

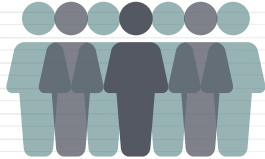


FLOOR PLANS



SUNSET BLVD

345,553
RESIDENTS



38.5
MEDIAN AGE



68.6%
RENT



22.4%
OWN



371,965

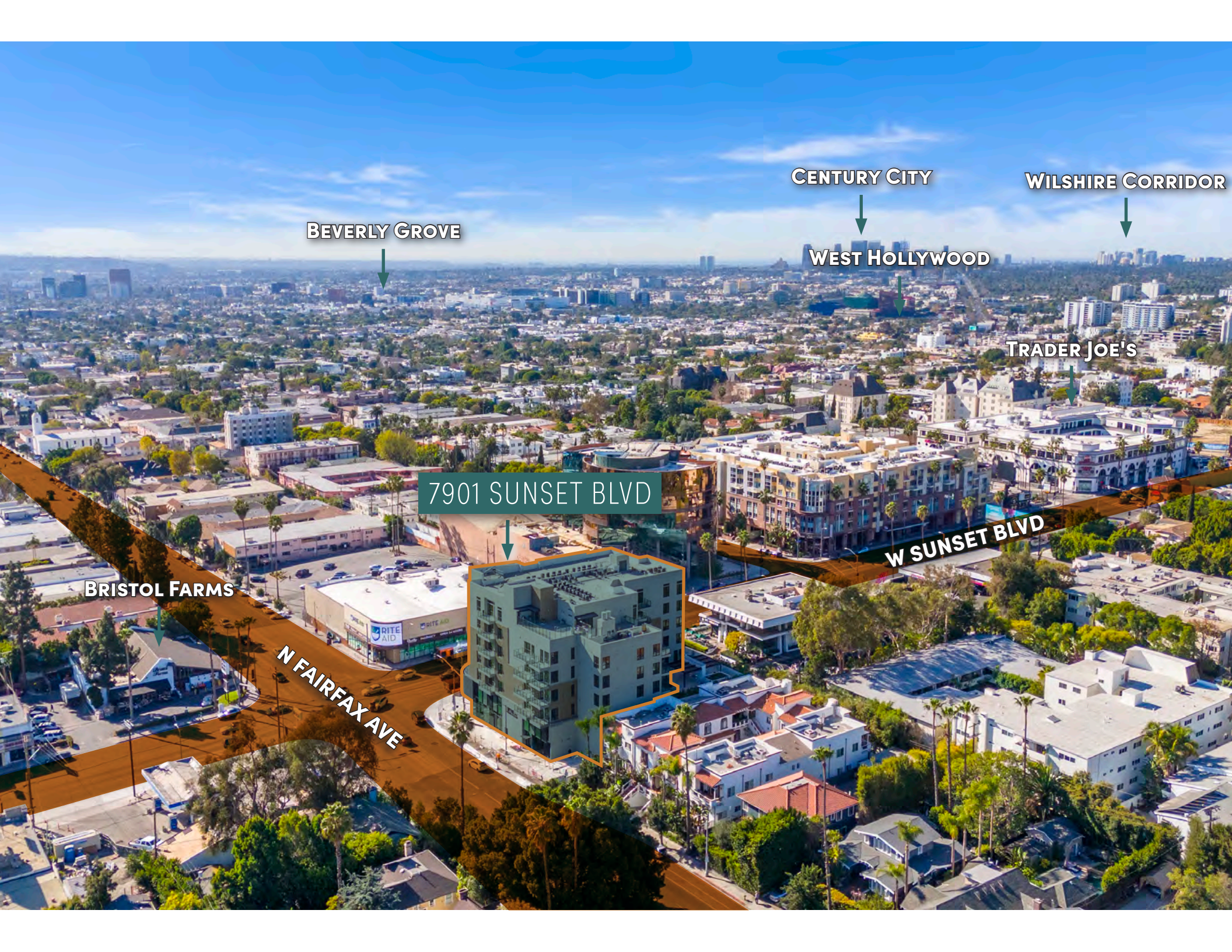
TOTAL
HOUSEHOLDS

\$133k

AVERAGE HOUSEHOLD
INCOME

\$1.47M

MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS



BEVERLY GROVE



CENTURY CITY



WILSHIRE CORRIDOR



WEST HOLLYWOOD



TRADER JOE'S



7901 SUNSET BLVD



W SUNSET BLVD

BRISTOL FARMS



N FAIRFAX AVE



DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	46,043	252,137	778,006
2029 Population - Five Year Projection	45,642	251,878	780,964
2020 Population - Census	47,204	254,865	786,650
2010 Population - Census	45,330	246,083	778,158
2020-2024 Annual Population Growth Rate	-0.58%	-0.25%	-0.26%
2024-2029 Annual Population Growth Rate	-0.17%	-0.02%	0.08%



HOUSEHOLDS

2024 Households - Current Year Estimate	29,340	138,815	371,965
2029 Households - Five Year Projection	29,924	142,808	384,749
2020 Households - Census	29,264	136,119	365,568
2010 Households - Census	27,934	129,419	347,175
2020-2024 Compound Annual Household Growth Rate	0.06%	0.46%	0.41%
2024-2029 Annual Household Growth Rate	0.39%	0.57%	0.68%
2024 Average Household Size	1.55	1.78	2.06



HOUSING INCOME

2024 Average Household Income	\$133,421	\$146,387	\$133,194
2029 Average Household Income	\$154,077	\$167,052	\$153,436
2024 Median Household Income	\$87,448	\$92,005	\$83,832
2029 Median Household Income	\$102,282	\$106,091	\$99,213
2024 Per Capita Income	\$85,020	\$80,748	\$63,741
2029 Per Capita Income	\$101,015	\$94,875	\$75,648



EDUCATION

	1 MILE	2 MILES	3 MILES
2024 Population 25 and Over	41,102	208,335	614,696
HS and Associates Degrees	12,276	61,632	208,367
Bachelor's Degree or Higher	27,481	135,368	340,394



HOUSING UNITS

2024 Housing Units	32,106	154,263	408,681
2024 Vacant Housing Units	2,766	15,448	36,716
2024 Occupied Housing Units	29,340	138,815	371,965
2024 Owner Occupied Housing Units	5,741	33,138	91,691
2024 Renter Occupied Housing Units	23,599	105,677	280,274



PLACE OF WORK

2024 Businesses	3,517	28,845	67,931
2024 Employees	21,238	214,540	501,194



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Mobil
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