

THE
CHARLIE
WEST HOLLYWOOD

LAST
REMAINING
RETAIL SPACES

Ideal for Wellness,
Beauty, Fitness & Dining.
Restaurant infrastructure in place.



7617 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90046

CBRE



NOW OPEN

THE **Gleamery**

NOW OPEN

STRONG. 

AVAILABLE

SANTA MONICA BOULEVARD

At the center of one of LA's most thriving and engaged neighborhoods between La Brea and Fairfax with 250 ft of frontage on Santa Monica Blvd. An epicenter of culture, hip restaurants, and trendy retail.

THE LOCATION

West Hollywood is one of the hippest cities with award winning restaurants, designer boutiques, indie coffee shops, excellent art galleries and stores, and The Charlie West Hollywood will be an extension of this dynamic scene.

West Hollywood is recognized as one of the strongest submarkets in Los Angeles due to its staying power as an up-scale urban chic neighborhood with average household incomes of approximately \$153,227 and a 95/100 walk score. More than 250,000 square feet of office and production space are within walking distance of the property including companies such as Live Nation, Will Ferrell's Funny or Die network, Oprah Winfrey's OWN network and Showtime.



Walker's
Paradise
WALK SCORE OF

95



OFFERING



2 Spaces Available ($\pm 1,005 - 2,491$ SF)
+ Outdoor Patio Seating



Hood Shafts and Grease
Interceptors Already In-Place



48 Secured On-Site Parking Stalls
Dedicated for Retail Tenants



State-of-the-Art Finishes and Expansive
Floor-to-Ceiling Windows



Incredible Branding Opportunity to Over 50,000+
Drivers Daily on Santa Monica Blvd

JOIN THE THRIVING TENANT MIX

The Gleamery is a modern studio specializing in professional teeth cleanings and whitenings. It offers a spa-like setting where guests can enjoy premium dental care. The studio is known for its gentle, innovative treatments that aim to provide noticeable results in a single visit. Services include standard cleanings, advanced whitening, and GleanFit aligners for teeth straightening.



Strong Pilates is a fitness studio that offers a unique blend of Pilates-inspired workouts combined with cardio for a full-body burn. Their classes are designed to be low-impact yet high-intensity, catering to those who want to innovate their exercise routines and maximize performance. Strong Pilates provides a variety of classes, including strength training, high-intensity interval training (HIIT), and traditional Pilates, all aimed at improving strength, mobility, and endurance.



Wingstop is a popular chain specializing in chicken wings, known for its wide variety of flavors and customizable options. As of December 31, 2024, there are 2,222 Wingstop locations in the United States. The chain continues to expand, aiming to reach even more customers with its signature wings and sides.



FLOOR PLAN



Open Floor Plan
and Design Ready



Tenant Improvement
Allowance Available



Santa Monica Blvd
Daily Car Count:

±50,000
CARS PER DAY



AVERAGE SPENDING AT BARS:

US Index 155

55% Higher Than the
National Average!



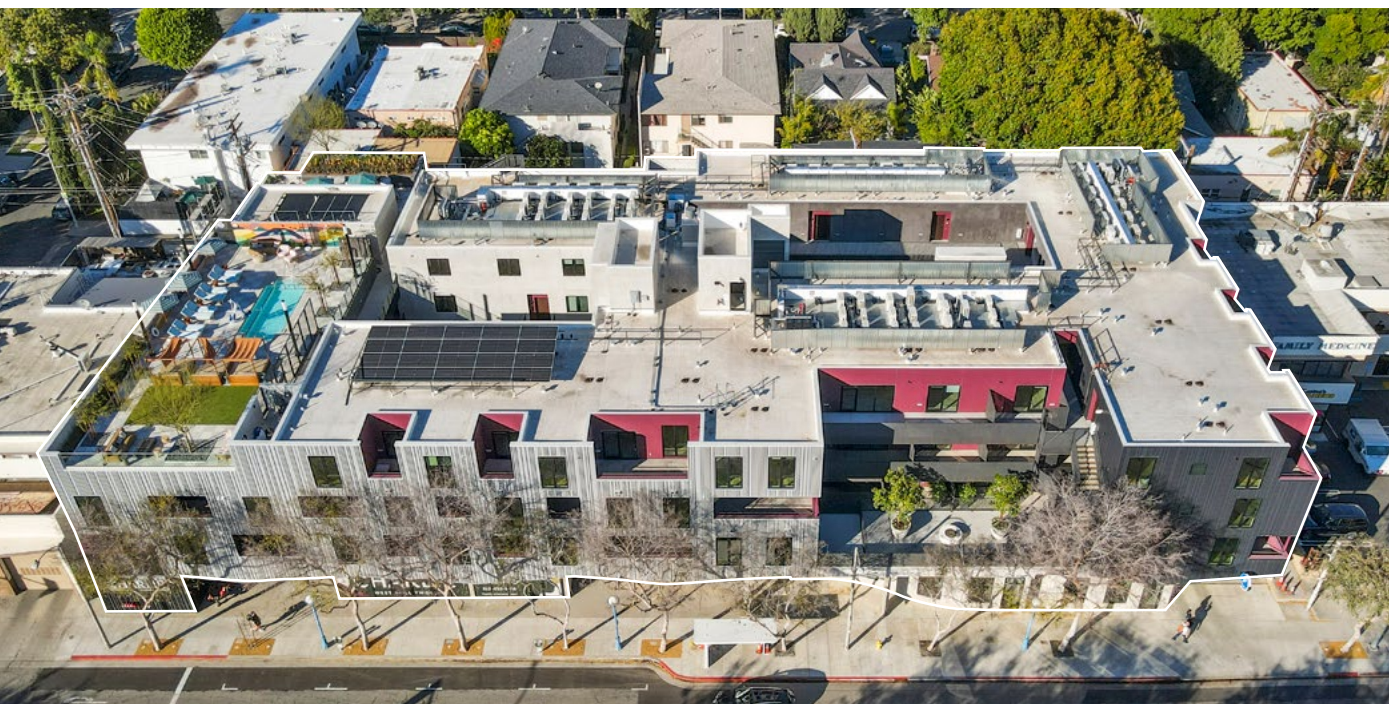
ANNUAL BUDGET:

\$116,440

(US Index 126)

26 Percent Higher Than
the National Average!





DEMOGRAPHIC COMPREHENSIVE



POPULATION

2025 Population
Estimate

1 Mile 56,570

2 Miles 158,731

3 Miles 302,582



AVERAGE HOUSEHOLD INCOME

2025 Average
Household Income

\$131,995

\$138,216

\$140,594



DAYTIME POPULATION

2025 Daytime
Population

57,376

214,188

396,519

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**DINING OUT:
US INDEX OF 150**

**50% Higher Than the
National Average!**



**AVERAGE SPENDING
ON FOOD:**

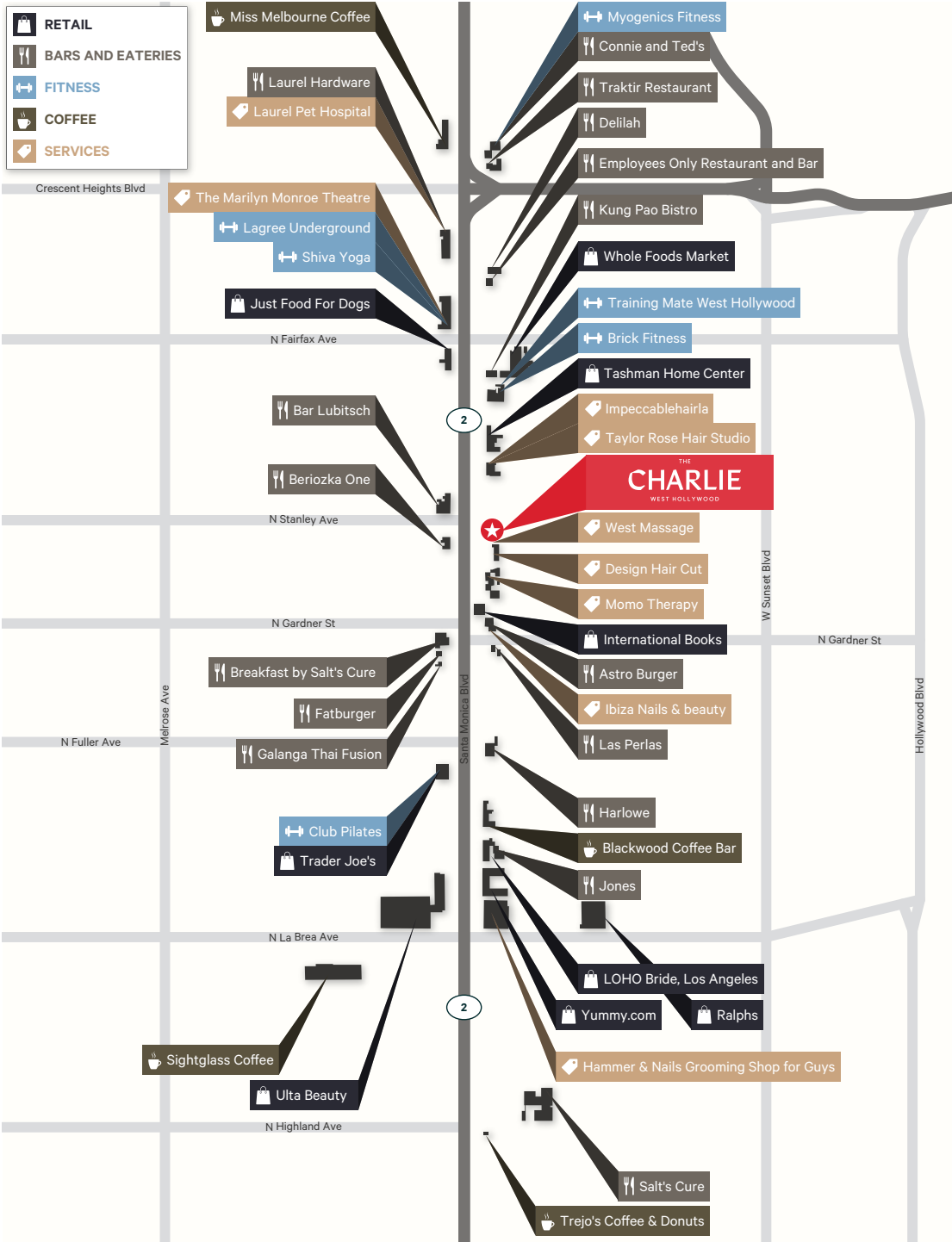
\$15,312

45%

**Higher Than the
National Average!**



AMENITIES MAP



THE
CHARLIE
WEST HOLLYWOOD

7617 Santa Monica Blvd
West Hollywood, CA 90046



FOR MORE
INFORMATION,
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