

THE  
**CHARLIE**  
WEST HOLLYWOOD

**FOR LEASE**  
DESIGN READY RESTAURANT  
AND RETAIL SPACES



7617 SANTA MONICA BLVD  
WEST HOLLYWOOD, CA 90046

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# Santa Monica Boulevard

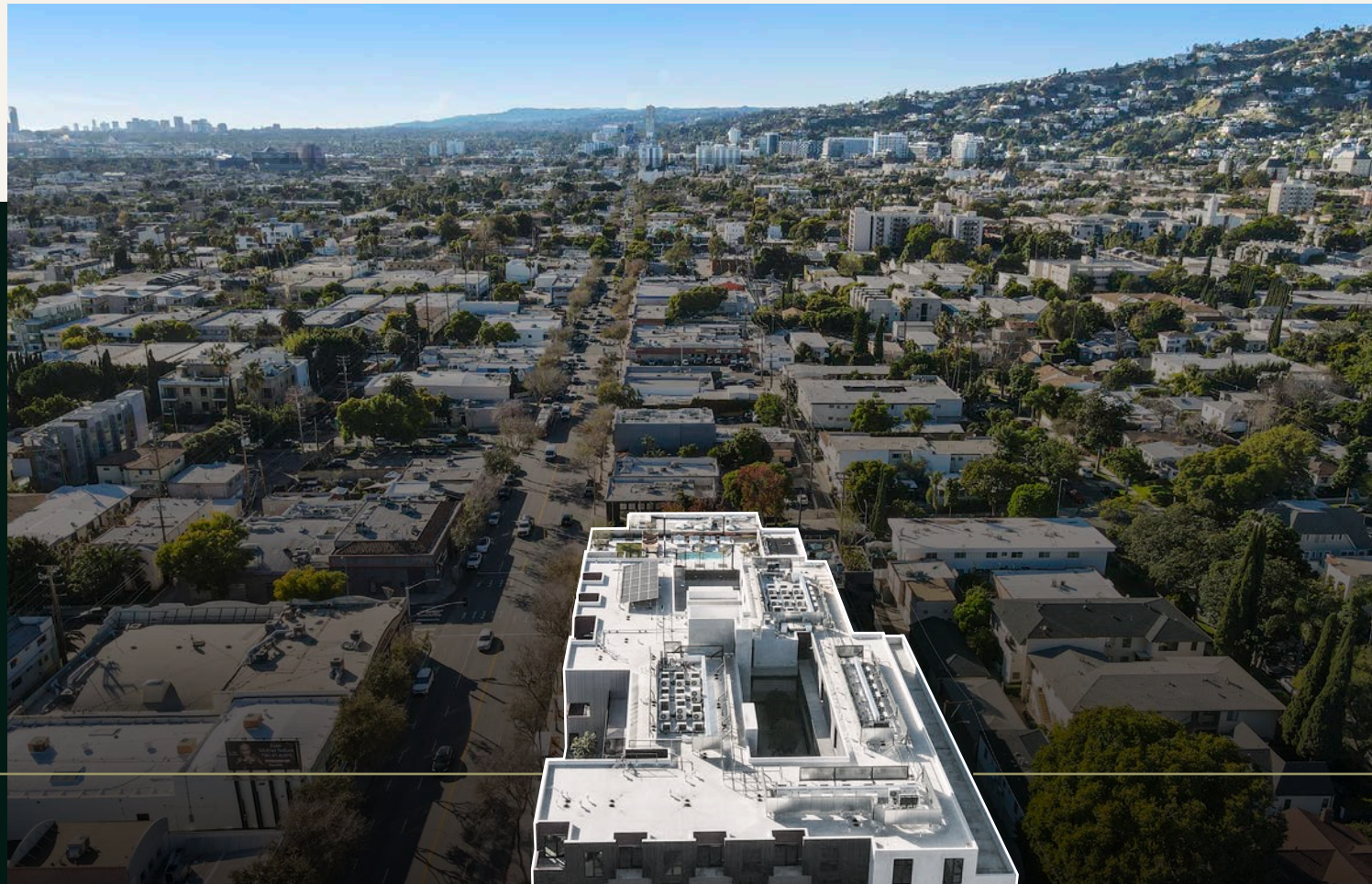
At the center of one of LA's most thriving and engaged neighborhoods between La Brea and Fairfax with 250 ft of frontage on Santa Monica Blvd. An epicenter of culture, hip restaurants, and trendy retail.

# Walker's Paradise

## 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.



WALK SCORE OF

95

# Offering



2 Spaces Available ( $\pm$ 1,428 – 1,486 SF)  
+ Outdoor Patio Seating



Hood Shafts and Grease Interceptors  
Already In-Place



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



Secured On-Site Parking Dedicated for  
Retail Tenants



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



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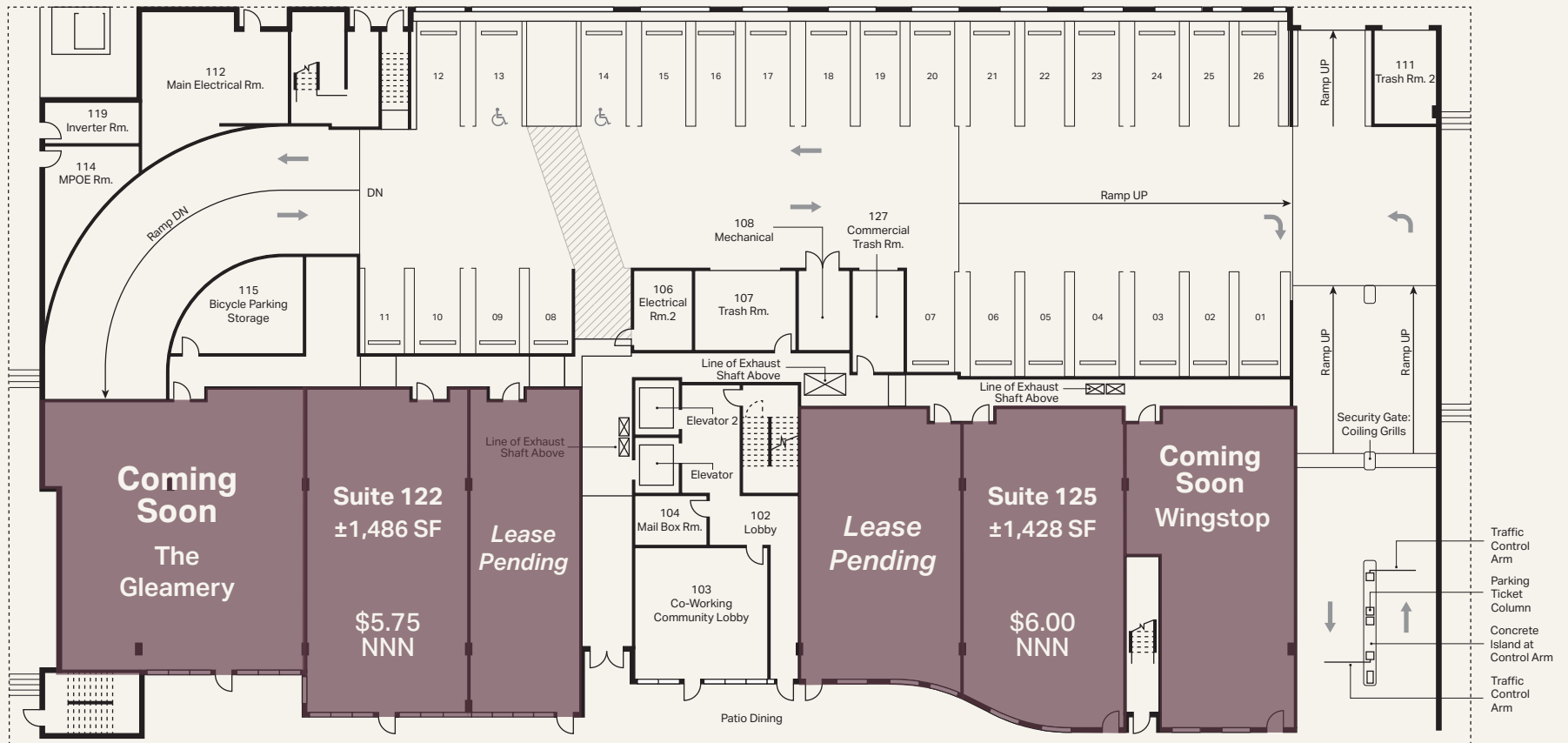
# Floor Plan



Open Floor Plan and Design Ready



Tenant Improvement Allowance Negotiable



Santa Monica Blvd  
Daily Car Count:  
 $\pm 50,000$   
Cars per Day



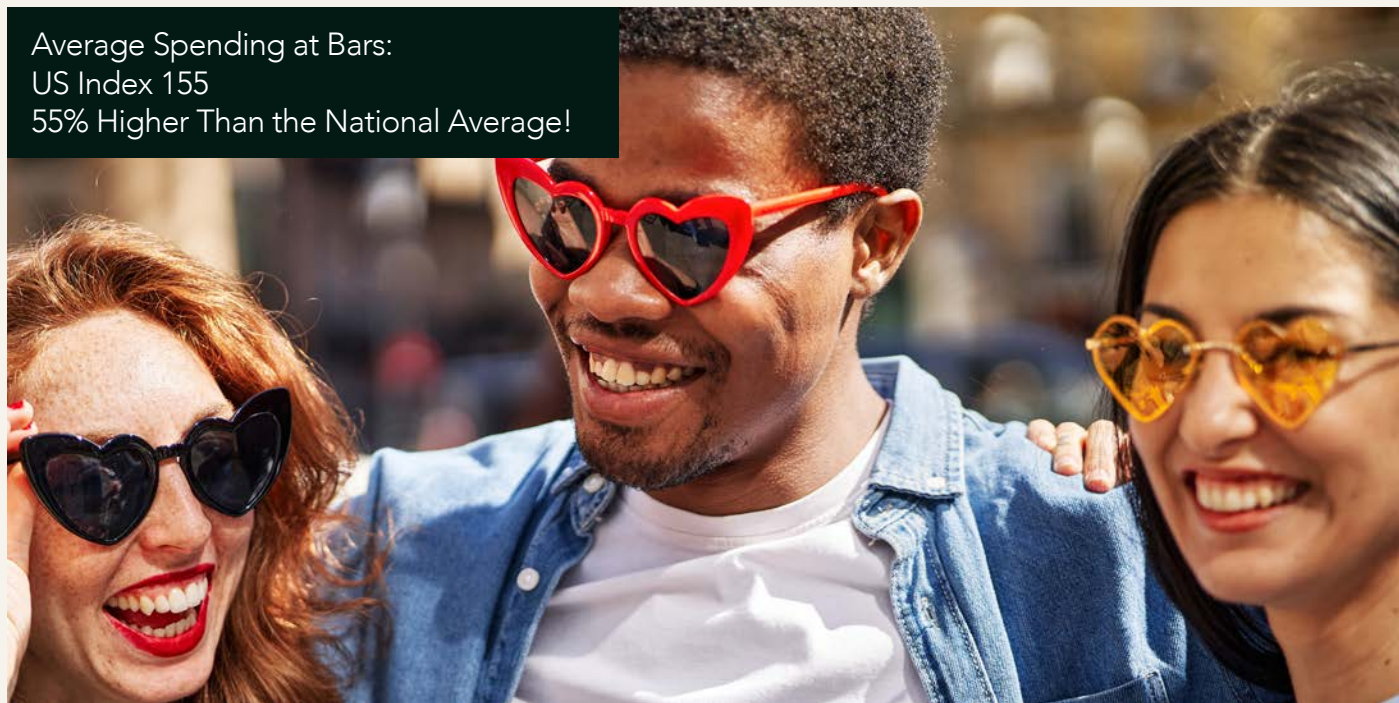
Annual Budget:  
**\$116,440**

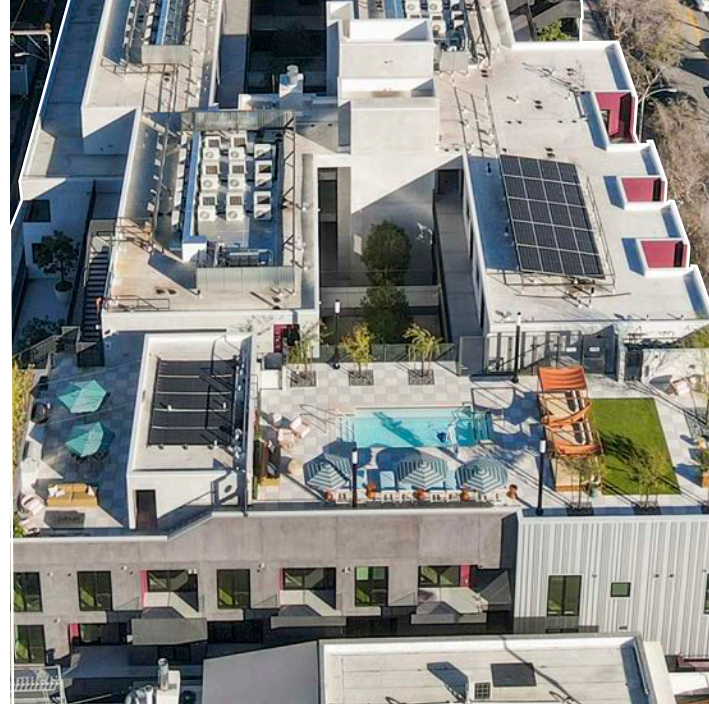
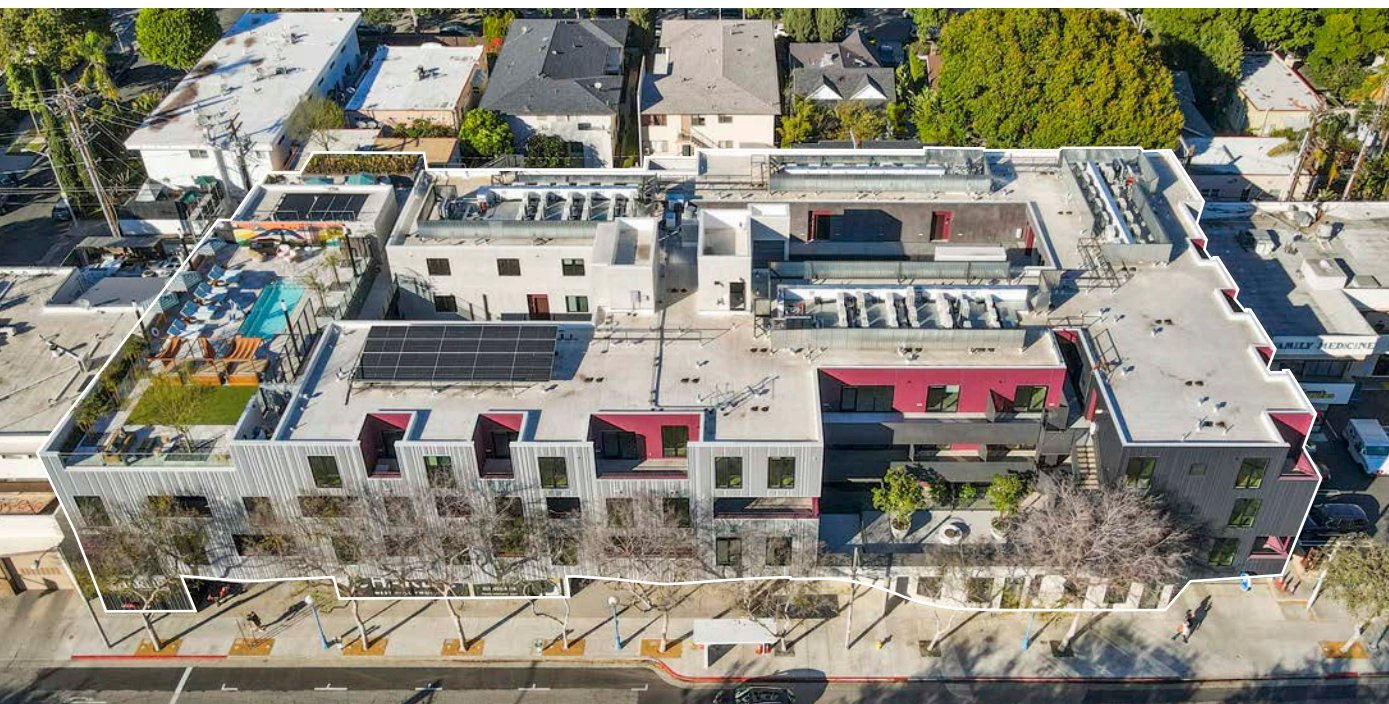
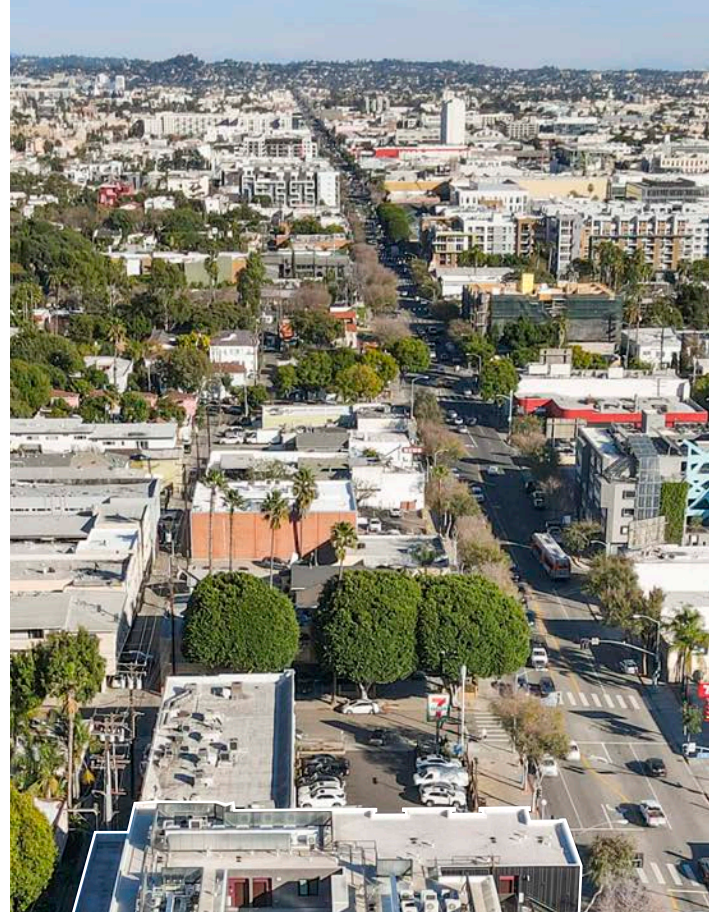
(US Index 126)

26 Percent Higher Than the  
National Average!



Average Spending at Bars:  
US Index 155  
55% Higher Than the National Average!





# Demographic Comprehensive



## POPULATION

2023 Population Estimate

1 Mile 57,738

2 Miles 162,420

3 Miles 307,674



## AVERAGE HOUSEHOLD INCOME

2023 Average Household Income

\$125,829

\$134,300

\$137,264



## DAYTIME POPULATION

2023 Daytime Population

56,890

217,655

398,599

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Average Spending on Food:

**\$15,312**

45% Higher Than the National Average!



Dining Out: US Index of 150  
50% Higher Than the National Average!



# Amenities Map



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