

NWC of Santa Monica Blvd. & La Brea Ave.



2nd Gen. Fitness & Retail Spaces For Lease

7111 Santa Monica Blvd., West Hollywood, CA 90046



Available

	Size (SF):	Rent (PSF/Mo., NNN):
2nd Gen. Fitness:	±2,643	\$4.15
2nd Gen. Salon/Retail:	±3,185	\$3.85
Retail:	±1,421	\$4.10
NNN:	± \$1.15 PSF/Mo.	
Parking:	78 spaces on-site	

*Do Not Disturb Existing Tenant
Showings By Appointment Only*

Features

- ▶ Highly visible ground floor retail location at signalized “Main and Main” corner in West Hollywood
- ▶ 2nd gen. fitness space with 2 restrooms, 2 workout studios, storage and inventory room, office, spring floors (perfect for dance studios), and first class sound system and speakers
- ▶ Expansive ceilings; ample commercial parking on-site
- ▶ Below 184 luxury apartment units
- ▶ Excellent reflective retail; across from Target, Best Buy, ULTA Beauty, BevMo! and Rite Aid
- ▶ ±61,894 cars per day at Santa Monica Blvd. and La Brea Ave.



Ground Floor

Over ±61,894 CPD at La Brea Avenue and Santa Monica Blvd.



SANTA MONICA BLVD.

LA BREA AVE.

±61,894
CPD



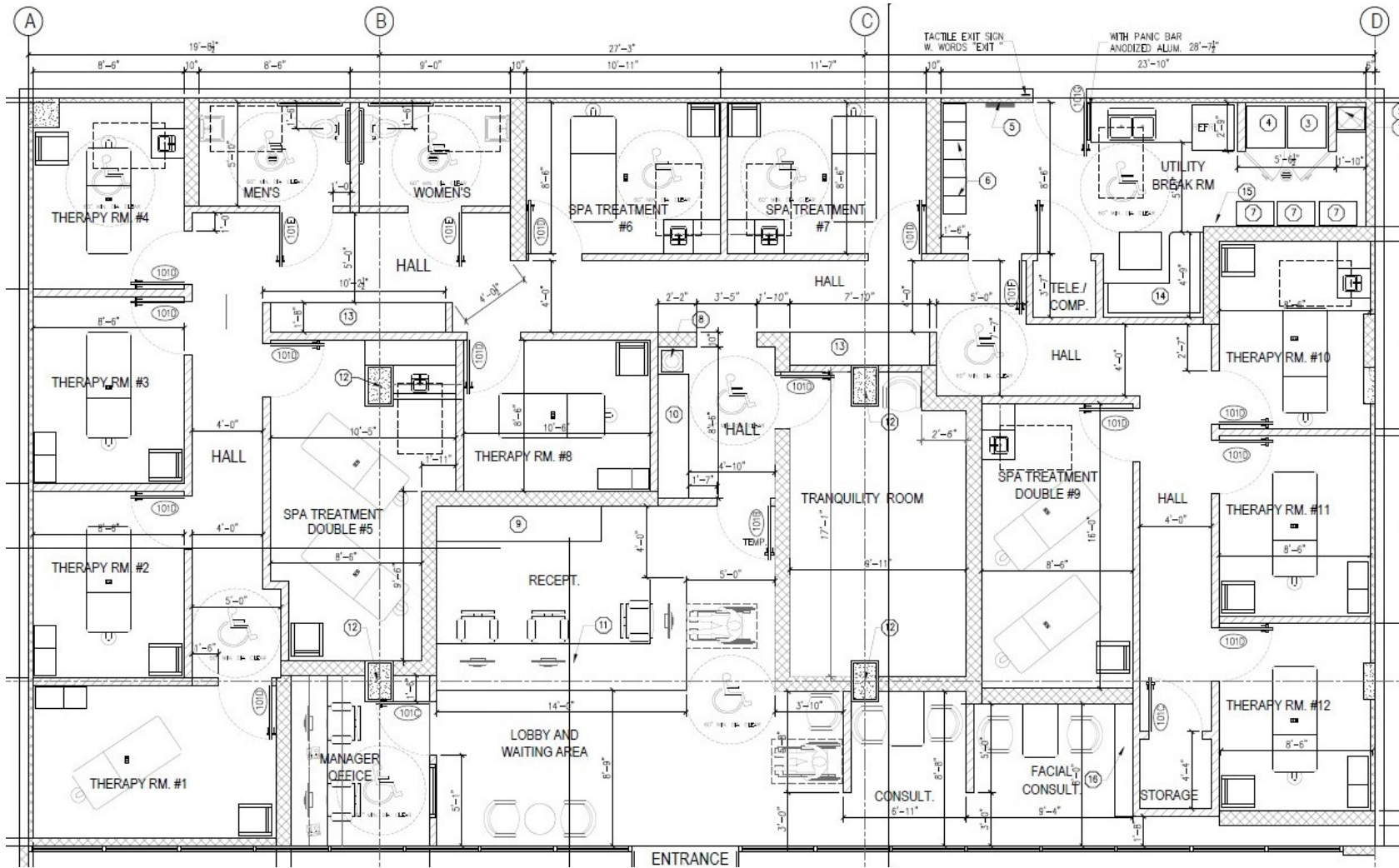
2nd Generation Fitness Space

±2,643 SF facing Santa Monica Blvd.



2nd Gen Salon/Retail

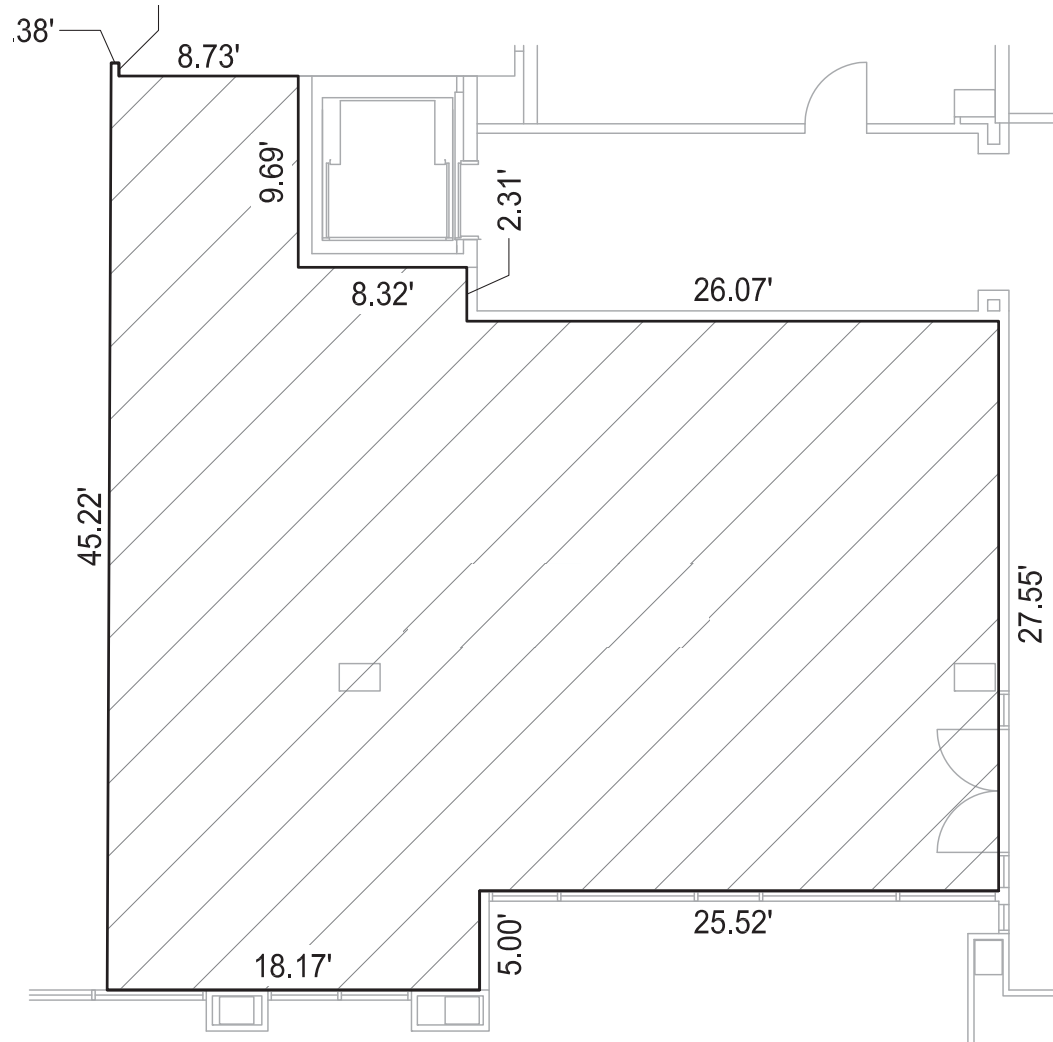
±3,185 SF facing La Brea Ave.



SANTA MONICA BLVD.

Retail

±1,421 SF facing Santa Monica Blvd.



NORTH

SANTA MONICA BLVD.

West Hollywood Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	14,997	61,653	187,386
2030 Projected Population	14,896	60,845	182,939
2020 Census Population	13,729	55,824	174,405
2010 Census Population	11,854	51,705	166,992
Projected Annual Growth 2025 to 2030	-0.1%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2025	1.8%	1.3%	0.8%
2025 Median Age	36.5	36.9	37.7
HOUSEHOLDS			
2025 Estimated Households	8,286	33,972	99,785
2030 Projected Households	8,510	34,789	101,149
2020 Census Households	7,882	32,137	95,254
2010 Census Households	6,669	29,029	88,615
Projected Annual Growth 2025 to 2030	0.5%	0.5%	0.3%
Historical Annual Growth 2010 to 2025	1.6%	1.1%	0.8%
RACE & ETHNICITY			
2025 Estimated White	59.3%	59.0%	56.5%
2025 Estimated Black or African American	7.5%	7.4%	7.0%
2025 Estimated Asian or Pacific Islander	10.4%	11.0%	12.7%
2025 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2025 Estimated Other Races	22.0%	21.9%	23.0%
2025 Estimated Hispanic	26.2%	26.1%	27.6%
INCOME			
2025 Estimated Average Household Income	\$153,103	\$137,576	\$146,279
2025 Estimated Median Household Income	\$94,850	\$90,610	\$95,606
2025 Estimated Per Capita Income	\$84,943	\$76,139	\$78,229
EDUCATION			
2025 Estimated High School Graduate	9.3%	11.5%	12.0%
2025 Estimated Some College	15.7%	16.1%	15.6%
2025 Estimated Associates Degree Only	6.2%	6.6%	5.6%
2025 Estimated Bachelors Degree Only	46.5%	42.5%	38.7%
2025 Estimated Graduate Degree	15.3%	16.6%	19.5%
BUSINESS			
2025 Estimated Total Businesses	1,224	5,079	15,067
2025 Estimated Total Employees	9,132	37,985	98,626
2025 Estimated Employee Population per Business	7.5	7.5	6.5
2025 Estimated Residential Population per Business	12.2	12.1	12.4

Your trusted *partners*

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