

AVAILABLE
±970 SF



COMMERCIAL
REAL ESTATE
the sign of profitable property



RETAIL/OFFICE SPACE FOR LEASE ON BUSY WEST HOLLYWOOD CORNER

8490 Santa Monica Blvd., West Hollywood, CA 90069



RACHEL ADAMS
(818) 697-9375 | rachel@illicre.com
DRE#02052879

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



RETAIL/OFFICE SPACE
WEST HOLLYWOOD

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EXCLUSIVELY LISTED BY

RACHEL ADAMS

SENIOR ASSOCIATE

(818) 697-9375 | rachel@illicre.com

DRE#02052879

TODD NATHANSON

PRESIDENT

(818) 514-2204 | todd@illicre.com

DRE#00923779

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL/OFFICE SPACE
WEST HOLLYWOOD

PROPERTY FEATURES

8490 Santa Monica Blvd., West Hollywood, CA 90069







APPROX. 970 SF

RETAIL/OFFICE SPACE AVAILABLE

- ✓ 3 treatment rooms
- ✓ Glass conference room
- ✓ Waiting room
- ✓ 2 parking spaces available

AREA AMENITIES

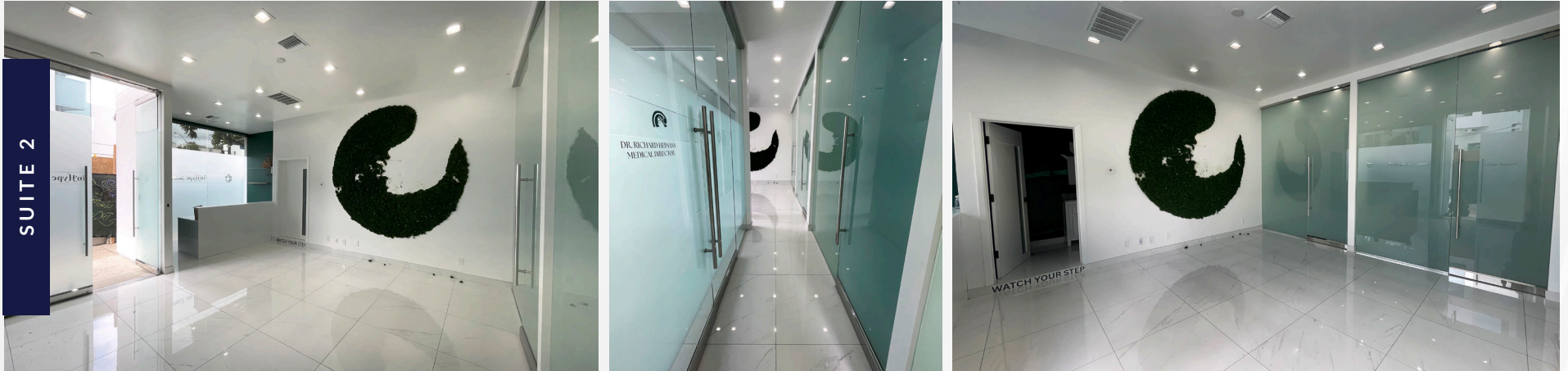
- ✓ Located at extremely busy signalized intersection
- ✓ High pedestrian traffic
- ✓ Walking distance to many restaurants, bars, nightclubs, and shopping
- ✓ 10 minute drive to Rodeo Drive and The Grove

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	39,764	258,182	815,780
 Avg. HH Income	\$126,338	\$122,293	\$107,966
 Daytime Pop	34,881	217,958	678,004
 Traffic Count	±51,035 CPD ON SANTA MONICA BLVD		

RETAIL/OFFICE SPACE
WEST HOLLYWOOD

INTERIOR PHOTOS

8490 Santa Monica Blvd., West Hollywood, CA 90069





AVAILABLE

THE GROVE
amc The Cheesecake Factory H&M
Apple lululemon BARNES & NOBLE NORDSTROM

BB
RODEO DRIVE

petco

PAVILIONS

TRADER JOE'S

WEHO BISTRO

SHAKE SHACK

NOBU

Gelson's

TU MADRE

MARY'S
HAMBURGER

FOUR SEASONS

Ralphs

SUR
RESTAURANT LOUNGE

Cedars Sinai

BEVERLY CENTER

LAWRY'S
THE PRIME RIB

SABAN THEATRE
Powered by: STERLING VENUE VENTURES

BIG 5
SPORTING GOODS

AC
HOTELS
MARRIOTT

WHOLE FOODS
MARKET

Sleep

CHIPOTLE

SHAKE SHACK

IHOP

Gelson's

MARY'S

7
ELEVEN

STARBUCKS

citi

ups

THE COMEDY STORE

BUFFALO

WHOLE FOODS
MARKET

FATBURGER

ACE
Hardware

CVS
pharmacy

target

MELROSE
TRADING POST

Buffalo
EXCHANGE
New & Recycled Fashion

American Vintage

City of West Hollywood

BLUE BOTTLE

AERIAL MAP

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