

The Huxley · SEC of La Brea & Fountain Avenues 2nd Gen. Fitness Space for Lease



1234 N. La Brea Avenue, West Hollywood, CA 90038



Available

Size (RSF):	±2,451 RSF
Rent (PSF/Mo., NNN):	\$4.25
NNN (PSF/Mo.):	±\$1.39
Available:	Immediately

Features

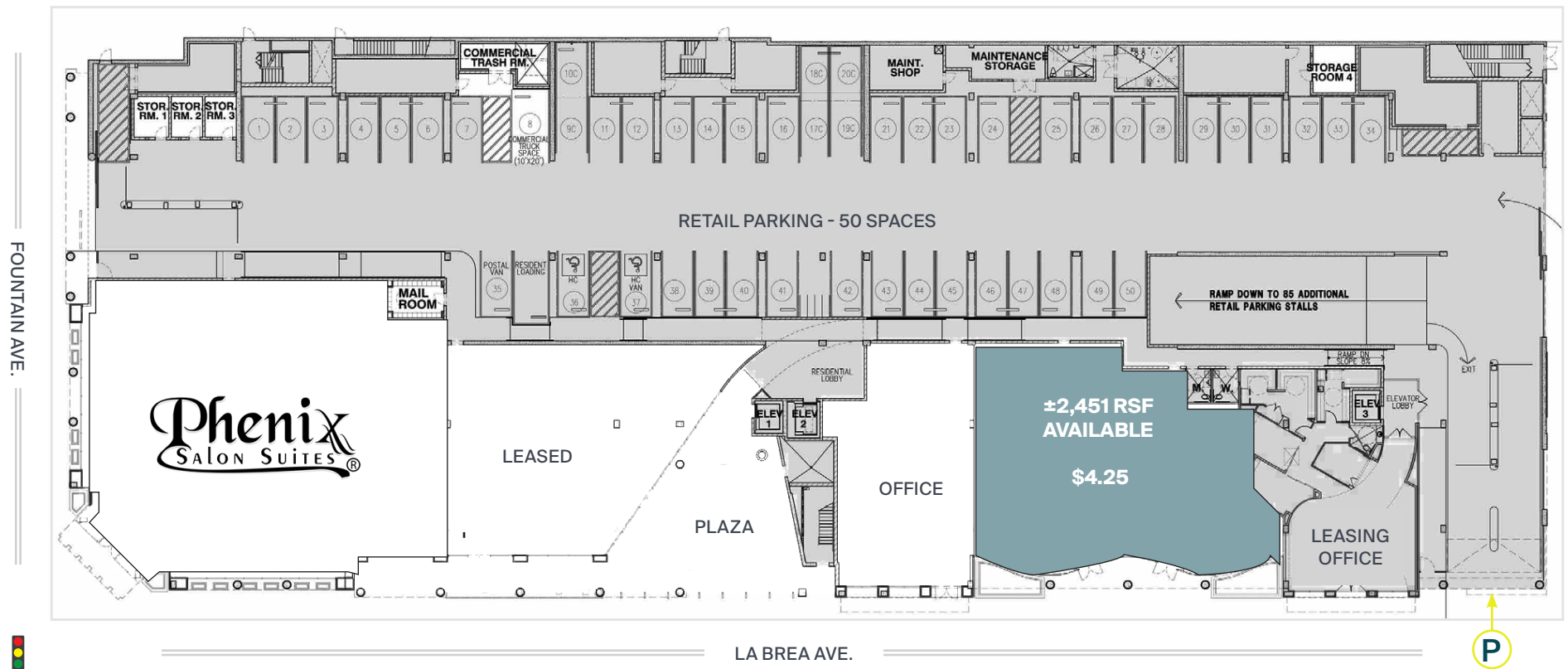
- ▶ Hard corner mixed-use property on La Brea and Fountain Avenues
- ▶ Built-in customer base from 187 residential units upstairs
- ▶ 2nd gen fitness spaces both equipped with restroom, shower and storage closet
- ▶ 50 on-site retail parking spaces
- ▶ Directly across the street from Ralph's and other major credit tenants nearby
- ▶ Exceptional signage and visibility in high traffic location; over ±60,352 CPD at La Brea and Fountain
- ▶ Population within 1 mile: ±62,265

Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor

Over ±60,352 CPD at La Brea Avenue and Fountain Avenue



±60,352
CPD

All Rents are PSF/Mo., NNN

La Brea Frontage

±2,451 SF of retail space facing La Brea Ave.



Premier West Hollywood Location

Close proximity to major credit tenants and local favorites



West Hollywood Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	17,039	62,265	179,810
2030 Projected Population	16,427	60,971	173,295
2020 Census Population	16,350	56,845	169,883
2010 Census Population	14,075	52,568	162,532
Projected Annual Growth 2025 to 2030	-0.7%	-0.4%	-0.7%
Historical Annual Growth 2010 to 2025	1.4%	1.2%	0.7%
2025 Median Age	35.7	36.7	37.7
HOUSEHOLDS			
2025 Estimated Households	9,597	35,161	95,585
2030 Projected Households	9,615	35,818	95,764
2020 Census Households	9,467	33,521	92,296
2010 Census Households	8,044	30,231	85,689
Projected Annual Growth 2025 to 2030	-	0.4%	-
Historical Annual Growth 2010 to 2025	1.3%	1.1%	0.8%
RACE & ETHNICITY			
2025 Estimated White	58.2%	58.2%	56.9%
2025 Estimated Black or African American	7.9%	7.9%	7.1%
2025 Estimated Asian or Pacific Islander	10.3%	10.7%	12.2%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2025 Estimated Other Races	22.9%	22.4%	23.1%
2025 Estimated Hispanic	27.2%	26.6%	27.6%
INCOME			
2025 Estimated Average Household Income	\$128,036	\$129,552	\$143,851
2025 Estimated Median Household Income	\$86,809	\$85,044	\$92,343
2025 Estimated Per Capita Income	\$72,409	\$73,514	\$76,812
EDUCATION			
2025 Estimated High School Graduate	9.3%	11.9%	12.4%
2025 Estimated Some College	14.7%	16.5%	15.7%
2025 Estimated Associates Degree Only	7.3%	7.0%	5.7%
2025 Estimated Bachelors Degree Only	46.6%	41.4%	38.2%
2025 Estimated Graduate Degree	15.0%	16.4%	19.2%
BUSINESS			
2025 Estimated Total Businesses	1,476	5,090	13,466
2025 Estimated Total Employees	10,668	39,452	89,956
2025 Estimated Employee Population per Business	7.2	7.8	6.7
2025 Estimated Residential Population per Business	11.5	12.2	13.4

Your trusted *partners*

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