

FOR SALE

616 N ROBERTSON BLVD

WEST HOLLYWOOD



Rendered Photo, [click here for original image](#)

OWNER USER OR INVESTMENT OPPORTUNITY

**AVISON
YOUNG**

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OFFERING DETAILS

STREET ADDRESS:	616 N. Robertson Blvd. West Hollywood, CA 90069
APN:	4336-007-033
LAND SIZE:	± 0.03 ACRES (± 3,406 SF)*
BLDG SIZE (SF):	1st Floor: ± 3,200 SF 2nd Floor: ± 1,600 SF Total Building: ± 4,799 SF*
STORIES:	2
FRONTAGE:	43' on Robertson 75' on El Tovar
ZONING:	CN2 WDC1A*
YEAR BUILT/RENO:	1959/2006
SALE PRICE:	\$7,500,000 (\$1,563/SF Bldg)

*Buyer to verify

VALUE-ADD POTENTIAL

The conceptual renderings presented herein illustrate only a few of the many possibilities available.

Destination Retail: The property's highly desirable location is one of the most coveted retail markets in the US for fashion, accessories and home goods.

Neighboring Flagships: Chrome Hearts, Maxfield, Jacquemus and Acne Studios are just a few of the many cutting-edge international fashion brands calling this micro-market home.

Repositioning Opportunity: A straight-forward repositioning of the property to jewel box flagship retail offers significant value-add potential. Whether enhancing the existing restaurant and office components, creating a flagship owner-user presence, or implementing a modernized mixed-use vision, the property provides a unique opportunity to unlock additional value and maximize its long-term potential in one of West Hollywood's most sought-after commercial corridors.



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THE OPPORTUNITY

As exclusive advisors, Avison Young is proud to present this exceptionally rare opportunity to acquire a premier mixed-use asset in the heart of West Hollywood. Situated on coveted Robertson Boulevard, the Property enjoys a highly visible location at the intersection of West Hollywood's renowned design, dining, fashion, and entertainment districts. The Property is surrounded by an impressive collection of luxury retailers and iconic destinations including Acne Studios, Chrome Hearts, Maxfield, Craig's, Cecconi's, Bottega Louie, Gracias Madre, Drake's Hollywood, DOGPOUND, Hauser & Wirth, the Pacific Design Center, and West Hollywood Park & Aquatics Center.

Offering exceptional flexibility for investors and owner-users alike, the Property consists of a 3,406-square-foot parcel improved with approximately 4,799 square feet across two stories. The ground floor features a fully built-out restaurant space with liquor service, commercial kitchen, and covered patio frontage along Robertson Boulevard, and is currently vacant, providing an immediate opportunity for an owner-user or tenant repositioning strategy. The second floor is accessed via a private entrance on El Tovar Place and consists of three office suites currently occupied by month-to-month tenants, allowing for near-term occupancy flexibility while providing interim income. This unique configuration presents an ideal opportunity for an owner-user to occupy all or a portion of the Property while benefiting from existing rental income. Ample parking is available in the adjacent West Hollywood public parking structure as well as along Robertson Boulevard and Melrose Avenue.

OFFERING HIGHLIGHTS

- **Value Add Potential:** This prime retail/office opportunity is perfectly situated in the heart of West Hollywood, offering an exceptional location with consistently low vacancy rates and significantly high barrier to entry for future value-add potential.
- **Ideal West Hollywood Location:** Nestled in one of Los Angeles' most coveted neighborhoods, this property benefits from the vibrant and dynamic atmosphere that West Hollywood has to offer. With its trendy reputation and thriving commercial scene, West Hollywood is a sought-after destination for businesses and visitors alike.
- **Exempt from ULA Tax:** This retail space is not subject to ULA Tax, providing a significant advantage for potential buyers and investors.
- **Exceptional Parking:** 616 N Robertson features outstanding parking through the City of West Hollywood operated surface lot directly across the street at \$2.00 for 3 hours, as well as through the West Hollywood Park five-story, 329 space structure adjacent to the east.
- **Premier Retail District:** Surrounding the property is a neighborhood widely recognized as one of LA's top producing retail districts serving the daytime population, residents and visitors.

FINANCIALS

RENT ROLL

UNIT	TENANT	LEASE EXPIRATION	UNIT SF	RENT/ SF	MONTHLY RENT	ANNUAL RENT
Ground	New Tenant	1/1/2038	3,200	\$10.00	\$32,000.00	\$384,000.00
2nd Floor	Kenneth Todd/Sur Lounge	Month-to-Month	800	\$4.78	\$3,824.54	\$45,894.48
2nd Floor	Alta Concierge Services	Month-to-Month	800	\$4.42	\$3,533.05	\$42,396.60
Averages* and Totals:			4,800	\$6.40*	\$39,357.59	\$472,291.08

NET OPERATING INCOME

GROSS INCOME	\$472,291.08
(Less 5% Vacancy)	\$(23,614.55)
TOTAL INCOME	\$448,676.53
EXPENSES	\$(136,967.59)
EXPENSE REIMBURSEMENT	\$91,316.29
NET OPERATING INCOME	\$403,025.23
PRICE	\$7,500,000.00
CAP RATE	5.37%

EXPENSES

INSURANCE	\$9,847.00
PROPERTY MNGMT	\$13,460.30 (3%)
REPAIRS & MAINTENANCE	\$13,460.30 (3%)
PROPERTY TAXES @ 1.24%	\$93,000.00
UTILITIES	\$7,200.00
Total:	\$136,967.59



WEST HOLLYWOOD
AQUATIC & REC CENTER
(325 parking stalls)

616
N ROBERTSON BLVD

CITY OF WEST HOLLYWOOD
METERED SURFACE LOT
(29 parking stalls)

AERIAL PHOTO

RENDERINGS



Rendered Photo, [click here for original image](#)



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Rendered Photo, [click here for original image](#)



Rendered Photo, [click here for original image](#)



SECOND FLOOR PHOTOS

MELROSE CORRIDOR

DOHENY DRIVE



IN DEVELOPMENT

MELROSE TRIANGLE

- 282 residential units
- 96,000 SF of retail & restaurant space
- Parking for 528 vehicles



GANNI

LOUIS STERN FINE ARTS

FLEUR DU MAL

ALMONT DRIVE

Acne Studios

BYREND

JAMES PERSE
LOS ANGELES

TOTEME

madhappy

STARK

Craig's

maxfield

STAUD

JOHN ELLIOTT

JACQUEMUS

STEEZ™

RANGELY AVENUE

COTTON CITIZEN

ROSE TARLOW
MELROSE HOUSE

ROBERTSON BLVD

CECCONI'S

RH

AIMÉ LEON DORE

john varvatos

Cha Cha

GOLDEN GOOSE
PIZZANA

Sal's place

ROYAL
PERSONAL TRAINING

SUSHISAMBA
LOS ANGELES
KIMPTON

la peer hotel
WEST HOLLYWOOD

LADYHAWK

GREAT WHITE

Gracias Madre

MAIDEN HOME

LA PEER DRIVE

VERVE
COFFEE ROASTERS



IN DEVELOPMENT

darling
BY SEAN BROCK

DOGPOUND

CITY OF WEST HOLLYWOOD
METERED
SURFACE LOT
(29 parking stalls)

maxfield

ROBERTSON ROW
• 110,000 SF high-end, village themed retail, restaurant, & wellness
• 2-level parking garage

EL TOVAR

616
N ROBERTSON BLVD

SUR
RESTAURANT
LOUNGE

CRISP & LIVERIES
THE BUTCHER'S DAUGHTER
JUST BAKED & CAKE
IN THE KITCHEN
LOS ANGELES

RE/DONE

CHRISTOPHER GUY

CLIVE CHRISTIAN

LULU AND GEORGIA

WEST HOLLYWOOD
AQUATIC CENTER
(325 parking stalls)

ANNE HAUCK DESIGN
FORMATION
D&L
SILVER SPRINGS
GUESS

mulligan's
THE RUG COMPANY
GUZIO
ARTERIOS
THE SHADE STORE
saatva

SAN VICENTE BLVD

THUMA
zinqué
H+S
Hamilton-Seiway
Fire Art
WOVEN
BEN SOLEIMANI

PDC
PACIFIC DESIGN CENTER
COMMUNITY GOODS
PACIFIC
DESIGN
CENTER

GRACIE
DECORATIVE SLEEP
DESIGN

NORWICH AVENUE

BEN SOLEIMANI
JANET YONATY
ANCIENT MODERNE
KYLIE COSMETICS™
BY KYLIE JENNER

W R E N S I L V A

RASPOUTINE

HUNTLEY AVENUE

SALOMON
M A O R
DESIGN
WITHIN
REACH
MANSOUR

Sporty&Rich
VONDOM
MUNICIPAL
WIRED CUSTOM LIGHTING

WESTBOURNE AVENUE

MANSOUR
RH

@world
ami alexandre mattiussi
THE GREAT.
Lush Cafe

WESTMOUNT DRIVE

TEMPUR-PEDIC™
MARTYN
LAWRENCE BULLARD
SOHO HOME
VINCE.
JOE & THE JUICE
lululemon

FARM RIO
HALE BOB
HOKA
rag & bone
NEW YORK

WEST KNOLL DRIVE

WOLF & BRIDGER
ADAW HUNTER
amuneal

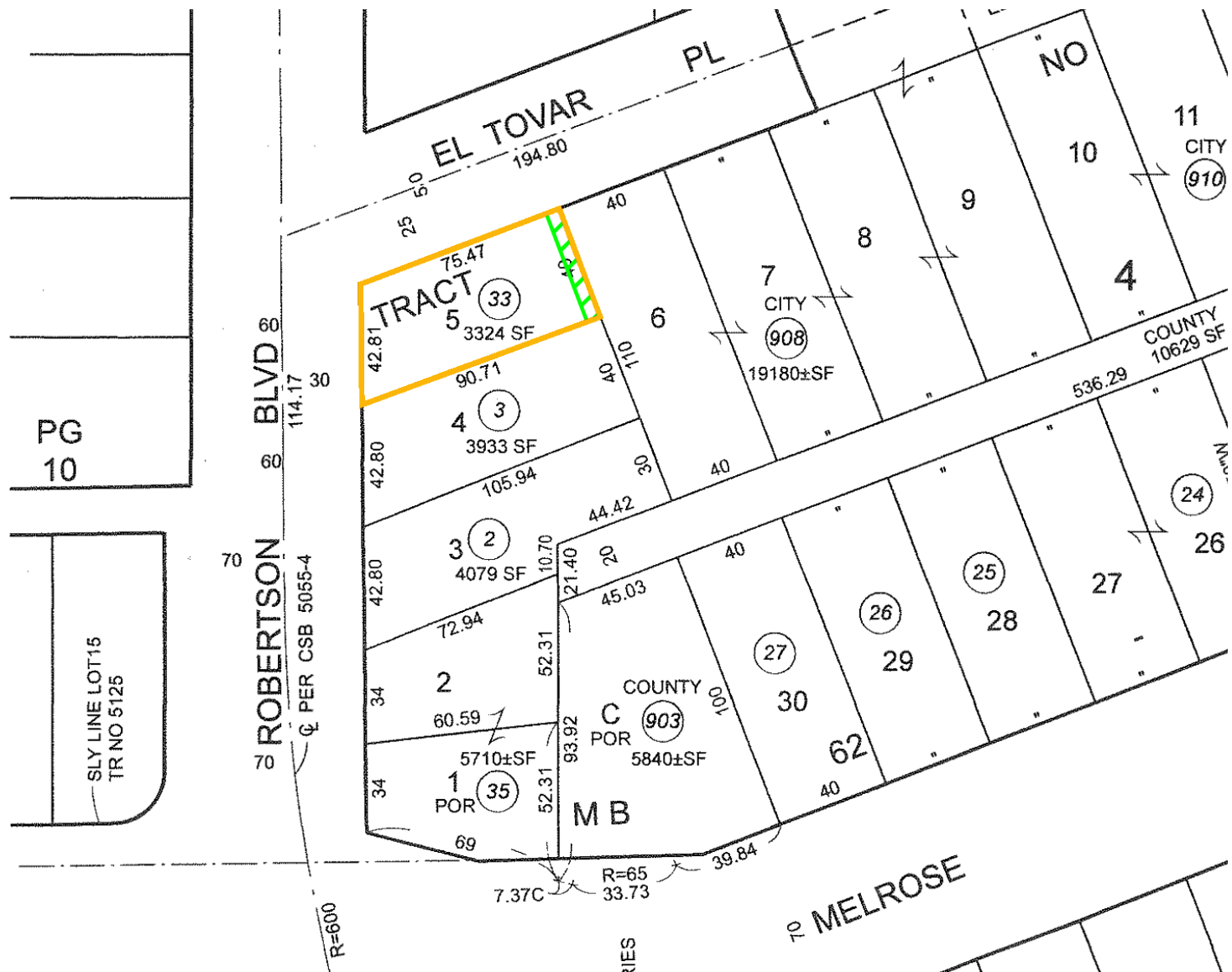
Glossier.
le PÈRE

The RealReal
AUTHENTICATED LUXURY CONSIGNMENT

ALICE + OLIVIA

LA CIENEGA BLVD

PARCEL INFORMATION



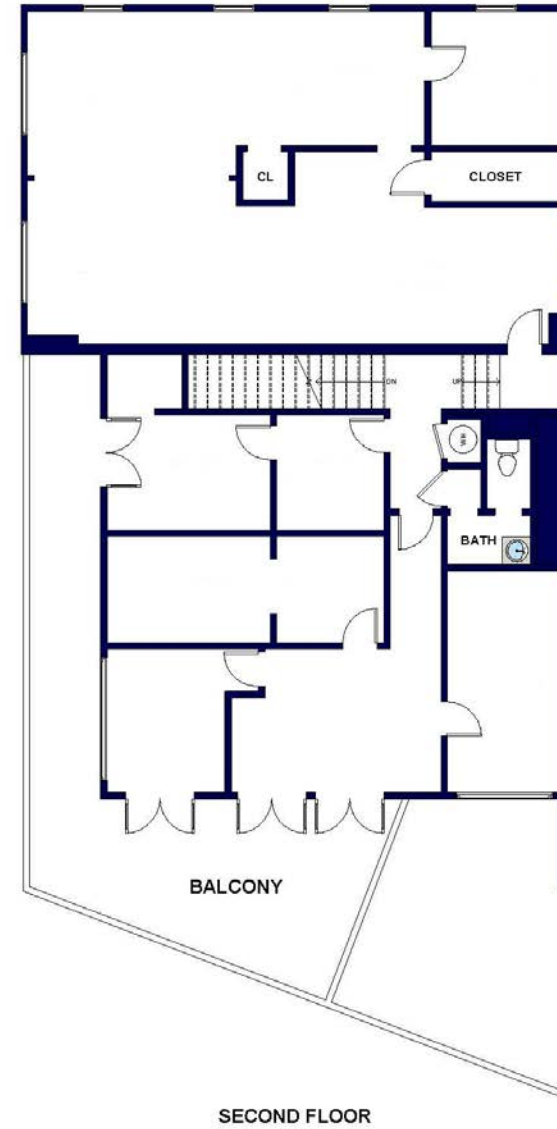
The parcel map, site plan, and any related graphics are provided for illustrative purposes only. All boundaries, dimensions, areas, easements, and other features are approximate and have not been independently verified. Prospective purchasers should conduct their own investigations and rely solely on their own due diligence, including review of a current ALTA survey and public records, to confirm all information. Broker and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this information.

An aerial photograph of a city street intersection. A yellow rectangular outline highlights a specific parcel on the east side of the street, between a residential building and a large aquatic center. The street has several cars and a truck. To the right is a large building with a blue swimming pool. A white text box is in the upper right, and a yellow banner is at the bottom.

WEST HOLLYWOOD
AQUATIC & REC CENTER
(325 parking stalls)

AERIAL VIEW OF PARCEL

FLOOR PLANS



All measurements, dimensions, and square footages are approximate and are provided for illustrative purposes only. Avison Young makes no representations or warranties, express or implied, as to the accuracy, completeness, or suitability of this information. Parties should conduct their own independent investigations to verify all information deemed important.



SALES COMPARABLES



**9010 MELROSE AVENUE
WEST HOLLYWOOD**

SALE DATE: 3/10/2026
SALE PRICE: \$8,750,000 **(\$1,892/SF)**
BUILDING SIZE: ± 4,625 SF
LAND SIZE: ± 5,259 SF
PROPERTY TYPE: RESTAURANT



**8809 SANTA MONICA BLVD.
WEST HOLLYWOOD**

SALE DATE: 02/19/2026
SALE PRICE: \$3,036,000 **(\$1,650/SF)**
BUILDING SIZE: ± 1,840 SF
LAND SIZE: ± 1,876F
PROPERTY TYPE: BAR/NIGHTCLUB



**8607 MELROSE AVENUE
WEST HOLLYWOOD**

SALE DATE: 12/15/2025
SALE PRICE: \$15,900,000 **(\$3,957/SF)**
BUILDING SIZE: ± 4,018 SF
LAND SIZE: ± 4,356 SF
PROPERTY TYPE: RESTAURANT



**466 N ROBERTSON BLVD
WEST HOLLYWOOD**

SALE DATE: 1/23/2025
SALE PRICE: \$3,068,705 **(\$1,804/SF)**
BUILDING SIZE: ± 1,701 SF
LAND SIZE: ± 3,049 SF
PROPERTY TYPE: STOREFRONT RETAIL



**8723 MELROSE AVENUE
WEST HOLLYWOOD**

SALE DATE: 12/20/2024
SALE PRICE: \$5,995,000 **(\$1,763/SF)**
BUILDING SIZE: ± 3,400SF
LAND SIZE: ± 3,920 SF
PROPERTY TYPE: STOREFRONT RETAIL



**9111-9113 W SUNSET BLVD.
WEST HOLLYWOOD**

SALE DATE: 10/30/2024
SALE PRICE: \$7,263,500 **(\$1,545/SF)**
BUILDING SIZE: ± 4,799 SF
LAND SIZE: ± 11,100 SF
PROPERTY TYPE: MEDICAL OFFICE



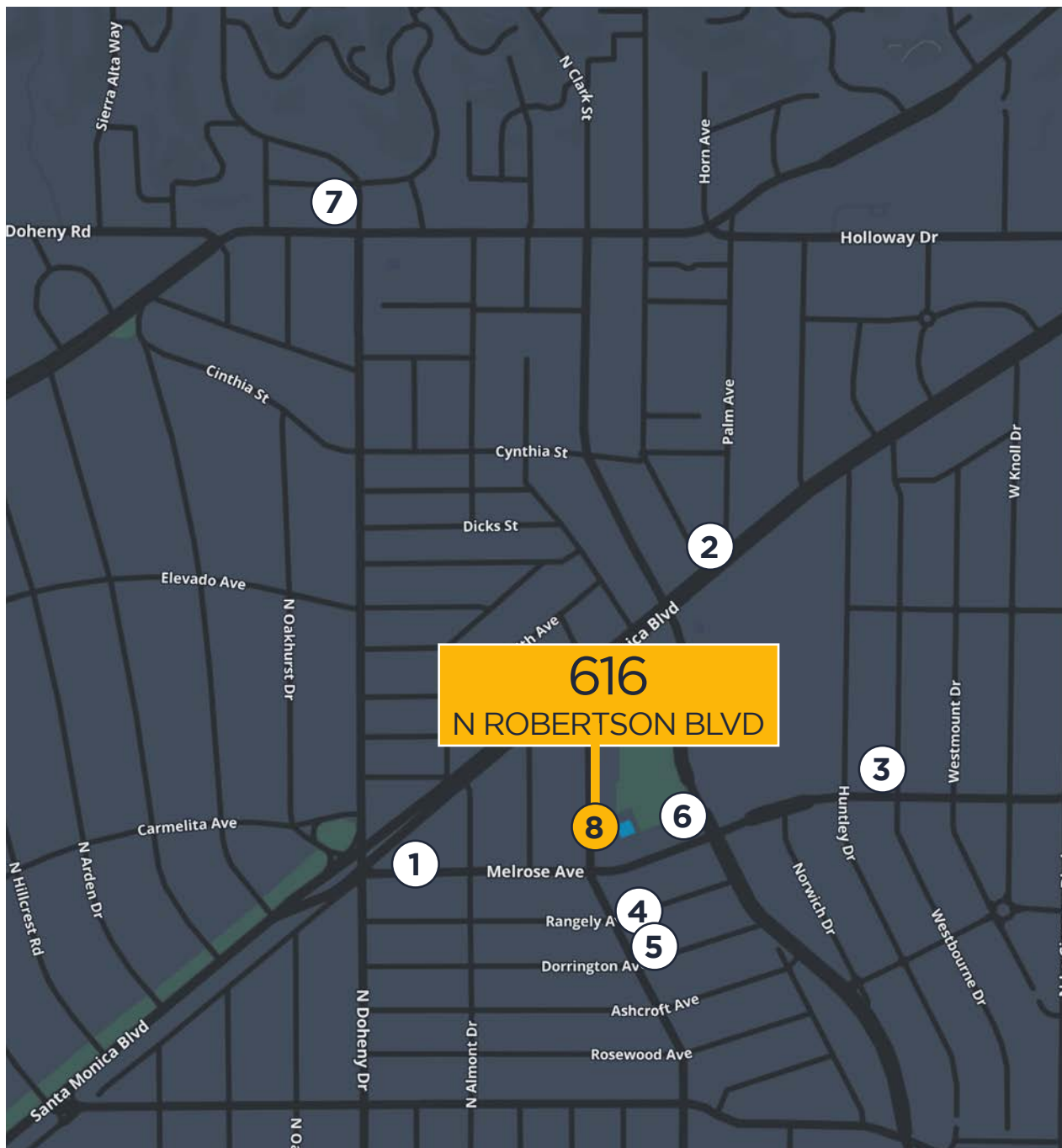
**474 N ROBERTSON BLVD
WEST HOLLYWOOD**

SALE DATE: 1/23/2025
 SALE PRICE: \$4,931,925 (**\$2,633/SF**)
 BUILDING SIZE: ± 1,873 SF
 LAND SIZE: ± 4,356 SF
 PROPERTY TYPE: STOREFRONT RETAIL

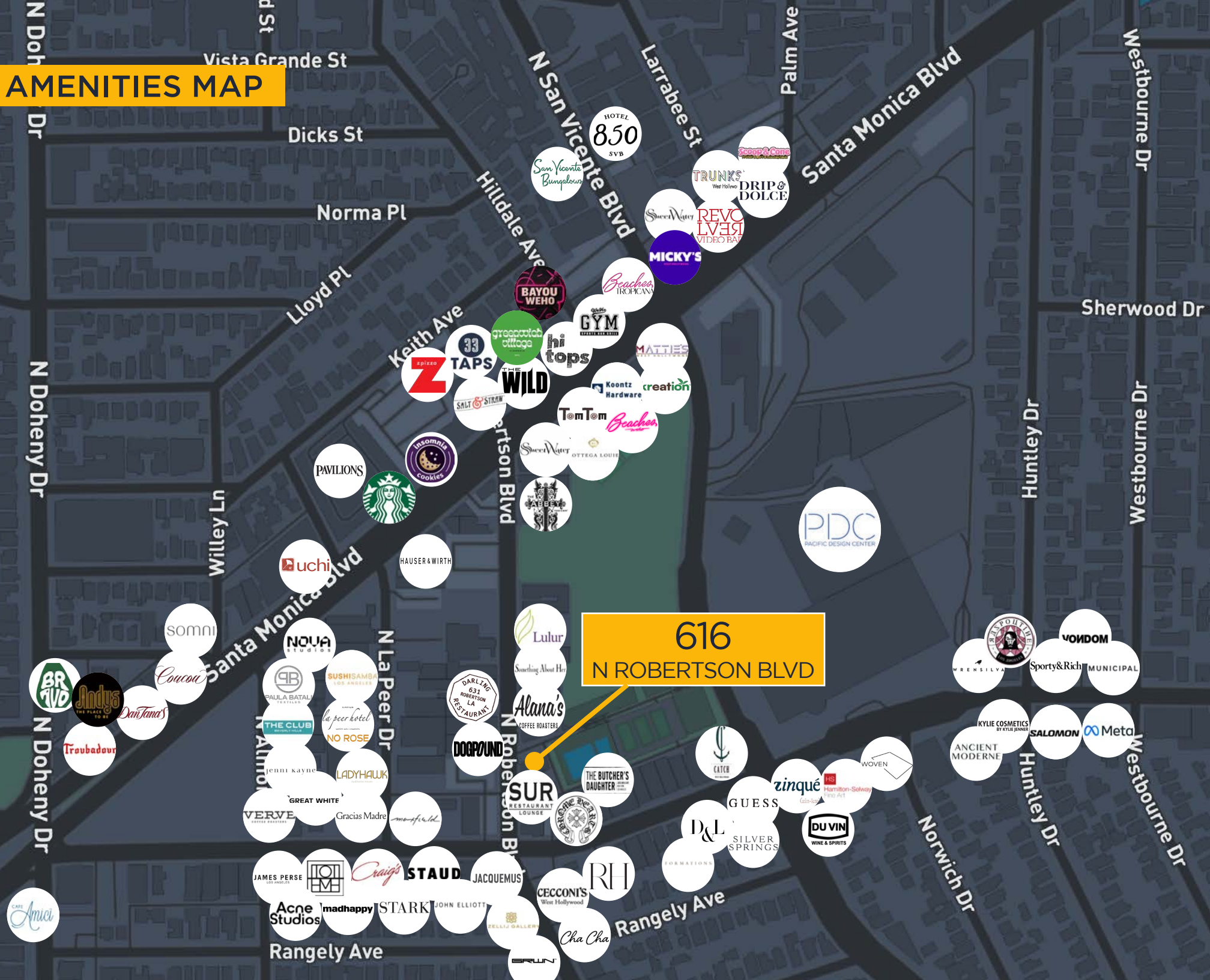


**616 N. ROBERTSON
WEST HOLLYWOOD**

SALE DATE: N/A
 ASKING SALE PRICE: \$7,500,000 (**\$1,563/SF**)
 BUILDING SIZE: ± 4,799 SF
 LAND SIZE: ± 3,406 SF
 PROPERTY TYPE: RESTAURANT/OFFICE



AMENITIES MAP



ABOUT WEST HOLLYWOOD

West Hollywood (“WeHo”) is a compact, highly dense city in the heart of Los Angeles County, bordered by Beverly Hills, Hollywood, and the Hollywood Hills. Spanning just under two square miles, it is one of the most active urban lifestyle destinations in Southern California. The city is internationally recognized for its entertainment culture, walkable streets, and strong blend of residential, hospitality, and commercial uses that create a continuous day-to-night environment.

The city’s tourism and hospitality market is a primary economic driver, anchored by the Sunset Strip and surrounding entertainment corridors. West Hollywood attracts a steady flow of domestic and international visitors drawn to its boutique hotels, nightlife, cultural programming, and proximity to major Los Angeles attractions. Its reputation as a premier LGBTQ+ destination further strengthens year-round visitation, supporting a robust ecosystem of hotels, entertainment venues, and experiential retail that benefits from consistent foot traffic.

West Hollywood is also one of the most competitive restaurant markets in Los Angeles, with a dense concentration of chef-driven concepts, high-end dining, and trend-forward hospitality operators. Key corridors such as Sunset Boulevard, Santa Monica Boulevard, and Melrose Avenue support strong visibility and consistent demand. The market thrives on a mix of affluent local residents, hospitality-driven visitors, and nightlife consumers, allowing restaurants to sustain elevated rent levels and frequent concept turnover that continually refreshes the dining landscape.

Demographically, West Hollywood is a small but affluent and highly educated community with a population of approximately 38,000 residents and a strong renter base. The city features high population density, above-average household incomes, and a large creative-class workforce in entertainment, media, and design. Combined with a significant daytime visitor population and minimal car dependency, these characteristics create a highly activated urban environment that supports strong demand for dining, retail, and experiential uses.



38K
POPULATION



\$153K
AVG. HH INCOME



41.3
MEDIAN AGE



31K
WORK FORCE



31K
CONSUMER SPENDING



616
N ROBERTSON BLVD

DISCLAIMER

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of 616 N. Robertson Blvd., West Hollywood, CA, (the Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

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FOR MORE INFORMATION:

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