

LEASED
±2,563 SF LEFT



9025
SANTA MONICA BLVD

WEST HOLLYWOOD, CA 90069

CONTACT US

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CBRE



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WELCOME TO WEST HOLLYWOOD!



PROPERTY HIGHLIGHTS

SF: $\pm 2,563$

**Price: \$8,500 per month NNN
(First year only)**

Low NNN: $\pm \$0.45$ PSF/Mo



LA's trendiest shopping



Hottest clubs, restaurants, and bars



In the heart of the Westside



Across from the Melrose Triangle development

76 apartments | **137,000 SF** of office | **82,000 SF** of retail



Designated rear parking ± 6 spaces



9025 SANTA MONICA BLVD RETAIL MAP



DEMOGRAPHICS

	9025 SANTA MONICA BLVD	9025 SANTA MONICA BLVD	9025 SANTA MONICA BLVD
Demographic Brief	1 Mile	3 Miles	5 Miles
Population			
2018 Population - Current Year Estimate	35,209	252,927	759,666
2023 Population - Five Year Projection	36,144	260,887	788,782
2018-2023 Annual Population Growth Rate	0.53%	0.62%	0.76%
Households			
2018 Households - Current Year Estimate	20,584	129,239	341,649
2023 Households - Five Year Projection	20,991	132,601	353,319
2018-2023 Annual Household Growth Rate	0.39%	0.51%	0.67%
2018 Average Household Size	1.71	1.94	2.16
Household Income			
2018 Average Household Income	\$129,124	\$132,361	\$112,976
2023 Average Household Income	\$158,224	\$158,708	\$135,196
2018 Median Household Income	\$84,315	\$83,508	\$67,726
2023 Median Household Income	\$104,595	\$102,820	\$82,940
2018 Per Capita Income	\$75,666	\$67,872	\$51,343
2023 Per Capita Income	\$92,091	\$80,865	\$61,067

NEW DEVELOPMENTS



Robertson Lane Development

"A 241-room hotel, an event center, a nightclub, ground-floor commercial uses, and a 750-car garage. The hotel would occupy a nine-story, 113-foot-tall building located on the northern property line, parallel to Santa Monica Boulevard."

- *Urbanize LA*



"Robertson Lane breaks apart the monotony of the vehicular grid by opening a mid-block pedestrian passageway that strengthens connection across West Hollywood and brings new energy to existing businesses. An adjacent community park, currently being redeveloped, will be transformed into connective tissue for the neighborhood."

- *Mithun*



9001 Santa Monica - GPI Development

"The 133,000 SF project includes ground-floor retail, a restaurant, and a lobby located above two levels of subterranean parking. Various luxury amenity spaces include a fitness center, a pool deck, and landscaped outdoor terraces and living areas."

- *Steinberg hart*



Melrose Triangle

"The original design for the project by Studio One Eleven was praised as a "gateway" into West Hollywood from Beverly Hills."

- *Weherville.com*

"A 2.7-acre site at the intersection of Santa Monica Boulevard and Melrose Avenue, signaling the start of work for West Hollywood's Melrose Triangle development."

- *Urbanize LA*





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