

7990

NOT INCLUDED

7998



FOR SALE

Investment Opportunity | 100% Leased

7990 & 7998 Santa Monica Blvd
West Hollywood, CA 90046



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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present 7990 & 7998 Santa Monica Boulevard, two adjacent commercial buildings prominently located along iconic Santa Monica Boulevard in the heart of West Hollywood. The Property presents a rare 100% leased investment opportunity within one of Los Angeles' most desirable retail corridors, featuring NNN leases, exceptional visibility, prominent street frontage, and outstanding exposure to both pedestrian and vehicular traffic.

Anchored by an established roster of food, beverage, retail, and media tenants, including Ggiata Delicatessen and Irv's Burgers, the Property offers diverse in-place income streams in a highly desirable commercial location. The surrounding neighborhood features a dynamic collection of restaurants, cafés, boutique retailers, entertainment venues, and residential communities that generate consistent activity throughout the day. Its irreplaceable location and strong demographics continue to support long-term demand from businesses and consumers alike.

Opportunities to acquire adjacent commercial properties in this premier West Hollywood submarket are exceptionally limited, making this a compelling opportunity for investors seeking a presence in one of Southern California's most sought-after commercial corridors.



OFFERING SUMMARY

An exceptional opportunity to acquire two adjacent commercial buildings totaling $\pm 6,622$ SF on $\pm 9,457$ SF of land in the heart of West Hollywood's highly sought-after Santa Monica Boulevard corridor.



Property Details:

Number of Buildings APN:	Two (2) APN 5529-015-028 & 5529-015-026
Total Building SQ.FT:	$\pm 6,622$ SF
Total Land SQ.FT:	$\pm 9,457$ SF
Asking Price:	\$8,200,000
NOI:	\$440,994
Cap Rate:	5.38%
Property Type:	Retail / Mixed-Use

INVESTMENT HIGHLIGHTS



- Prime retail frontage along Santa Monica Boulevard
- Rare opportunity to acquire two adjacent commercial properties
- Prominent corner location at Santa Monica Blvd & N. Laurel Ave
- Existing in-place cash flow with long-term tenancy

- 100% leased investment opportunity
- NNN leases with established tenant base
- Diverse restaurant, retail & media tenancy
- Strong pedestrian traffic & street visibility
- Minutes to The Grove, Beverly Hills & Downtown LA

AERIAL MAP



7998 SANTA MONICA BLVD



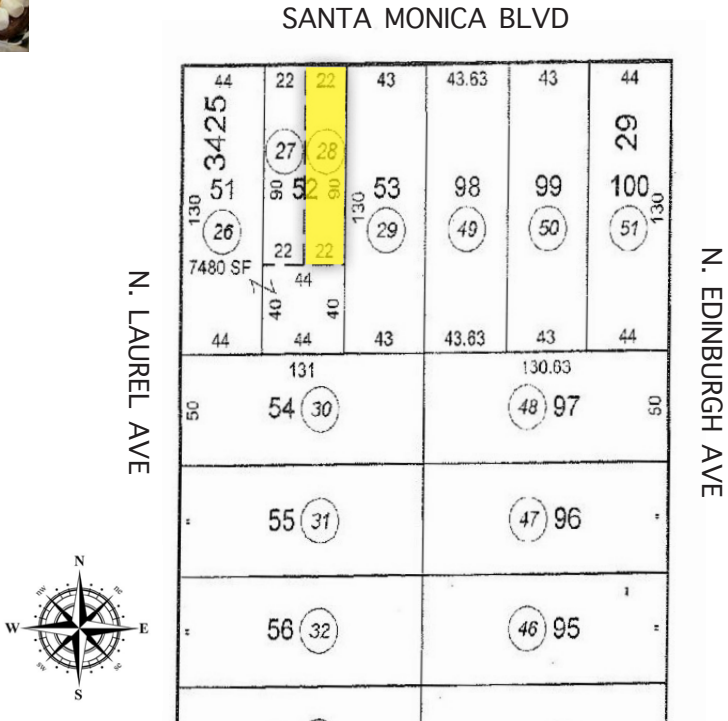
7990 SANTA MONICA BLVD

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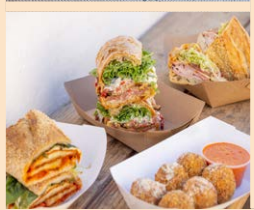
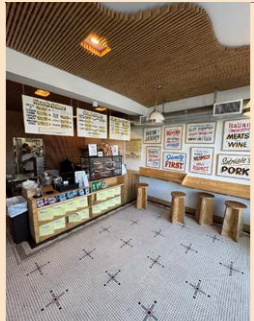
Property Details	
APN	5529-015-028
Building SQ.FT	±1,740 SF
Lot SQ.FT	±1,979 SF
Year Built	1950
Tenant	Bug And Bear's Cannoli

Bug And Bear's Cannoli is a specialty dessert retailer offering handcrafted cannoli, Italian pastries, and specialty desserts. Located along the highly trafficked Santa Monica Boulevard corridor, the business benefits from excellent visibility, strong pedestrian activity, and a vibrant mix of neighboring restaurants, retailers, and entertainment destinations. The tenant is secured under a lease extending through December 1, 2035, providing stable occupancy and long-term income.

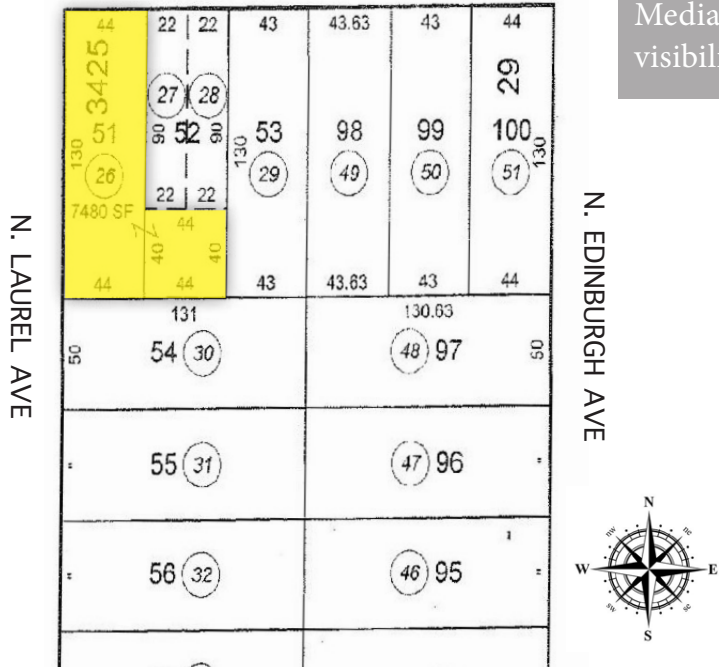


7998 SANTA MONICA BLVD

Property Details	
APN	5529-015-026
Building SQ.FT	± 4,882 SF
Lot SQ.FT	± 7,478 SF
Year Built	1955
Tenant	Ggiata Irv's Burgers Pop Outdoor Media Laurel Hardware (Suite B-1)



SANTA MONICA BLVD



7998 Santa Monica Boulevard is a multi-tenant retail property anchored by established food, beverage, and retail operators, including Ggiata, Irv's Burgers, Laurel Hardware, and Pop Outdoor Media. The diverse tenant mix creates multiple income streams while benefiting from exceptional visibility along Santa Monica Boulevard in the heart of West Hollywood.



RENT ROLL

UNIT	TENANT	SF	RENT (MONTHLY)	DEPOSIT	CAM / NNN (MONTHLY)	PARKING (MONTHLY)	MOVE-IN DATE	LEASE EXPIRATION	RENEWAL OPTIONS
BB 7998	Pop Outdoor Media, Inc.	0	\$4,500	—	—	—	8/1/2022	MTM	None
Suite A 7998	Irv's Burgers West Hollywood, LLC	1,115	\$6,210	\$5,439	\$1,036	\$1,500	7/15/2021	7/14/2031	Exercised (No Remaining Options)
Suite B-1 7998	Laurel Hardware	275	\$2,500	—	\$275	—	2/1/2026	1/31/2031	None
Suite B-2 7998	Irv's Burgers - Additional Space	688	\$1,500	—	\$1,128	—	4/1/2026	7/14/2031	Same as Main Lease (Exercised - No Remaining Options)
Suite B-3 7998	Storage	119	—	—	—	—	—	—	-
Suite C 7998	Ggiata West Hollywood, LLC	1,128	\$6,665	\$36,000	\$1,128	\$250	10/18/2021	10/18/2031	2 x 5 Yr @ FMV (3% Escalations Year 2 of Each Option)
Suite D 7998	Offices - Mezzanine	1,700	\$4,000	\$4,000	—	\$250	3/1/2026	2/28/2027	-
7990-7992	Bug And Bear's Cannoli	1,740	\$8,874	\$10,614	\$1,740	\$500	12/1/2025	11/30/2035	2 x 5 Yr @ FMV (3% Escalations Year 2 of Each Option)
TOTALS		6,765	\$34,250	\$56,053	\$5,307	\$2,500			

RENT ROLL NOTES

- Presumes pass-through of property taxes to tenants
- CAMs are estimated at \$1.00/SF per month (repairs and maintenance)
- Presumes tenants pay directly for utilities
- Suite B3 7998 is storage space that is vacant
- Suite D Mezzanine 7998 is a gross lease
- Building area is ±6,622 SF; rent roll SF includes storage and ancillary areas not included in the stated building SF.

7990 SANTA MONICA BLVD



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AREA OVERVIEW



SCAN TO
VIEW AREA
VIDEO

Downtown LA

Fairfax
District

The Grove

7990

7998

SANTA MONICA BLVD

N LAUREL AVE

Subject Property

Subject Property

WEST HOLLYWOOD OVERVIEW



West Hollywood is one of Southern California's premier retail, dining, and entertainment destinations. Positioned along the iconic Santa Monica Boulevard corridor, the area offers exceptional visibility, strong consumer demographics, and immediate access to the Sunset Strip, Melrose District, Beverly Hills, and other major regional destinations.



WALKABILITY



96

WALK SCORE



60

TRANSIT SCORE



67

BIKE SCORE

LOCATION MAP



DEMOGRAPHICS

1-3-5 mile radius from subject property

POPULATION	1-MILE	3-MILE	5-MILE
POPULATION (2025)	49,059	281,270	826,451
HOUSEHOLD	1-MILE	3-MILE	5-MILE
HOUSEHOLDS (2025)	29,923	146,594	375,605
AVERAGE HH INCOME	\$128,207	\$131,332	\$119,649
MEDIAN HH INCOME	\$95,843	\$95,476	\$85,051
BUSINESS	1-MILE	3-MILE	5-MILE
TOTAL BUSINESSES	4,501	37,133	78,095
TOTAL EMPLOYEES	31,847	260,217	587,312
TOTAL CONSUMER SPENDING	\$914.9M	\$4.6B	\$11.5B

DISCLAIMER

This offering has been prepared solely for informational purposes. While the information contained herein is from sources deemed reliable, it has not been independently verified by WESTMAC Commercial Brokerage Company or the Seller.

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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