



8500

SANTA MONICA BLVD

West Hollywood



**WEHO'S MOST
VISIBLE CORNER**
JEWEL BOX RETAIL FOR LEASE

RETAIL / CAFÉ / FLAGSHIP

A true hard corner at Santa Monica & La Cienega with wraparound frontage at the signalized gateway between West Hollywood and Beverly Hills.



PROPERTY OVERVIEW

SIZE:

±3,800 SF

ABILITY TO DEMISE 2/3 - 1/3

OUTDOOR PATIO:

±500 SF

ABILITY TO ADD ON
LA CIENEGA SIDEWALK

VEHICLES PER DAY:

±80,000

CEILING:

±14'

TERM: **NEGOTIABLE**

RATE: **CONTACT BROKER FOR DETAILS**

OCCUPANCY: **Q2 2027 DELIVERY**

FEATURES

- 1 Brand-new ground-up construction beneath a 31-unit luxury residential community.
- 2 Purpose-built F&B infrastructure — designed to accommodate a full commercial kitchen for flagship restaurant concept.
- 3 Steps from La Cienega's restaurant row, and the West Hollywood Design District.
- 4 Wraparound corner exposure with visibility from both Santa Monica Blvd and La Cienega Blvd.
- 5 Minutes to Beverly Hills, the Sunset Strip, and the greater Westside.

8500

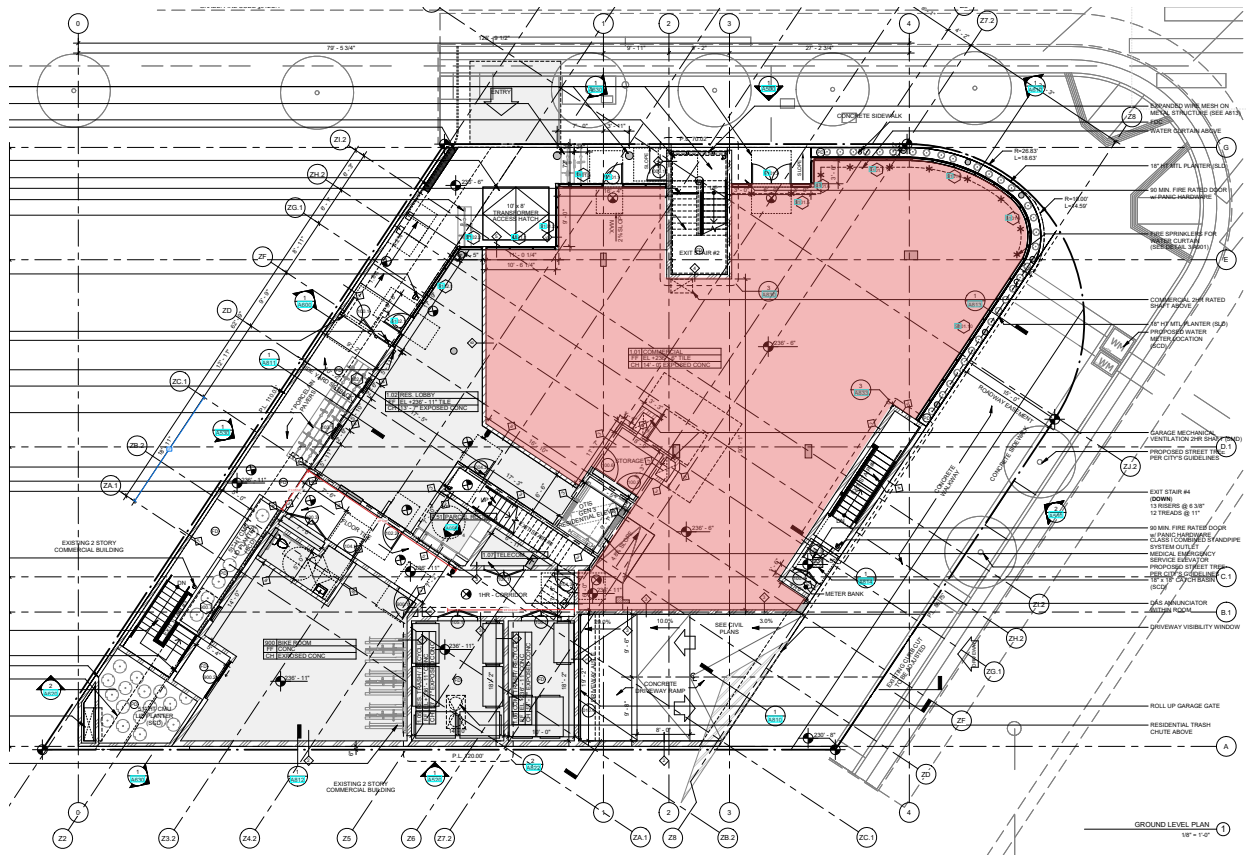


[CLICK HERE FOR ADD'L RENDERINGS](#)



[CLICK HERE FOR ADD'L RENDERINGS](#)

RETAIL - FLOOR PLAN



[illegible]

NEARBY ANCHORS



West Hollywood

Located in the heart of West Hollywood, 8500 Santa Monica Boulevard is surrounded by one of Los Angeles' most vibrant mixes of luxury retail, acclaimed dining, boutique fitness, and entertainment. Just moments from Erewhon West Hollywood, Laurel Supply, Melrose Avenue, the Sunset Strip, and the West Hollywood Design District, the property benefits from exceptional daily foot traffic and an affluent, trend-conscious customer base. Its premier location along Santa Monica Boulevard offers outstanding visibility and convenient access to Beverly Hills, Hollywood, and the greater Westside, making it an ideal destination for retailers and restaurant operators.



8500

SANTA MONICA BLVD

West Hollywood



1508 17th Street,
Santa Monica, CA 90404
310-899-2727
leewestla.com
Lic# 01222000

Leasing Advisors

Conor Halloran PARTNER

conor@leewestla.com
310-899-2724
Lic# 02085970

Brad McCoy CO-PRESIDENT

brad@leewestla.com
310-899-2730
Lic# 01938098

Dylan Mahood PRINCIPAL, CCIM

dylan@leewestla.com
310-899-2706
Lic# 02027002

Cristina Glascock ASSOCIATE

cglascock@leewestla.com
310-899-2746
Lic# 02252335

This Offering Memorandum has been prepared by Lee & Associates - Los Angeles West, Inc. ("Broker") solely for use by qualified prospective purchasers of the property described herein (the "Property"). This information has been compiled from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and the Broker expressly disclaims any liability in connection with such information.

Prospective purchasers should conduct their own independent investigations and analyses of the Property, including but not limited to physical inspections, environmental assessments, zoning requirements, and all other matters deemed relevant. This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute an offer, recommendation, or solicitation to sell or purchase the Property or any interests therein.

By accepting this document, the recipient agrees that it will not, directly or indirectly, reproduce, publish, or disclose this Offering Memorandum or any of its contents to any third party without the prior written consent of Broker. All communications, inquiries, and requests regarding the Property must be directed solely to Broker.

Lee & Associates - Los Angeles West, Inc. is a licensed real estate brokerage in the State of California, License No. 01222000.