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**CityCenter**

# FOR SALE

7541-7549 SANTA MONICA BLVD, WEST HOLLYWOOD

**WESTMAC**

Commercial Brokerage Company

**Beverly & Co.**

Luxury Properties

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# EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to acquire 7541-7549 Santa Monica Boulevard., in West Hollywood, near the intersection of North Crescent Heights Boulevard and Santa Monica Blvd.

The subject property is comprised of ±6,914 SF along Santa Monica Blvd. on ±15,090 SF of land. The area around 7541 Santa Monica Boulevard in West Hollywood is one of the most vibrant and dynamic stretches of the city, offering a perfect mix of culture, commerce, and lifestyle. Santa Monica Boulevard itself is a heavily traveled corridor that serves as both a commuter route and a destination, lined with retail shops, restaurants, cafés, and essential services. The property sits near the intersection of Crescent Heights Boulevard, providing excellent visibility, strong daily traffic counts, and accessibility for both locals and visitors. Its location ensures steady exposure, making it highly attractive for businesses seeking a high-profile presence in a bustling neighborhood.

The Hollywood Freeway (US-101) lies just a short drive to the northeast, while Interstate 10 is within a few miles to the south, offering convenient regional connections. Public transit options along Santa Monica Boulevard support car-free mobility, adding to the walkability of the district. Surrounded by a mix of historic buildings, modern developments, and high-density residential communities, the location offers built-in foot traffic and strong demand drivers



# PROPERTY INFORMATION

**TOTAL BUILDING: ±6,914 SF**  
**TOTAL LAND: ±15,090 SF**

<b>Address</b>	7541-7543 Santa Monica Blvd. West Hollywood, CA 90046
<b>APN</b>	5530-010-021
<b>Building Size</b>	± 2,520 SF
<b>Lot Size</b>	± 4,939 SF
<b>Zoning</b>	WDC2A*
<b>Parking</b>	± 8 surface parking spaces

<b>Address</b>	7549 Santa Monica Blvd. West Hollywood, CA 90046
<b>APN</b>	5530-010-023
<b>Building Size</b>	± 2,070 SF
<b>Lot Size</b>	± 5,089 SF
<b>Zoning</b>	WDC2A*
<b>Parking</b>	± 6 surface parking spaces

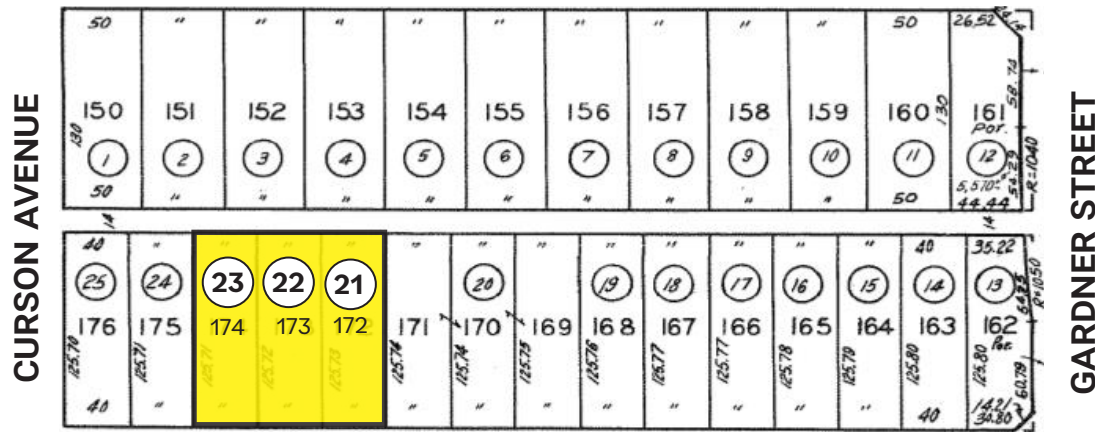
FOR SALE: \$6,750,000

<b>Address</b>	7545-7547 Santa Monica Blvd. West Hollywood, CA 90046
<b>APN</b>	5530-010-022
<b>Building Size</b>	± 2,324 SF (Two (2) buildings)
<b>Lot Size</b>	± 5,062 SF
<b>Zoning</b>	WDC2A*
<b>Parking</b>	± 4 surface parking spaces and rear of building



# PARCEL MAP

NORTON AVENUE



SANTA MONICA BLVD



DOWNTOWN

7541-7543 SANTA MONICA BLVD

7549 SANTA MONICA BLVD

7545-7547 SANTA MONICA BLVD

N CURSON BLVD

SANTA MONICA BLVD





7541



7543



7545



7547

7549



SANTA MONICA BLVD

N. CURSON AVE

SUBJECT PROPERTY

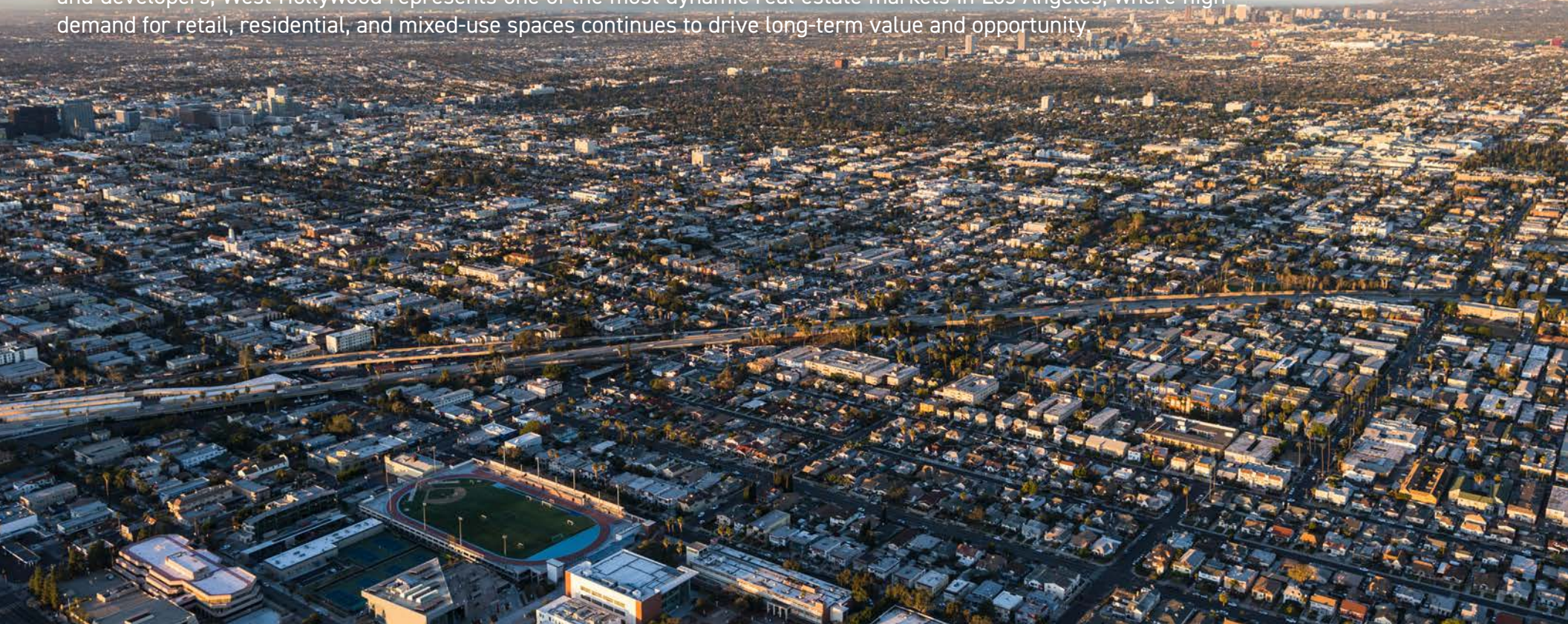
7541-7543      7545-7547      7549



# AREA SUMMARY

West Hollywood, often referred to as WeHo, is one of Los Angeles' most sought-after neighborhoods, blending a rich history with a modern, progressive lifestyle. Centrally located between Beverly Hills and Hollywood, it is known for its vibrant energy, cultural landmarks, and thriving entertainment scene. The city is highly walkable, with tree-lined streets connecting residents and visitors to an array of restaurants, boutiques, art galleries, and nightlife destinations. Anchored by iconic corridors such as the Sunset Strip, Santa Monica Boulevard, and the Design District, West Hollywood is both a creative hub and a premier destination for locals and tourists alike.

The community is also recognized for its inclusive and forward-thinking character, attracting a diverse population that values art, culture, and innovation. With a blend of historic architecture, luxury developments, and mixed-use projects, West Hollywood offers an appealing mix of old and new. Its central location provides convenient access to major freeways and neighboring areas, while still maintaining a strong sense of identity and local pride. For investors and developers, West Hollywood represents one of the most dynamic real estate markets in Los Angeles, where high demand for retail, residential, and mixed-use spaces continues to drive long-term value and opportunity.



# AMENITIES MAP



# DEMOGRAPHICS

1-3-5 mile radius from subject property

POPULATION	1-Mile	3-Mile	5-Mile
2024 Population	58,315	327,983	870,427
Median Age	39.2	39.8	39.4
HOUSEHOLD	1-Mile	3-Mile	5-Mile
2024 Households	34,388	166,882	392,218
Median Home Value	\$1,032,699	\$1,096,001	\$1,076,822
Average Household Income	\$105,731	\$110,934	\$103,010
BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	4,113	31,982	73,677
Total Number of Employees	27,555	241,252	560,107
Total Consumer Spending	\$997M	\$5.1B	\$11.8B

# LOCATION MAP





## CONTACT INFORMATION:

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