

8714 SANTA MONICA BLVD
WEST HOLLYWOOD, CA 90069

FITNESS SPACE AVAILABLE



Brandon Cohan
Brandon Zarrabi

brandon@bcre.la
zarrabi@bcre.la

310 654 0200
310 492 3597

BC BRANDON COHAN
REAL ESTATE // BCRE.LA



4,668 SF of second generation
fitness space available.

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Located on the iconic Santa Monica Boulevard down the street from Erewhon, John Reed Fitness, Bottega Louie, Salt and Straw, and Kreation.



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**NIKE
TRAINING
STUDIO
WEHO**



Built out reception area, fitness studio, locker room, and restrooms.

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Former Nike Training Studio



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Valet parking available
in attached lot



TOGETHER

EVERYDAY

ATHLETE

EVERYDAY

ATHLETE

EVERYDAY

N 34° 5' 14.0316 W 118° 22' 49.0088

NIKE TRAINING ST

WEST HOLLYWOOD
CALIFORNIA
USA

NIKE TRAINING

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DEMOGRAPHICS AND TRAFFIC

TRAFFIC COUNT

~30,000

Avg. daily vehicles on Santa Monica Blvd
Principal arterial corridor · 2 travel lanes each direction

+12,282

Daytime population surge
+35.7% above residential base — strong visitor & commuter draw

1 MILE RADIUS — KEY DEMOGRAPHICS

<p>TOTAL POPULATION</p> <p>36,961</p> <p>1 mile radius residents</p>	<p>AVG. HH INCOME</p> <p>\$198,468</p> <p>vs. \$128,770 LA County avg.</p>	<p>MEDIAN HH INCOME</p> <p>\$121,321</p> <p>vs. \$80,734 national median</p>	<p>PER CAPITA INCOME</p> <p>\$131,797</p> <p>vs. \$45,792 LA County</p>	<p>MEDIAN AGE</p> <p>42.1 yrs</p> <p>vs. 37.5 state avg.</p>	<p>MEDIAN HOME VALUE</p> <p>\$1.07M</p> <p>+47.8% since 2011</p>
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POPULATION BY TRADE AREA RADIUS (ESRI 2025 / 2030 FORECAST)

RADIUS	2025 POPULATION	2030 PROJECTED	ANN. RATE	2025 HOUSEHOLDS	2030 HOUSEHOLDS	MEDIAN AGE
1 MILE	35,770	35,197	-0.32%	23,232	23,369	42.1
3 MILES	240,936	241,659	+0.06%	130,778	133,959	39.5
5 MILES	761,201	765,261	+0.11%	359,653	370,280	38.2



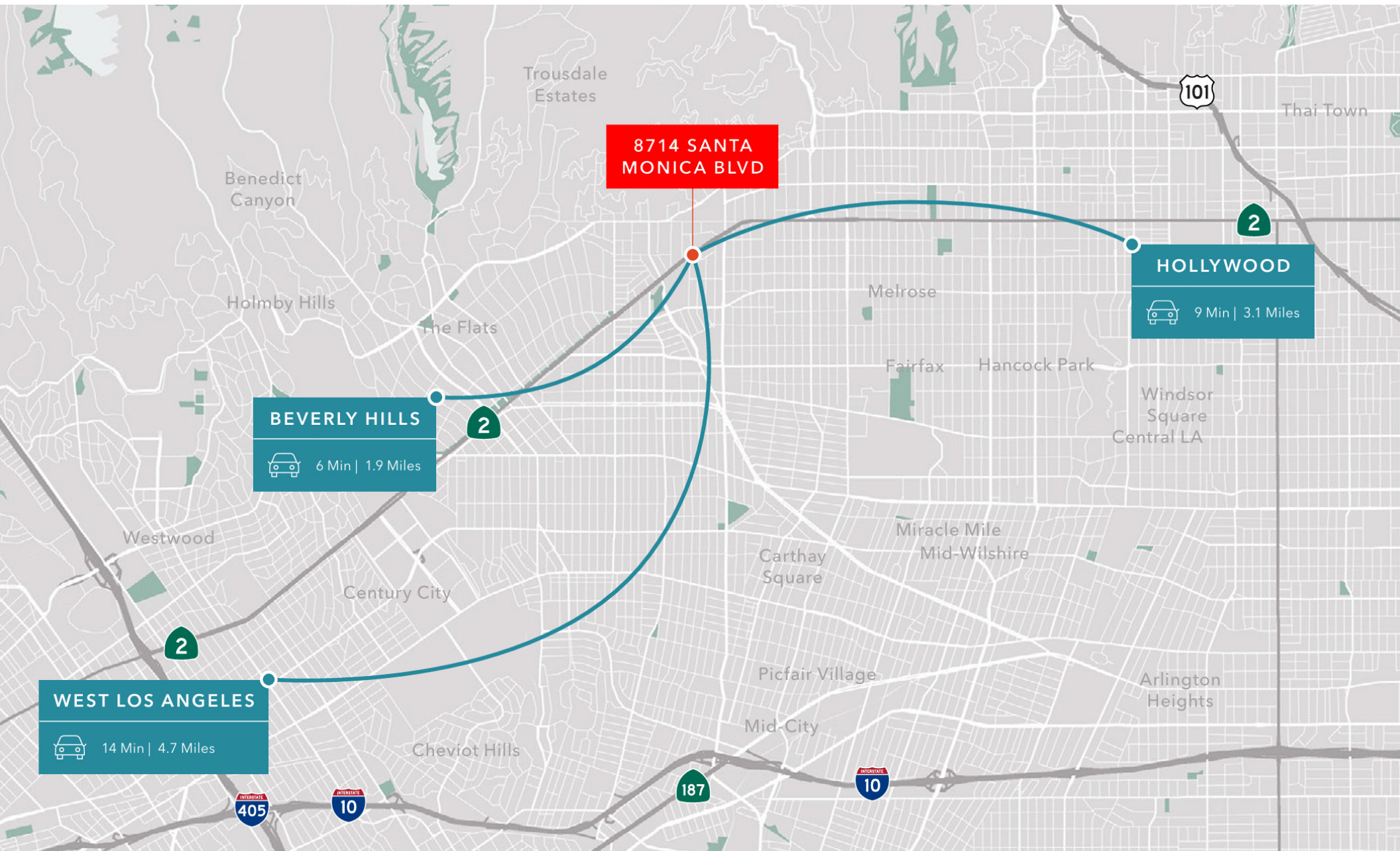
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