

FOR LEASE

8761

BEVERLY BLVD

WEST HOLLYWOOD, CA 90048

LEICHT

KITCHENWORKS

WESTMAC

Commercial Brokerage Company



**COLDWELL
BANKER**

WILLIAM B. ALTHOUSE

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DRE# 01403020

310.966.4389

PETER WONG

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DRE# 01019976

310.880.1881

LEASING INFO

LOCATION 8761 Beverly Blvd

ADDRESS West Hollywood, CA

AVAILABLE SF ±1,909 SF

ASKING RATE Contact Broker

LEASE TYPE NNN



PROPERTY HIGHLIGHTS

- **BEST-IN-CLASS LOCATION**

Centrally located in West Hollywood, close to renowned shopping and dining locations

- **HIGH WALK SCORE**

Subject property walkscore: 93- Walker's Paradise. Daily errands do not require a car.

- **EASE OF TRANSPORTATION**

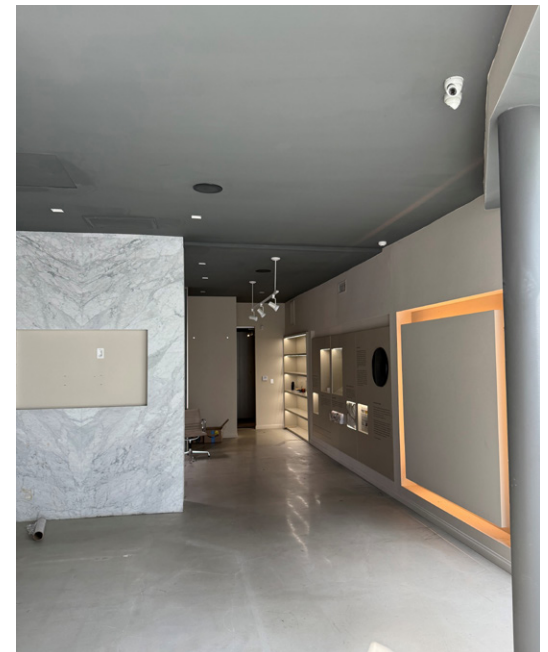
Within close proximity to other employment and entertainment hubs such as Beverly Hills, Century City, Santa Monica, and Hollywood

- **AVAILABLE SPACE**

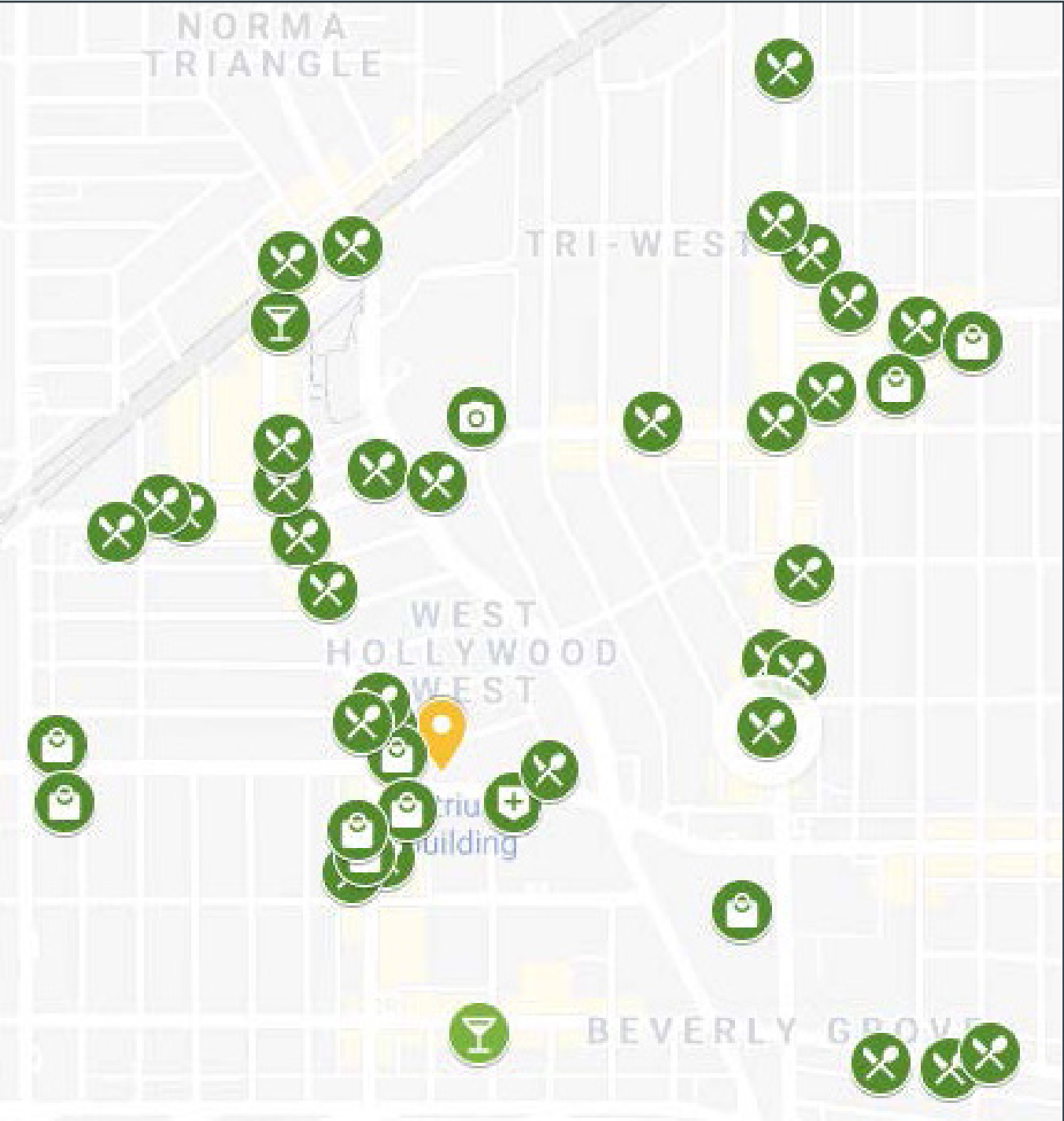
±1,909 square feet of space available

- **WEST HOLLYWOOD DESIGN DISTRICT**

Within less than a mile of the Pacific Design Center, at the southern border of the West Hollywood Design District



AMENITIES MAP



- Cedars Sinai

Blue Bottle Coffee

Sushi Tama

The Ivy

FLEXFORM Los Angeles

Leica Store & Gallery

RH Modern

Chanel

GRANVILLE

Il Piccolino

Petrossian

James Perse

The Nice Guy

Cecconi's West Hollywood

Pizzana West Hollywood

Catch LA

Zinquē

Gracias Madre

Bristol Farms

Ralphs

Pacific Design Center

The Abbey

Guisados
- Nobu Los Angeles

Koi Los Angeles

Rosaline

E.P. & L.P.

Urth Caffè Melrose

Alfred Coffee Melrose Place

House of CB

Mejuri

NORMS

Beverly Center A.O.C.

Toca Madera

Berri's Cafe Magnolia Bakery

Sushi Fumi

Real Food Daily SUR

Verve Olivetta

The Assembly

Rocco's WeHo

Alfred Tea Room

The Belmont

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Population			
Population	39,974	274,772	845,286
5 Yr. Growth	0.44%	0.57%	0.72%
Average Household Income	\$94,077	\$89,299	\$70,358
Average Age	43	41	39
Household			
Households	22,311	136,644	368,472
5 Yr. Growth	0.17%	0.29%	0.53%
Average Household Size	1.70	2.00	2.20
Median Housing Value	\$968,998	\$1,035,761	\$1,008,904





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