

for sale 8767 beverly boulevard



method
COMMERCIAL

Presented By:

Martin McDermott
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8767 BEVERLY BOULEVARD

WEST HOLLYWOOD, CA 90048

SALE PRICE: \$4,250,000

Flagship brand-building showroom in the core West Hollywood Design District with net income from billboard and/or potential for show-stopping signage. Property delivered vacant.

- Stable income with growth from an institutional tenant leased billboard on a rolling 10-year term
- Prime location in the West Hollywood Design District, home to leading brands for home furnishings and apparel
- California indoor-outdoor retail oasis
- No ULA transfer tax

investment



Lot Size: 3,768 SF

GLA: 3,190 SF

Zoning: WDC2A

APN: 4336001031



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Method Commercial in compliance with all applicable fair housing and equal opportunity laws.

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section 1

property information



PROPERTY DESCRIPTION

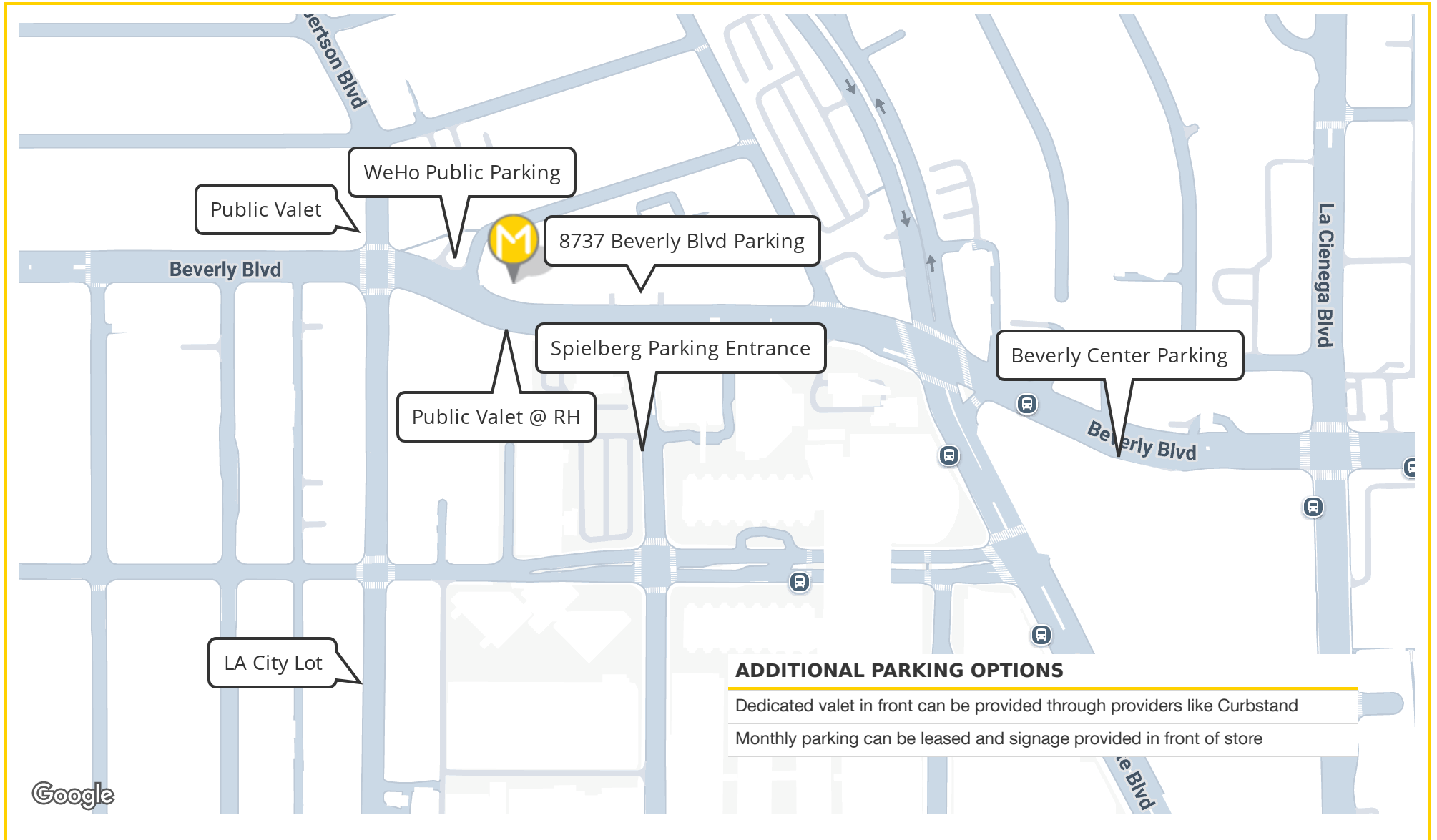
Single-story showroom with private patio and two-sided billboard.

- Height to the hardlid ceiling is 9' 9"
- The attic space is approximately 3' 5"
- Power Service: 100 amps, 3 Phase
- HVAC: installed in 2019, two package units that are four tons each (8 tons total)
- The gas line is currently turned off at the meter
- The alarm system is with ADT
- The roof had a silicone coating 7 years ago. There is a 20-year warranty on the coating.
- Floor: hardwood floor on top of a concrete slab
- Rare "blade" sign is 4' x 7' 11", can be seen from Robertson
- Two-sided Billboard (owned by Clear Channel)

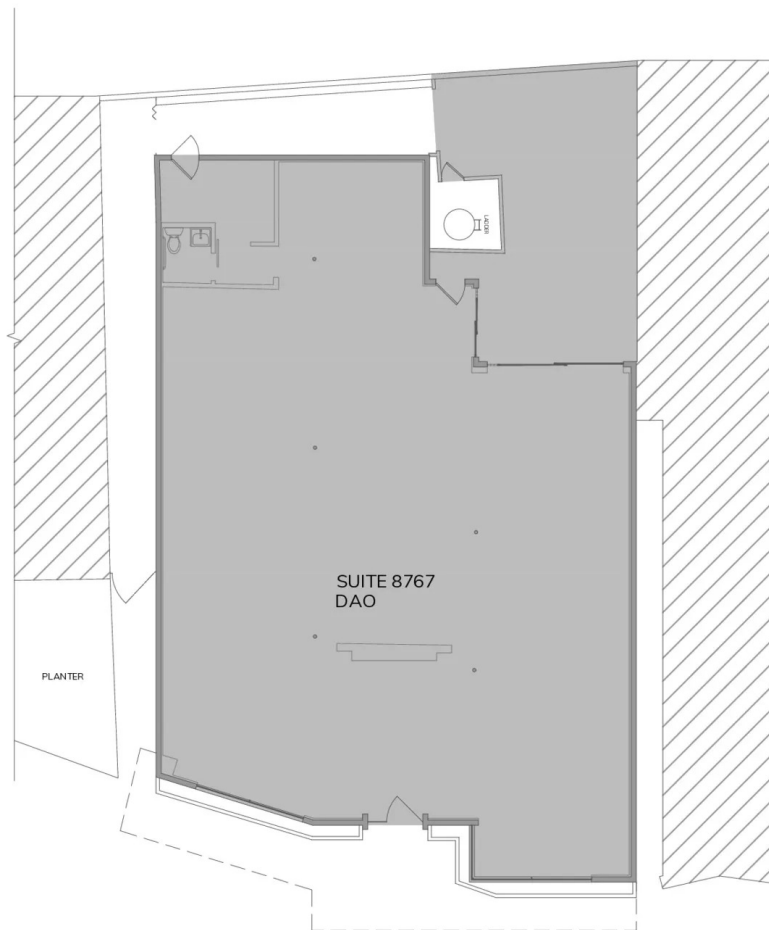
ZONING

WDC2A









8767 - DAO
Leasable Area 3,190

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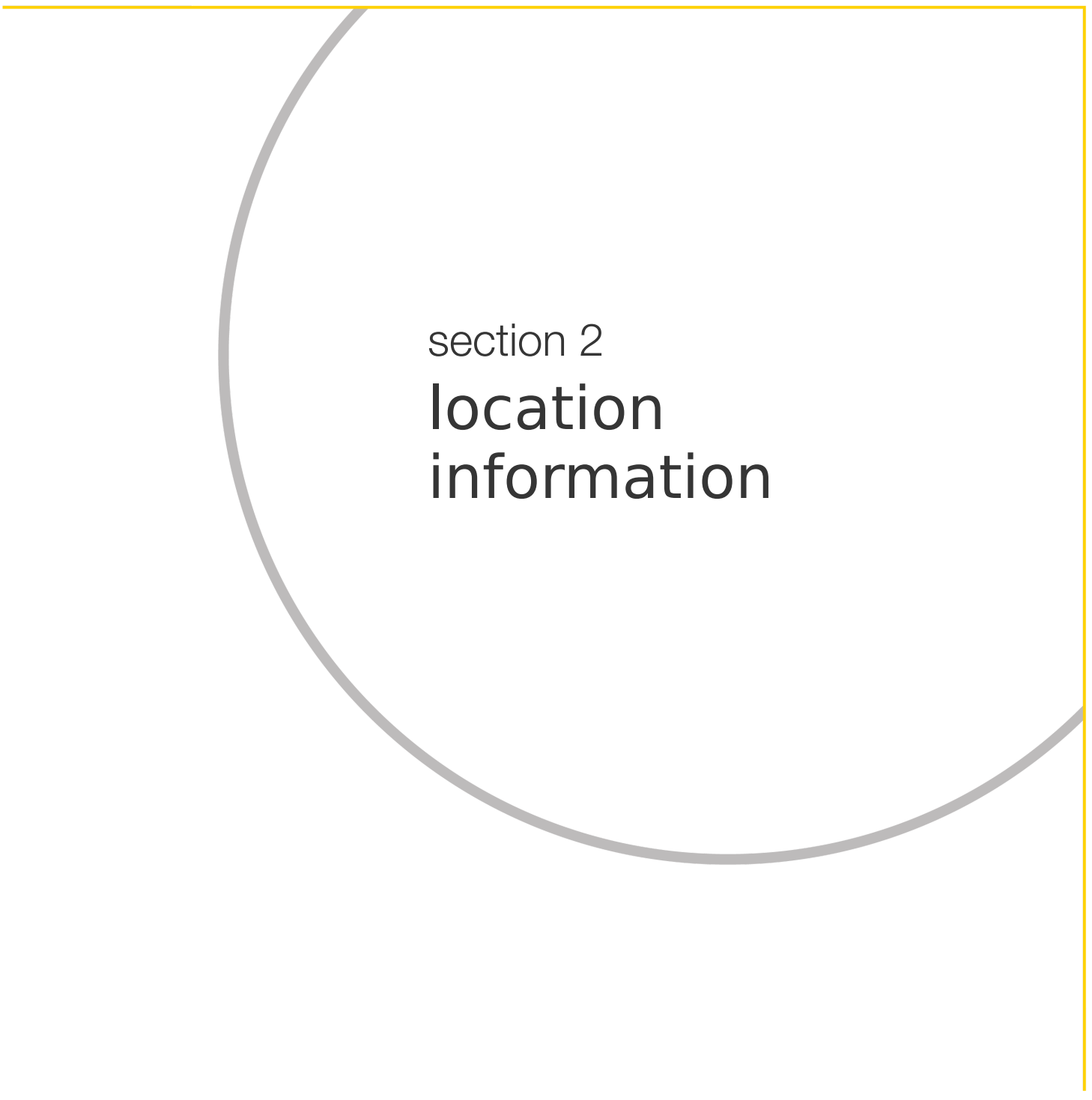
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Leasable Area: 3,190

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West Hollywood, CA 90048

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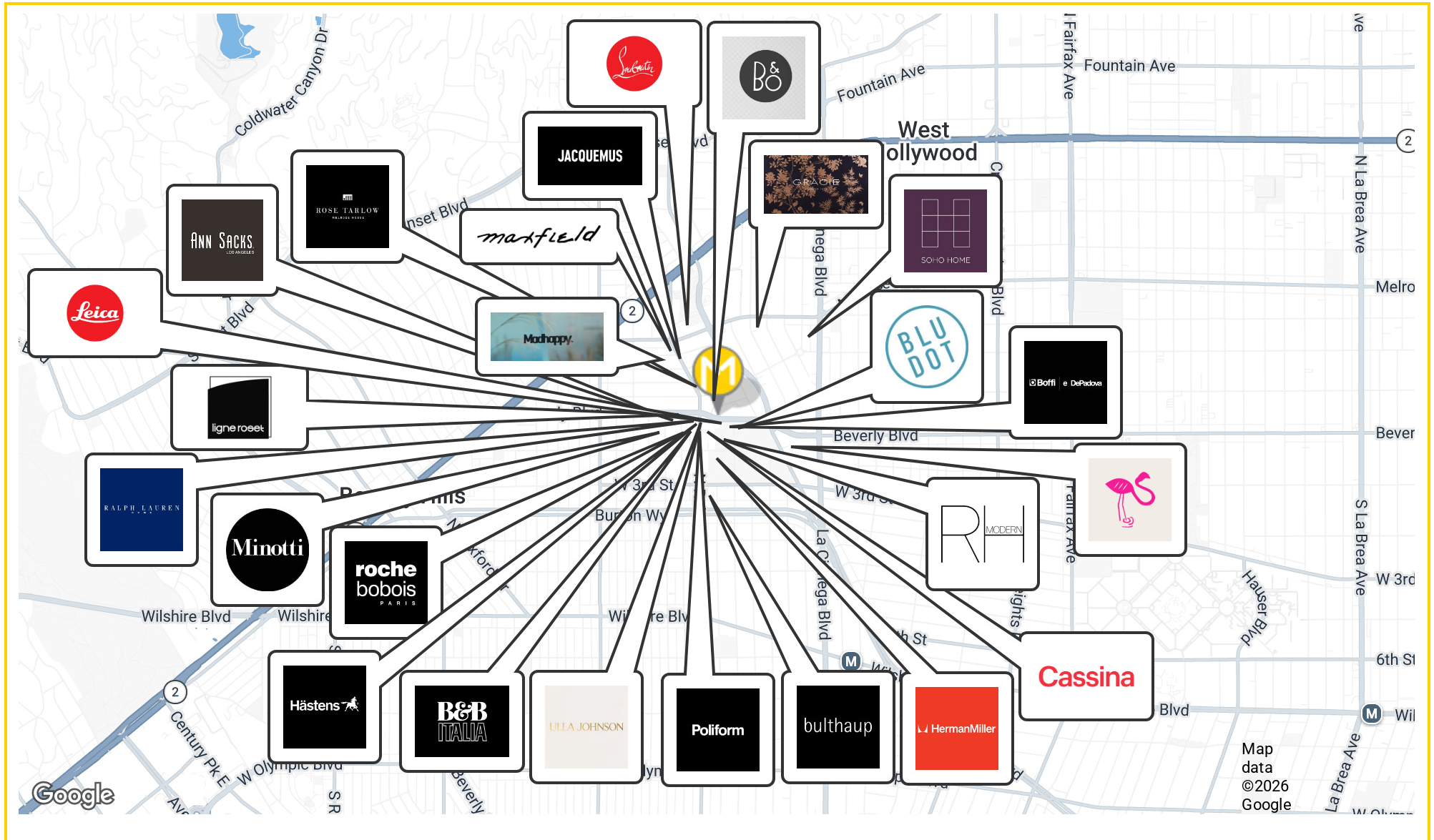




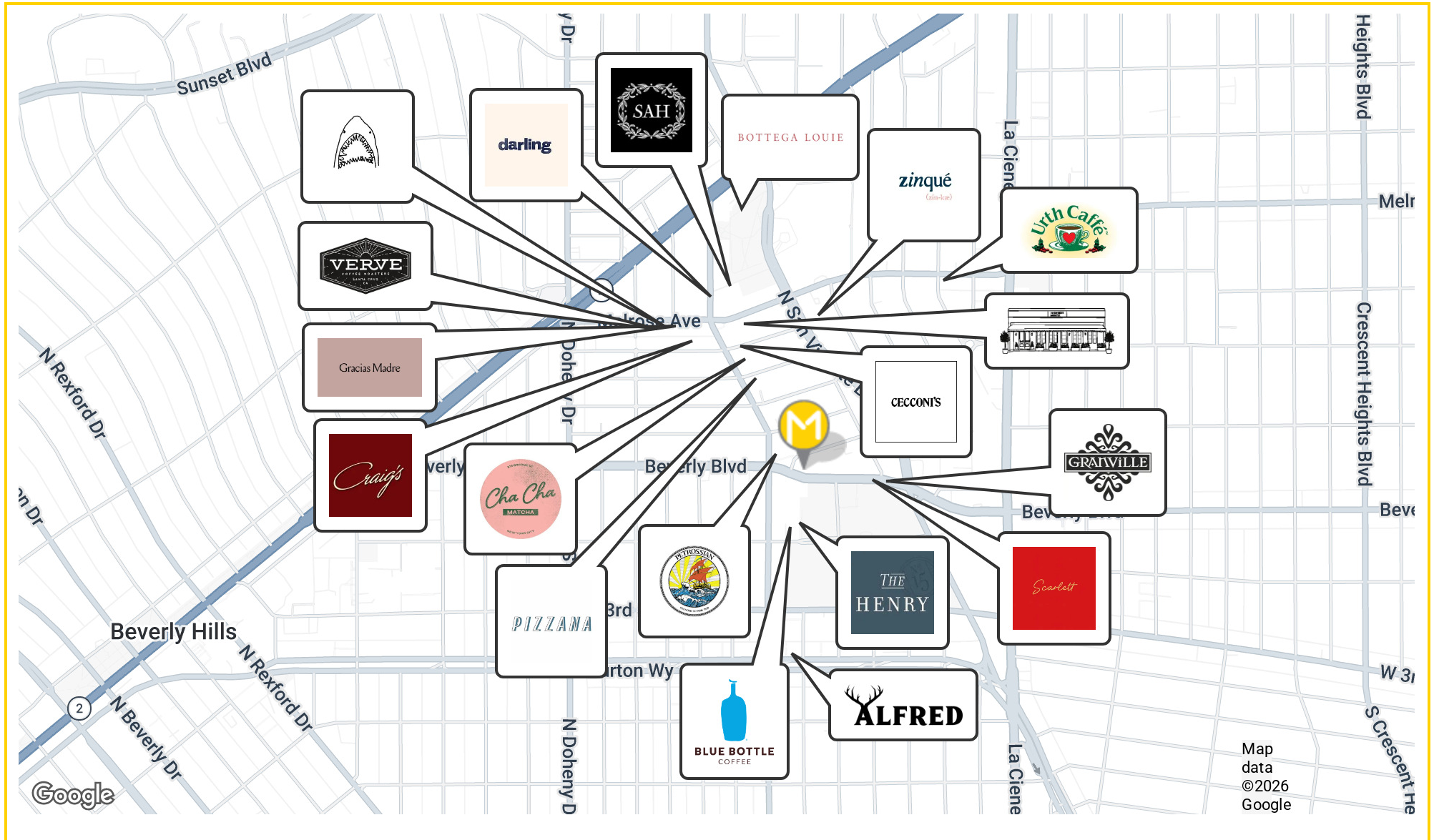
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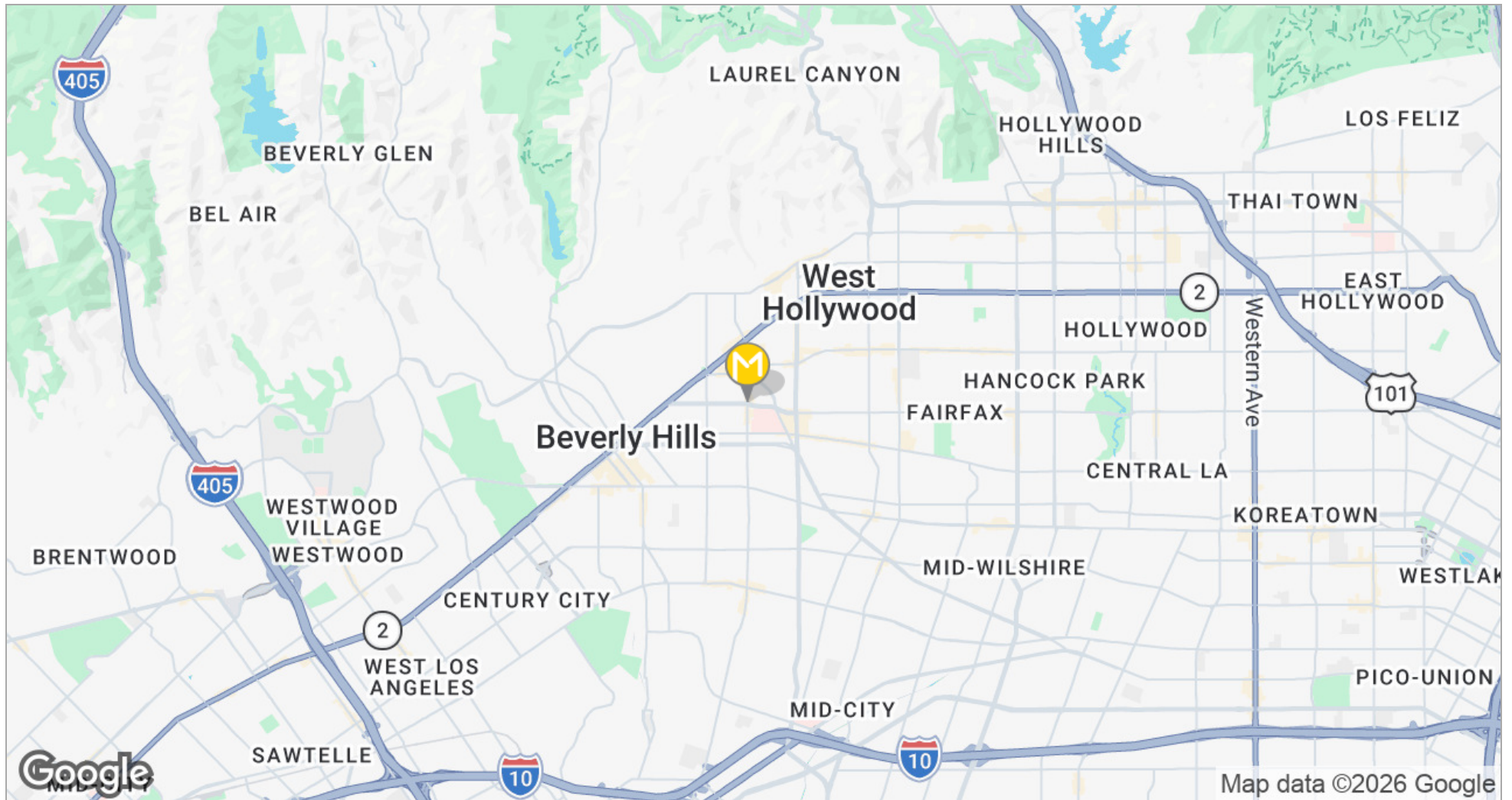
section 2

location information



city's best bites and sips





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section 3

demographics

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	37,217	133,173	257,882
Average Age	43.6	41.3	41.2

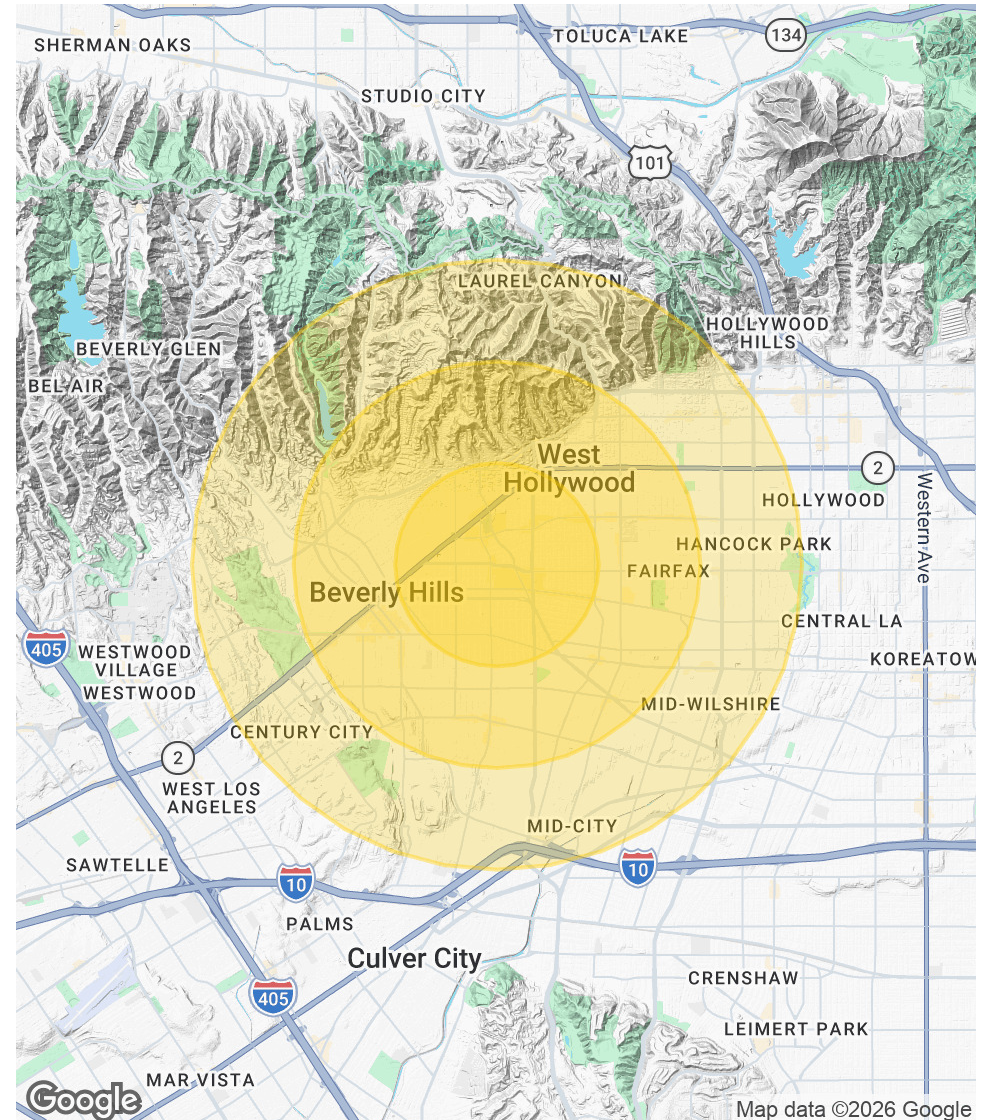
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	21,291	70,408	132,033
Average HH Income	\$164,736	\$170,615	\$173,055
Average House Value	\$1,687,320	\$2,085,232	\$2,031,416
# of Homes Listed above \$19M		92	

2023 American Community Survey (ACS)

HEADER 1

	2 MILE
Cars Per Day	43,106
Consumer Spending - Furniture	\$160M
Consumer Spending - Apparel	\$120M
Consumer Spending - Total	\$2..5B



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section 4

advisor bio

MARTIN MCDERMOTT
Managing Director



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Professional Background

Since 2002, Martin McDermott has assisted clients in achieving their strategic business goals through the sale, purchase, and leasing of office, retail, industrial, and development properties. While Mr. McDermott represented the United States Postal Service in all its lease renewals from Santa Barbara County through Orange County over four years, most of the focus has been on the private investor. Mr. McDermott co-founded Method Commercial in 2017 to better serve this group, primarily comprised of local family offices, private trusts, high-net worth individuals, non-profits, owner-users, developers, and value-add investors.

Mr. McDermott is an expert at negotiating in difficult positions, including lease renewals, recessionary economies, environmental and other encumbrances, and off-market opportunities. He also has a twenty-three-year track record of uncovering overlooked value.

Mr. McDermott is currently a certified mentor in the Small Business Administration's Los Angeles division SCORE program. From 2013 to 2020, he designed and taught courses for the prestigious Urban Land Institute. Clients benefit from the coaching, leadership, and management skills Mr. McDermott honed working with Fortune 500 business leaders while Director of Business Development at the Ross School of Business at the University of Michigan.

Before co-founding Method Commercial, Mr. McDermott was a leading agent at Grubb & Ellis and a Founding Principal at Avison Young, Los Angeles.

Memberships & Affiliations

Mr. McDermott is a certified Small Business Administration SCORE mentor, a former instructor with the Urban Land Institute and the Los Angeles chapter of the Real Estate Associate Program (REAP), a Certified Commercial Investment Member (CCIM), and holds a California Real Estate Broker's license.

Education

A.B. in Diplomacy and World Affairs and an emphasis in International Environmental Policy from Occidental College. Executive education courses in Sales, Marketing, Strategy and Leadership at The Ross School of Business at the University of Michigan.

Thank You

For more
information or to
schedule a tour...

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