







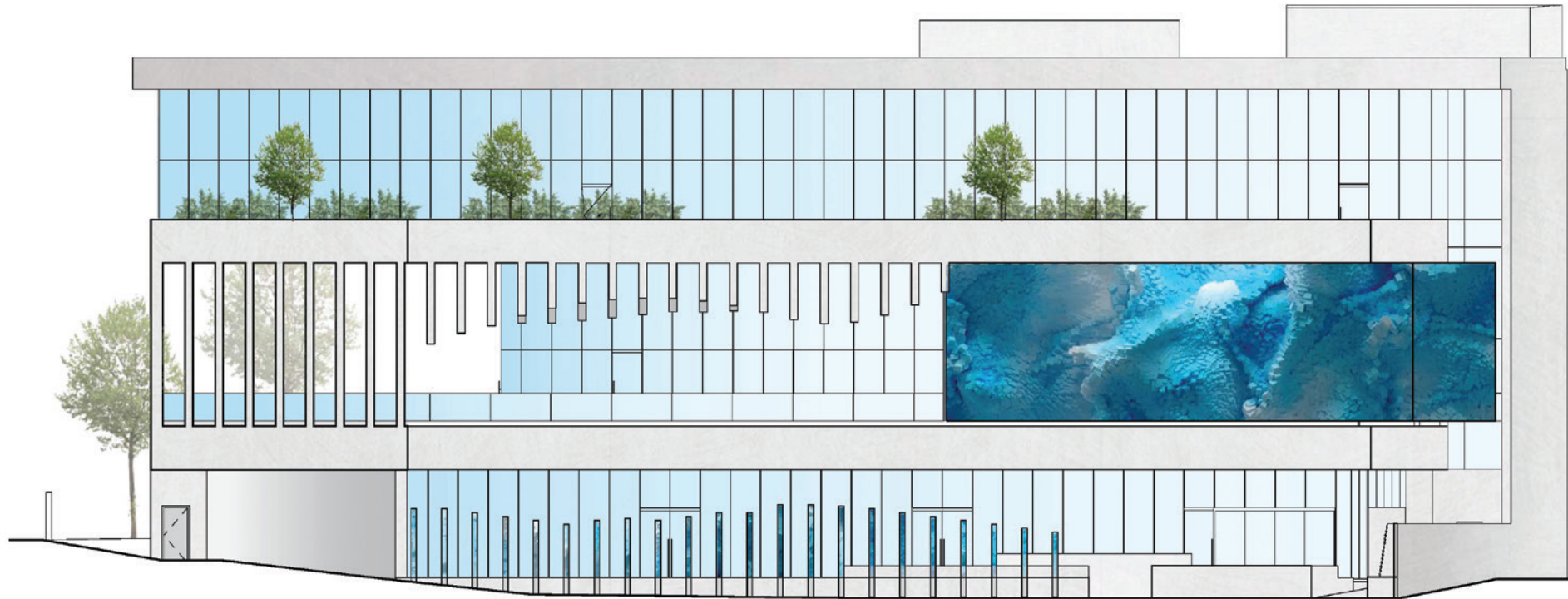
## ARCHITECTURE

The mixed-use building is designed to act as a metaphorical keystone in order to anchor the proposed, visually dynamic, media district. Conceptually, the design juxtaposes a luminous media “cube” with a strong, stoic concrete mass which has been configured to receive and orient it to the surrounding environment. The effect is to subordinate the building itself in a manner much like that of a picture frame, which compliments the art it supports. The cast-in-place concrete frame of the building, with highly refined, minimal detailing, will position it within the ranks of notable civic buildings rather than the more common stucco or panelized buildings, while highlighting the powerful geometric constraints of its location.

The ground and middle floors seamlessly join chic retail, office or restaurant spaces, with expansive patios and large indoor/outdoor spaces. The top floor is a lush terrace garden with spectacular views of the Sunset Strip and L.A. Basin - along with more premium office space.

The diverse elements in this structure—art, advertising, dynamic architectural form, and dense landscaping throughout—merge to create fluid, evolving experiences as you move around and through the building.





3 ±9,673 RSF  
 INTERIOR: ±5,354 RSF including 966 RSF mezzanine  
 EXTERIOR: ±4,319 RSF  
 CEILING HEIGHT: 21'

2 LEASED BY **SORA** 天

1 LEASED BY **SORA** 天

P 88 PARKING STALLS  
 2 LEVELS SUB PARKING

# THE NOW

8497 SUNSET BOULEVARD, WEST HOLLYWOOD

**BUILDING SIZE** 29,074 rsf

**NUMBER OF STORIES** 3

**DELIVERY DATE** May 2024

**PARKING** 88 spaces (additional with valet assist)

**PROPERTY HIGHLIGHTS**

- Iconic New Building providing West Hollywood's finest retail and office leasing opportunities
- Multi-Functional space with multiple large outdoor patio spaces for best-in-class Tenants
- Unobstructed city views

**DESIGN FEATURES**

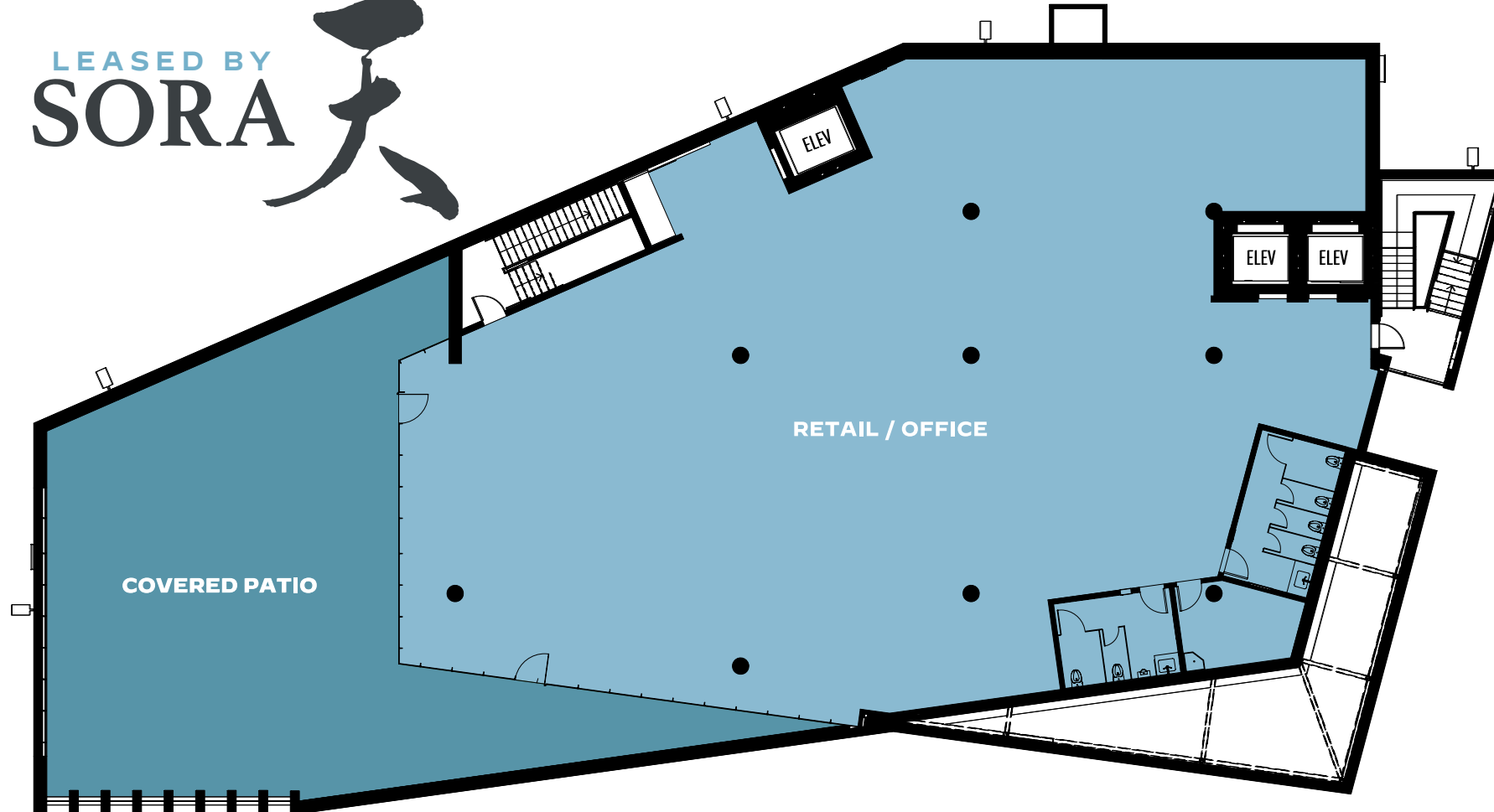
- 19' - 21' ceiling heights
- Museum level finishes
- 7,407 square feet of outdoor patio space

LEASED BY  
**SORA**

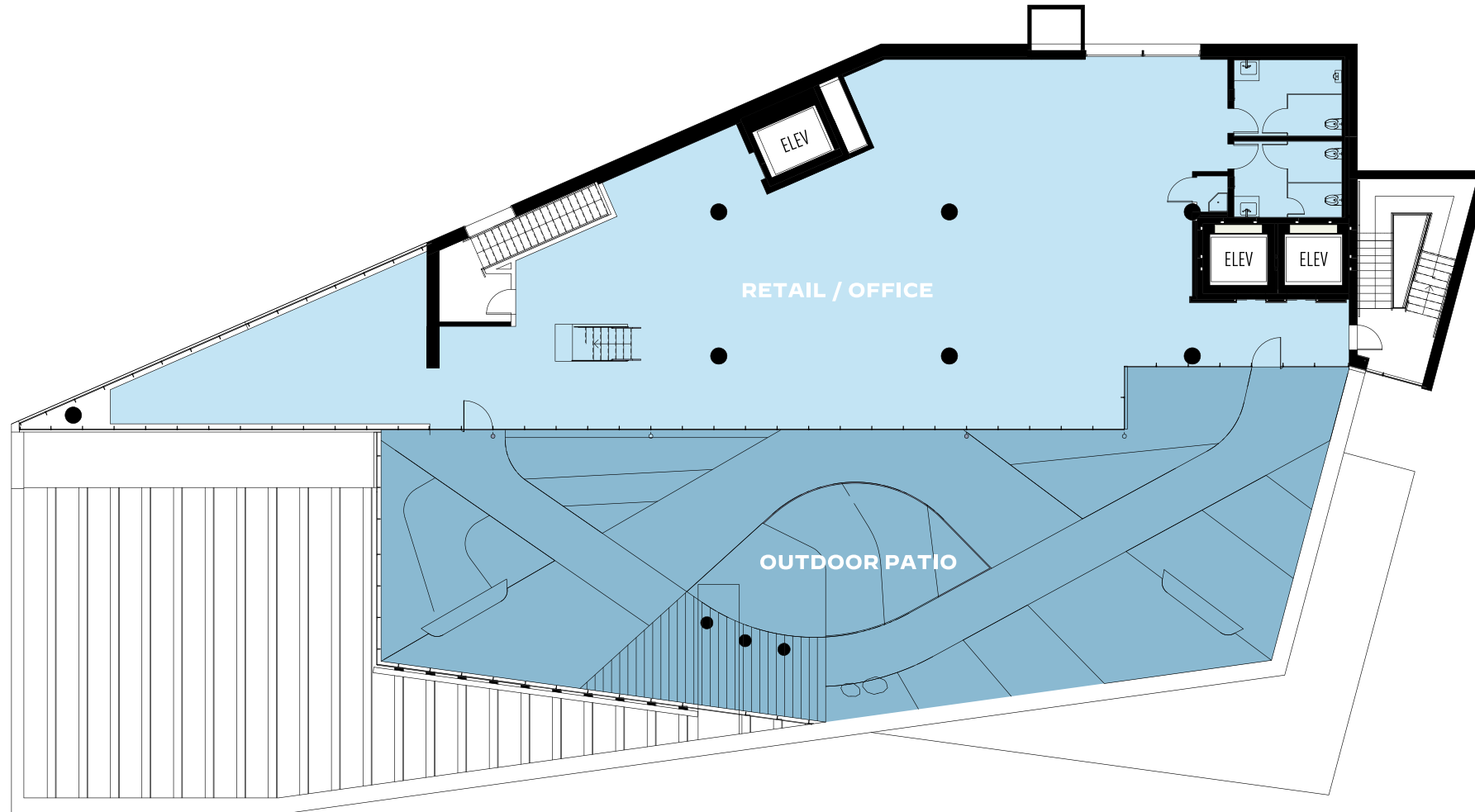


1 **±8,522 SF**  
INTERIOR: ±6,979 SF  
EXTERIOR: ±1,542 SF  
CEILING HEIGHT: 19'

LEASED BY  
**SORA**



— 2 ±10,784 SF  
INTERIOR: ±7,695 SF  
EXTERIOR: ±3,088 SF  
CEILING HEIGHT: 20'



3 ±9,673 RSF  
 INTERIOR: 5,354 RSF (±4,388 SF + 966 RSF mezzanine)  
 EXTERIOR: ±4,319 RSF  
 CEILING HEIGHT: 21'

SUNSET BOULEVARD

# AT THE INTERSECTION OF LA'S PAST & FUTURE

## SUNSET @ LA CIENEGA

The intersection of Sunset Blvd and La Cienega Blvd in West Hollywood has long been heralded as a nexus of creativity, commerce, and culture, making it an ideal location for retail and creative office tenants to establish their presence. Situated in the heart of the iconic Sunset Strip, this vibrant area boasts a diverse and affluent customer base, which guarantees a steady stream of foot traffic and potential clients for businesses. The numerous high-profile establishments, including upscale boutiques, renowned restaurants, and historic music venues, create a synergistic ecosystem that fosters growth and innovation for new and established companies alike. Additionally, the area is well-connected to the rest of the city, with easy access to public transportation and major thoroughfares.





# DEMOGRAPHICS **3 MILE RADIUS**

## 2022 DEMOGRAPHIC DETAILS

POPULATION **235,764**

MEDIAN AGE **42.5**

BACHELOR'S DEGREE+ **56%**

HOUSEHOLDS **124,169**

AVERAGE HH INCOME **\$121,357**

MEDIAN HOME VALUE **\$1,030,183**

TOTAL CONSUMER SPENDING **\$4.2B**

AVERAGE ANNUAL SPENDING PER HOUSEHOLD

APPAREL **\$1,597**

ENTERTAINMENT / HOBBIES / PETS **\$5,005**

FOOD & ALCOHOL **\$9,352**

HOUSEHOLD **\$5,620**

TRANSPORTATION & MAINTENANCE **\$7,700**

HEALTHCARE **\$1,569**

DAYCARE **\$2,830**

the **NOW**





Exclusive Japanese Dining Collection

# SORA

A groundbreaking concept that unites  
Japan's most celebrated and Michelin star-rated dining  
establishments under one roof creating an unparalleled  
culinary experience.







# MICHELIN STAR CLASS DINING



## **Takiya** たきや

TOP100 awarded Tempura restaurant on the most popular review site in Japan.

## **Sushikoma** 鮨駒

A hidden gem sushi place from Tohoku region, Japan.

## **AO** 蒼

Innovative French fusion Japanese.

## **Teruzushi** 照寿司

Social media famous uniquely creative sushi.

## **Makitori Shin Kobe** 薪鳥 新神戸

New style Yakitori with wood-fire.

## **Bar Centifolia** センティフォリア

Bar lounge partner with world-class cocktail performance.



## MEDIA CUBE

Imagine a luminous cube - a gorgeously vivid apparition made of 3 seamlessly integrated LED panels. A vibrant visual welcome to travelers coming up La Cienega and a captivating beacon for those exploring the Strip.

The panels dynamically cycle through a kaleidoscope of colorful visuals and curated advertising or tenant identity signage. The high visibility and innovative display format of the media cube give advertisers both the opportunity and the encouragement to invest in unique content for this site.

## INTERACTIVE OUTDOOR ART

A row of decorative illuminated bollards lines the exterior of the building entrance, at street level. Like a trail of stars, they visually echo the media cube content.

These bollards display artwork that responds dynamically to pedestrian activity through motion sensors - thus creating a “mood ring” that constantly reflects pedestrian activity on the Strip.

Like the lively terraces above, this interactive art gallery creates the feeling of a dynamic, living, evolving space - one that changes mood, vibe, and even color depending on the surrounding human energy.







## RETAIL / RESTAURANT

## CREATIVE OFFICE

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