

7321 Santa Monica Blvd.

WEST HOLLYWOOD, CA 90046

BUSINESS ASSET SALE



OFFERING MEMORANDUM



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West Hollywood Overview

About the City

West Hollywood is at the cultural and geographical heart of the Los Angeles region, surrounded by must-see hotspots in every direction. If you want the true Southern California experience, booking a hotel in walkable West Hollywood will give you convenient access to everything and situate you in one of the hottest hubs of L.A.

You could easily fill an entire vacation exploring West Hollywood's trendy food, art, nightlife and shopping scenes. Lounge by a sparkling rooftop pool at some of the poshest hotels in Los Angeles. Play in the stomping ground of rock 'n' roll legends on the world-famous Sunset Strip. And discover L.A.'s most vibrant LGBTQ neighborhood as you take in one of the liveliest street scenes in the city.

Area Highlights

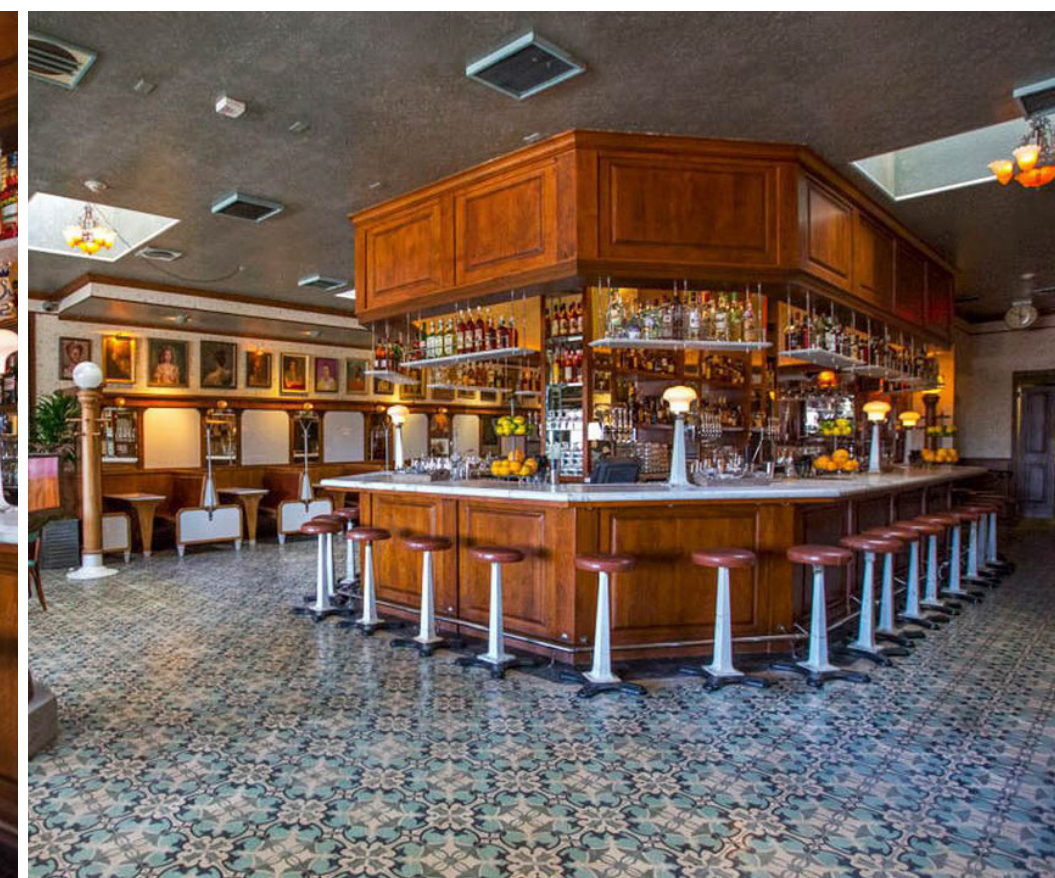
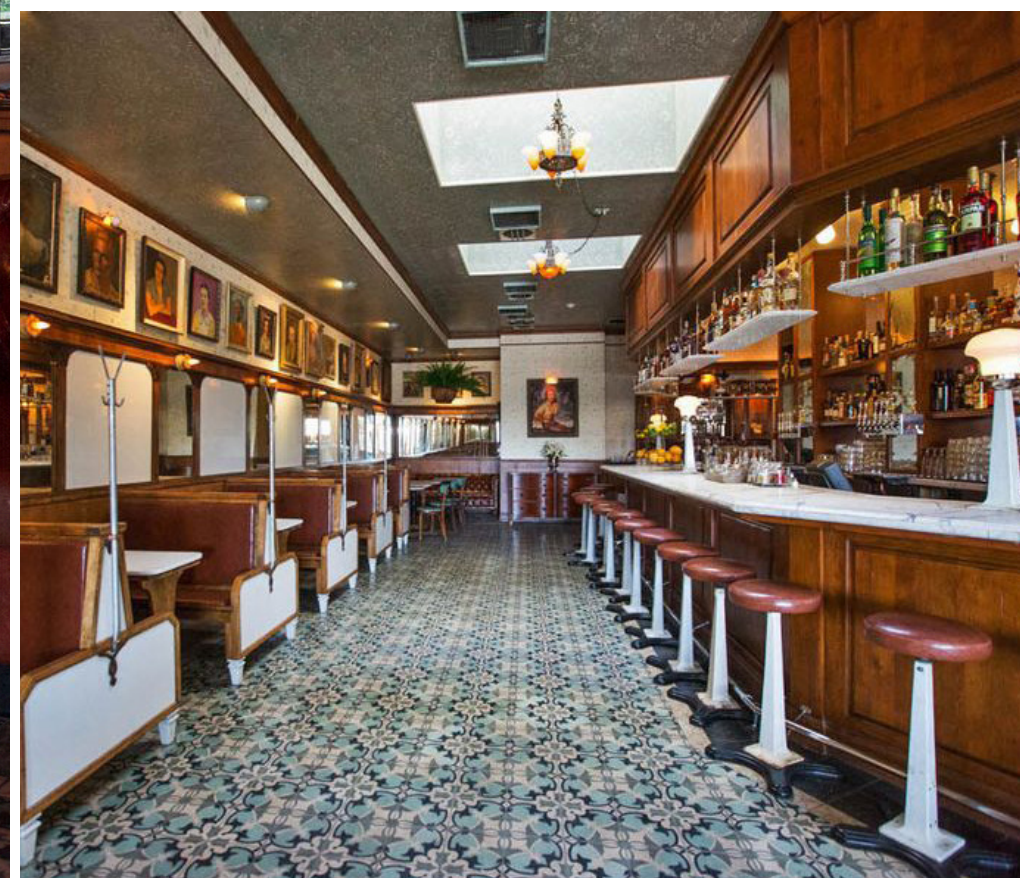
CityStreet Commercial is pleased to present **7321 Santa Monica Blvd.** in the heart of West Hollywood. The area is a popular destination for locals with high foot traffic and an amazing demographic and mix of single-family and multi-family homes. Neighboring tenants include Jones, Formosa Cafe, Las Perlas, Apartment 200, Breakfast Republic, Bar Lubitsch, Delilah, Laurel Hardware and many more.

Deal Points

- + Asking Price: \$500,000 (Business Assets)
- + Lease Rate: \$12,000 MG
- + Size: Appx 3,320 SF Inclusive of Front Patio (Permitted Al-Fresco patio not included in Size)
- + New (5) Five-Year Lease + (2) Two (5) Five-Year Options
- + Type-47 Liquor License
- + Permitted for Live Entertainment and Dance
- + Permitted Hours of Operation: 2 am, 7 days a week



Property Photos



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West Hollywood Demographics



1 Mile

3 Miles

5 Miles



Total Population

38,073

247,689

791,900



Median Age

41.0

39.7

37.4



Total Spending on
Restaurants

\$294.78 M

\$1.81 B

\$4.29 B



Average Household
Income

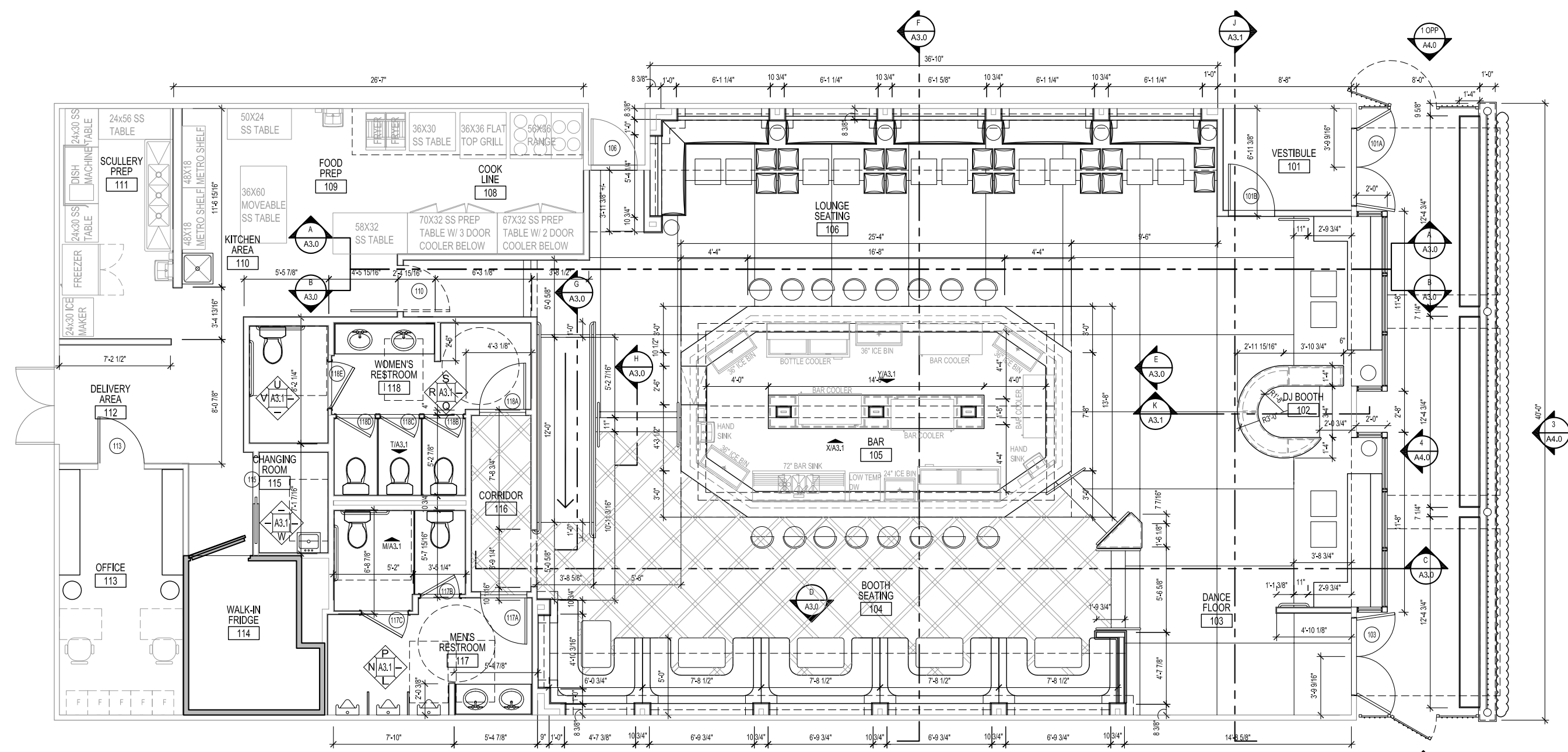
\$129,127

\$128,465

\$113,724



Floor Plan



Neighboring Tenants



JONES

LAS PERLAS

BAA LUBITSCH

APT 200



ysabel



Laurel HARDWARE
PLUMBING & ELECTRICAL SUPPLIES · KEYS · PAINT & GLASS



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