

7321 Santa Monica Blvd.

WEST HOLLYWOOD, CA 90046

BUSINESS ASSET SALE

OFFERING MEMORANDUM

# 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

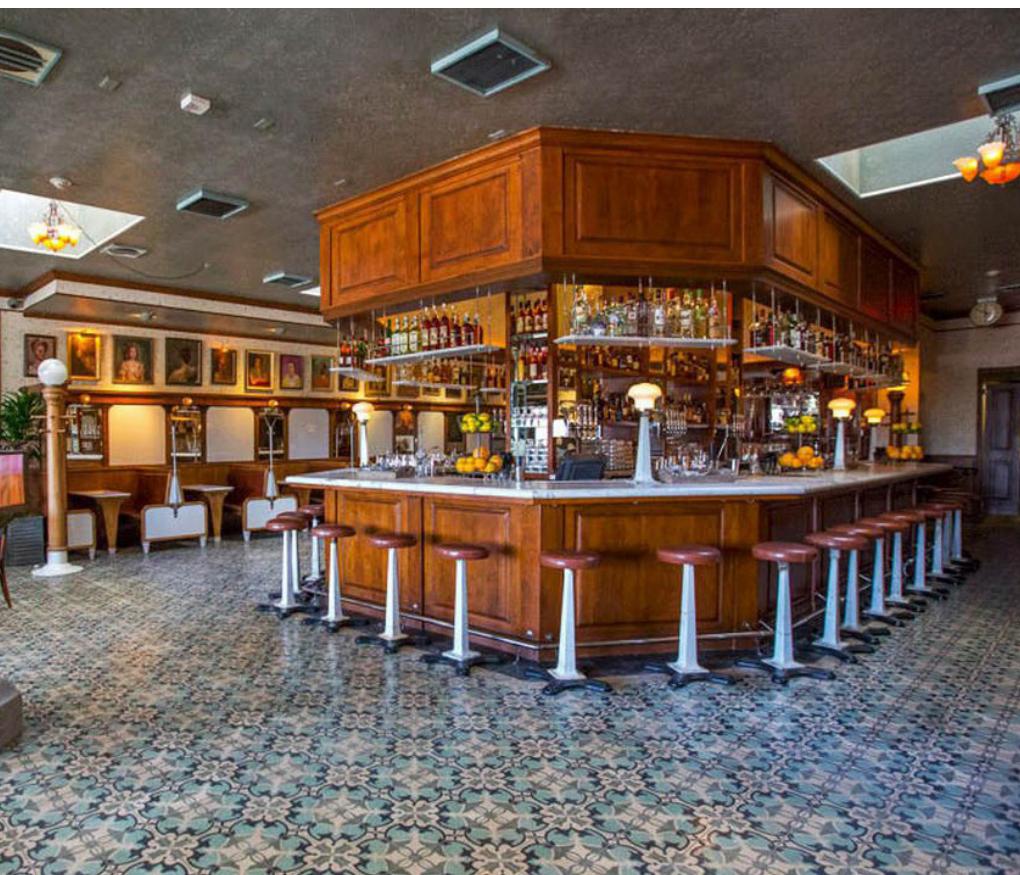
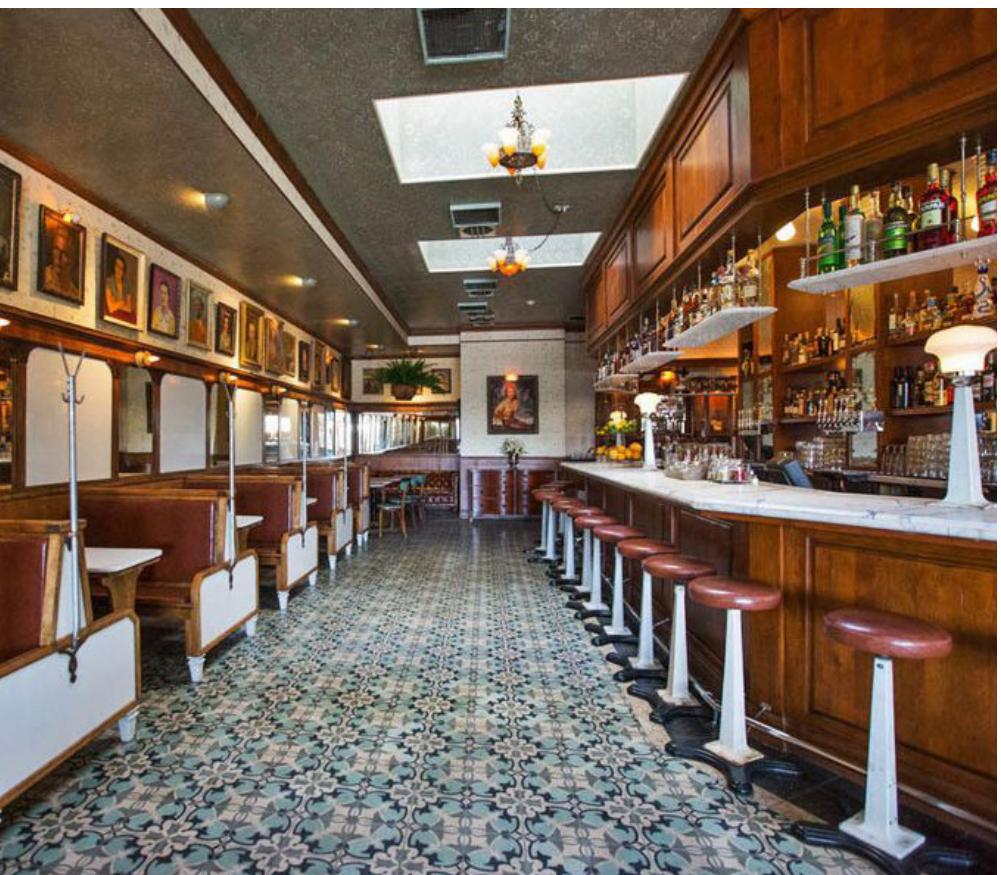
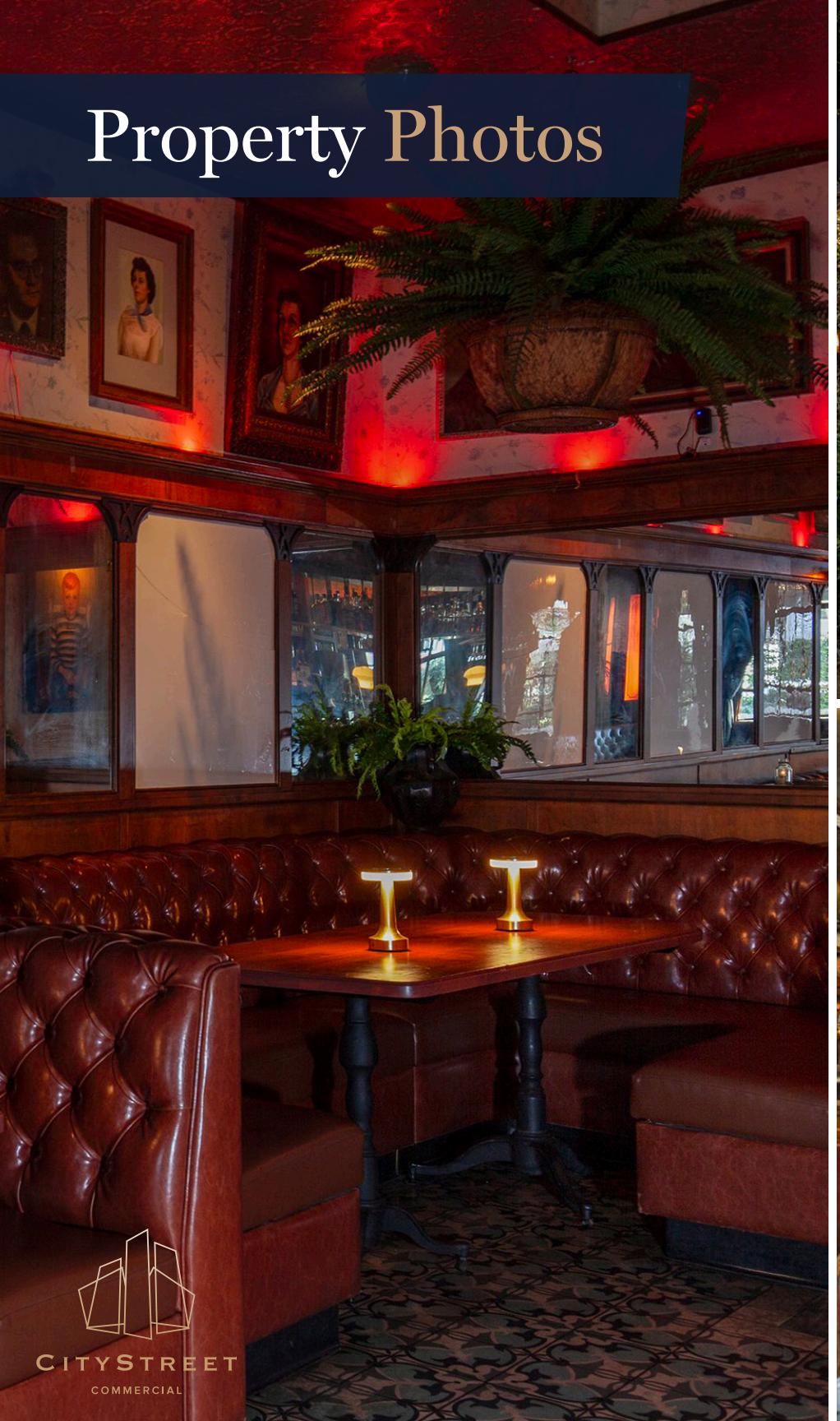
**CityStreet Commercial** is pleased to present **7321 Santa Monica Blvd.** in the heart of West Hollywood. The area is a popular destination for locals with high foot traffic and an amazing demographic and mix of single-family and multi-family homes. Neighboring tenants include Jones, Formosa Cafe, 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



# West Hollywood Demographics



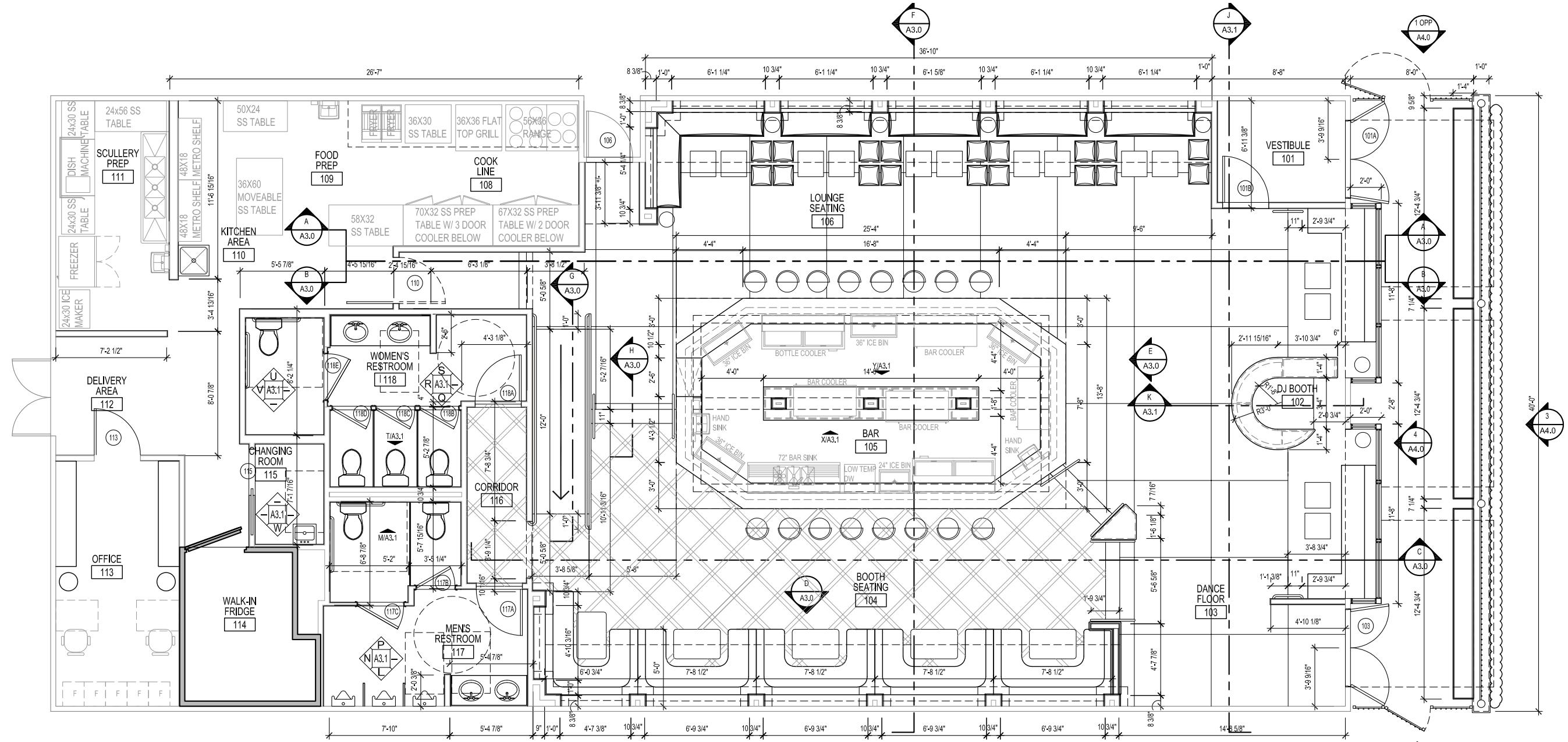
-  Total Population
-  Median Age
-  Total Spending on Restaurants
-  Average Household Income

**1 Mile**      **3 Miles**      **5 Miles**

38,073	247,689	791,900
41.0	39.7	37.4
\$294.78 M	\$1.81 B	\$4.29 B
\$129,127	\$128,465	\$113,724



# Floor Plan



# Neighboring Tenants



J O N E S

LAS PERLAS

BAALUBETSCH

APT 200



ysabel



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



# 7321 Santa Monica Blvd.

WEST HOLLYWOOD, CA 90046

## BUSINESS ASSET SALE

Contact us:

**Elan Kermani**

President

+1 310 734 7772

[elan@citystreetcre.com](mailto:elan@citystreetcre.com)

CA License No. 01441510

**Leslie Haro**

Managing Partner

+1 323 395 1479

[leslie@citystreetcre.com](mailto:leslie@citystreetcre.com)

CA License No. 01829061



**CITYSTREET**  
COMMERCIAL

### Disclaimer

This document has been prepared by CityStreet Commercial for advertising and general information only. CityStreet Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. CityStreet Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of CityStreet Commercial and/or its licensor(s). ©2025. All rights reserved.