

8595 SANTA MONICA BLVD

Second Gen Cafe Space with Patio Potential for Lease



WEST HOLLYWOOD, CA 90069



Welcome to West Hollywood

Located in the heart of LA, West Hollywood offers a variety of shopping options, upscale restaurants and a vibrant nightlife. With direct proximity to Beverly Hills and many affluent neighborhoods such as the Hollywood Hills & Melrose, it has become a popular destination for celebrities, influencers and fashion-forward individuals. Many high end retailers and brands are attracted to this area due to the affluent customers that it attracts and have set up flagship locations in West Hollywood.

POPULATION

36,221	245,817	779,454
1 MILE	3 MILES	5 MILES

AVG HOUSEHOLD INCOME

\$158,021	\$152,302	\$134,677
1 MILE	3 MILES	5 MILES

MEDIAN HOME VALUE

\$1.456M	\$1.612M	\$1.476M
1 MILE	3 MILES	5 MILES

CONSUMER SPENDING

\$3.1B	\$16.7B	\$40.8B
1 MILE	3 MILES	5 MILES



PROPERTY DETAILS



± 2,360 SF + PATIO



2ND GENERATION
CAFE



NATURAL LIGHT



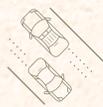
AFFLUENT AREA



VISIBILITY



VISIBILITY AND
SIGNAGE



25,000
VEHICLES PER DAY
(Santa Monica Blvd)



AVAILABLE NOW

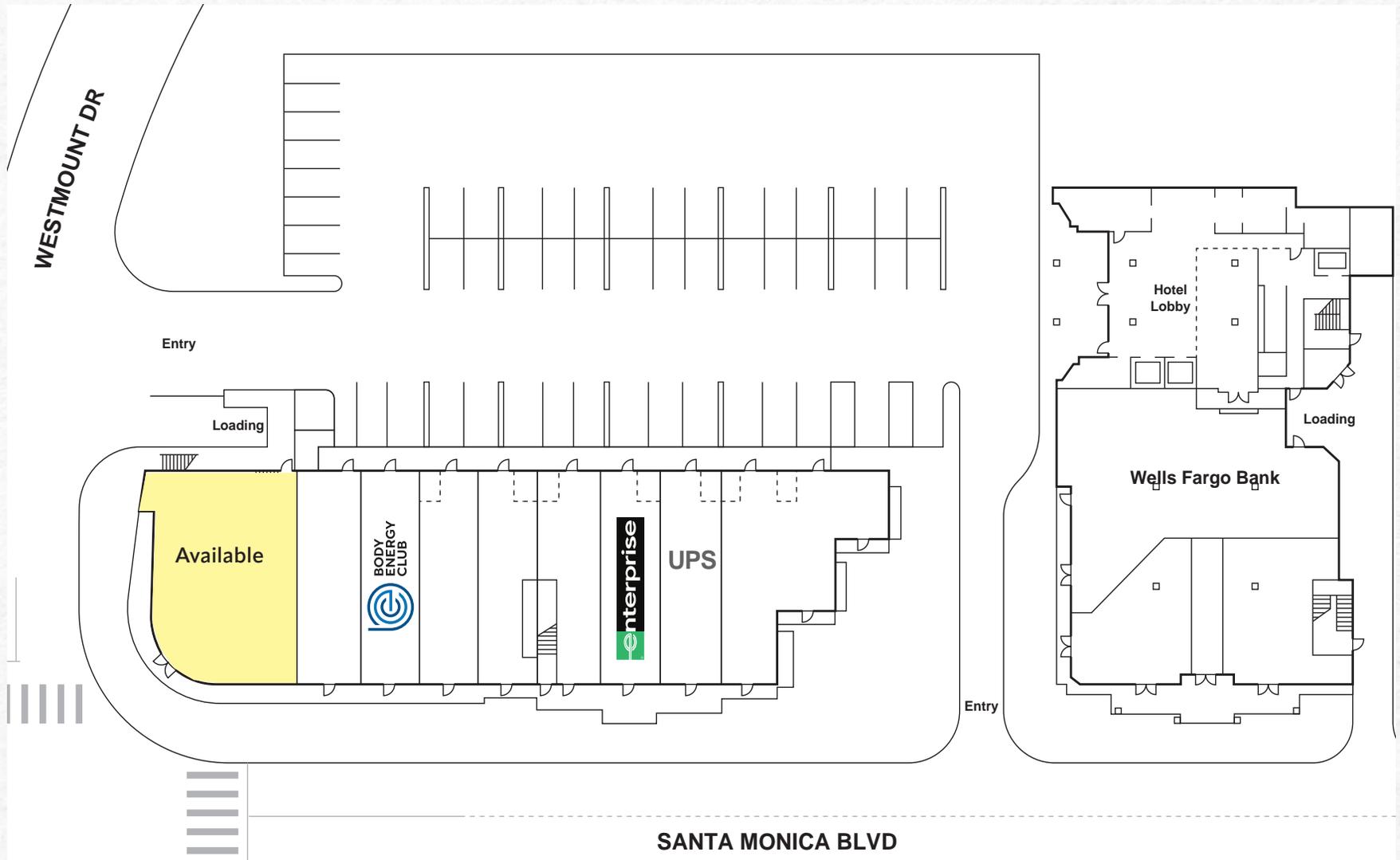


HIGH CEILINGS



RENT UPON
REQUEST

SITE PLAN



EXTERIOR



RAMADA
PLAZA
BY WYNDHAM

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FOR
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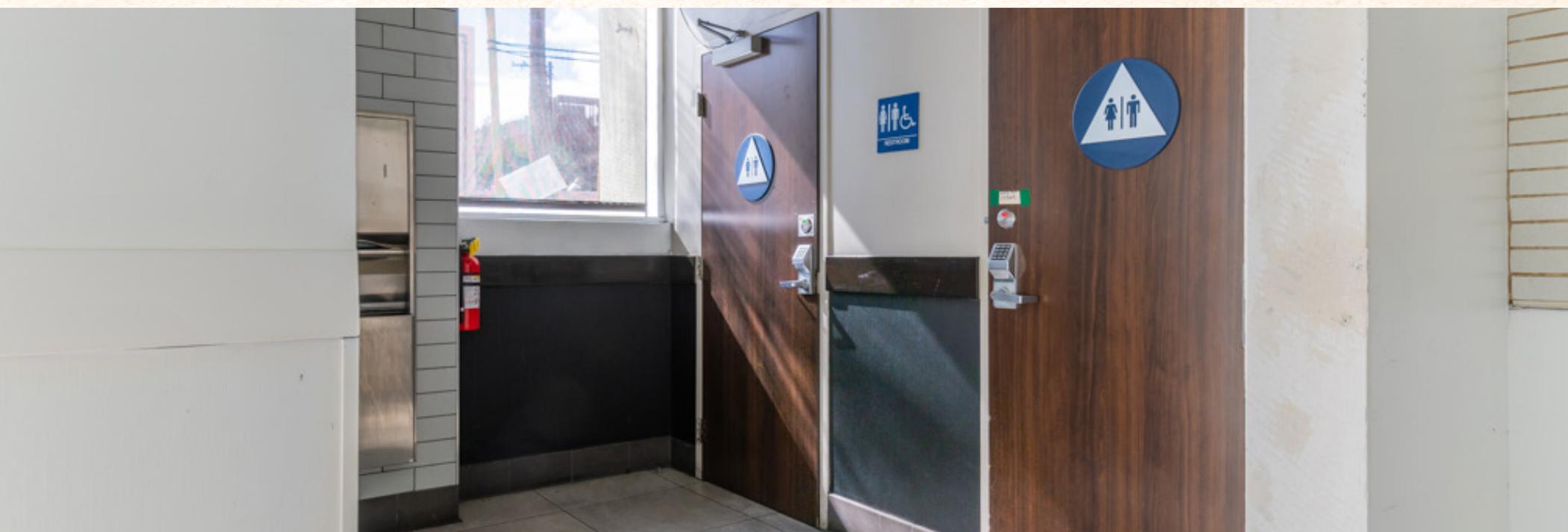
Patio Potential



INTERIOR



INTERIOR



NEARBY TENANTS



NIKE FITNESS STUDIO

EREWON

Dayglow



tendergreens



Myodetox



FRESH CORN GRILL
WEST HOLLYWOOD



[solidcore]

SHAKE SHACK 

SANTA MONICA BLVD

San Vicente Blvd

- LA Metro Transportation 8800
- Sachi Sushi 8730F
- Acupuncture Chiropractic Massage 8730E
 - Lazy Bird 8730D
- My 12 Step Store 8730C
- Optique by Cynthia & Christine 8730B
 - Planet Nails 8730A

San Vicente Blvd

- 8700 Camabis
- 8869 Available
- 8861 Circle of Books
- 8857 Micky's
- 8851 Available
- 8807 Drip & Dolce
- 8805 Studio 1 Blowouts
- 8803 Scoop & Cone
- 8801 Available
- 8787 Mexican & Car Wash
- 8763 Advanced Dentistry
- 8761 Crossroads
- 8759 Tender Greens

Santa Monica Blvd

Huntley Dr

- Endless Romance 8722
- Nike Training Studio 8714
- White Label Cookies 8714
- Fresh Corn Grill 8714
- Affordable Patios 8704
 - Mistr 8700
- 866 Dayglow Coffee

Westbourne Dr

- John Reed Fitness 8612
 - Available 8594
- Sweet Yoga 8592
- Bleu Nail Spa 8586
- Better Bowls 8582
- Capitol Drugs 8578
 - Erewhon 8550
- Salon Republic 8550
- Office/Parking 8550
- Rejuvenation Center 8550
 - Shake Shack 8520
 - Tail O the Pup 8512
 - Under Construction 8500

Hancock St

- 8745 LGBT Center
- 8737 Schmitty's
- 8735 Available
- 8733 Cigar & Smoke Shop
- 8731 Available
- 8729 Bore Sushi
- 8727 America's Best Cleaners
- 8725 VCA Animal Hospital
- 8719 By the Way Burger
- 8717 Everytable
- 8711 Brick & Mortar
- 8709 Cake & Art
- 8707 Russ Lujan Studio
- 8705 Neregy Boost
- 8703 Junior Cookies
- 8701 Face Place

Westbourne Dr

- 8631 US Bank
- 8625 The Artist Tree
- 8621 Wax.Lab
- 8619 Instyle Nails
- 8617 Wolf Gang
- 8615 Available
- 8613 Fresh Brother's
- 8611 Trader Joe's
- 8607 CVS
- 8605 Virtual Mail
- 8603 Gelati
- 8601 El Pollo Loco

Westmount Dr

- 8593 8599 Available
- 8591 Body Energy Club
- 8587 8589 Available
- 8583 Enterprise
- 8581 UPS
- 8575 Available
- 8571 Wells Fargo
- 8555 Lean by Xeeal/ Bodyspec
- 8547 West Knoll Pharmacy
- 8545 Hello Sugar
- 8535 Queen Violet
- 8533 Luv My Poke
- 8533 Smoke Shop

Knoll Dr

- 8525 Healthy Spot
- 8515 Wasim Signature
- 8513 Weho Wine & Spirits
- 8500 Available

La Cienega Blvd

- Collar & Foam 8490
- Walgreen's Specialty Pharmacy 8490
 - Available 8470

Alfred St

- Available 8470
- Smoke Shop 8464
 - Available 8460-8462
- Harmony Studios Pilates 8440
 - Available 8430
- DTown Pizzeria 8424D
- Raking Light Gallery 8424C
 - Drink It Coffee (coming soon) 8424
 - Tattoo 8424B
- Mailboxes & Things 8242 A
- Ancient Adornments 8424
- La Boheme 8400
- WeHo Fuel 8380
 - Available 8358
- Speir Pilates 8356
 - Myodetox 8354
 - Ippudo 8352
- The Crown Apartments 8350
 - Gelson's 8330

Santa Monica Blvd

La Cienega Blvd

- 8491 CVS
- 8461 Available
- 1040 Weho Bistro
- 8465 Soho House

Holloway Dr

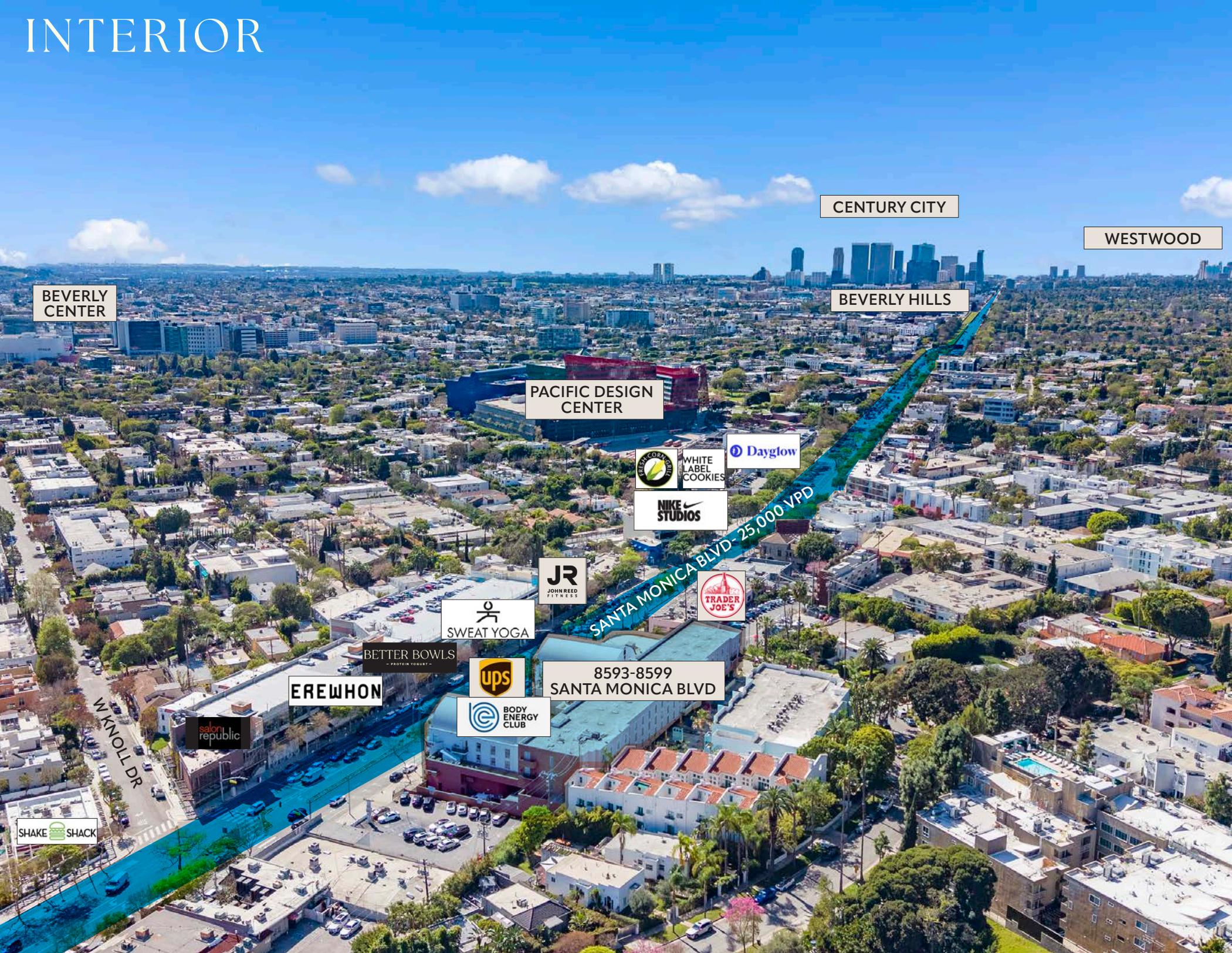
- 8431 Emser Tile
- 8409 Office
- 9502 Hugo's

Kings Rd

- 8383 Barry's
- 8365 Earthbar
- 8359 Holloway Cleaners
- 8351 Zarape



INTERIOR



BEVERLY CENTER

CENTURY CITY

WESTWOOD

BEVERLY HILLS

PACIFIC DESIGN CENTER



WHITE LABEL COOKIES



BETTER BOWLS
- PROTEIN YOGURT -



8593-8599
SANTA MONICA BLVD

EREWHON



salon
republic

W KNOLL DR

SHAKE SHACK

8595 SANTA MONICA BLVD

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