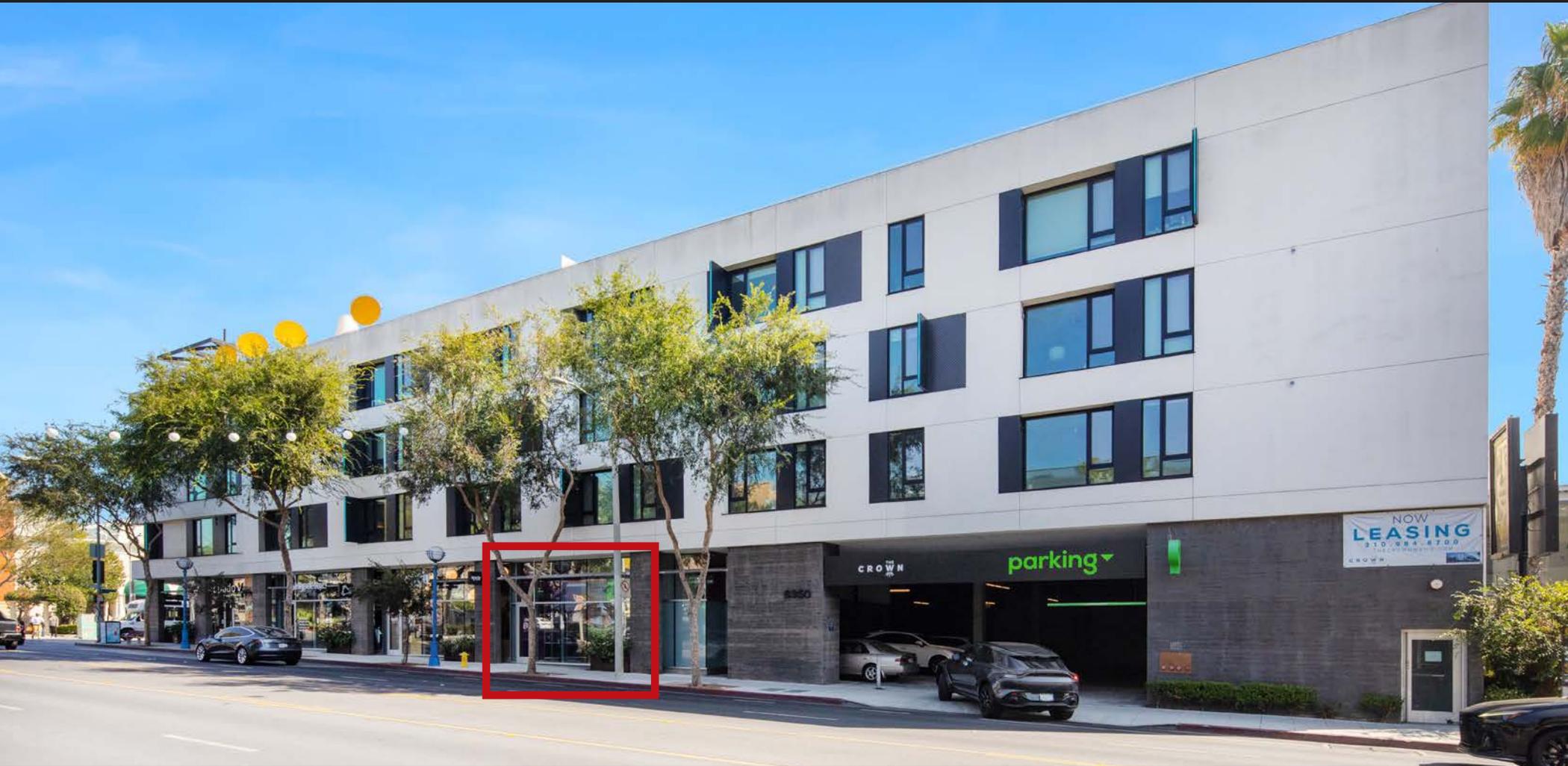


# 8358 SANTA MONICA BLVD

WEST HOLLYWOOD, CA 90036

RETAIL FOR LEASE



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# 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.

1 MILE — 3 MILES — 5 MILES —

2024 POPULATION

**36,221**      **245,817**      **779,454**

2024 AVG HOUSEHOLD INCOME

**\$158,021**      **\$152,302**      **\$134,677**

2024 MEDIAN HOME VALUE

**\$1.45M**      **\$1.62M**      **\$1.47M**

CONSUMER SPENDING

**\$3.1B**      **\$16.7B**      **\$40.8B**

# PROPERTY HIGHLIGHTS



Located on one of the major thoroughfares in the heart of West Hollywood, The Crown is a prime retail and multifamily project with a high-end modern design. This key location offers visibility, signage potential, and steady foot & vehicle traffic.



±1,263 SF  
AVAILABLE



SHARED  
PARKING LOT



PRIME  
LOCATION



SIGNAGE



HIGH  
WALKABILITY



STRONG  
COTENANCY



20,000 CARS PER DAY  
(SANTA MONICA BLVD)



NEW  
CONSTRUCTION



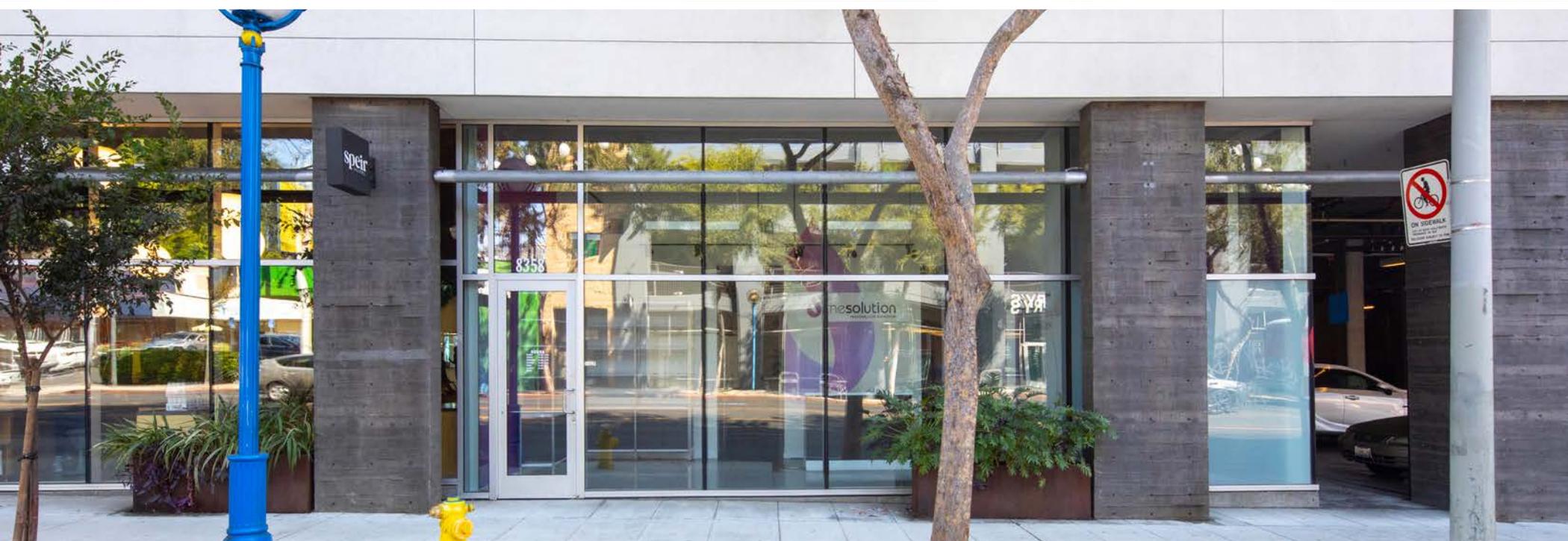
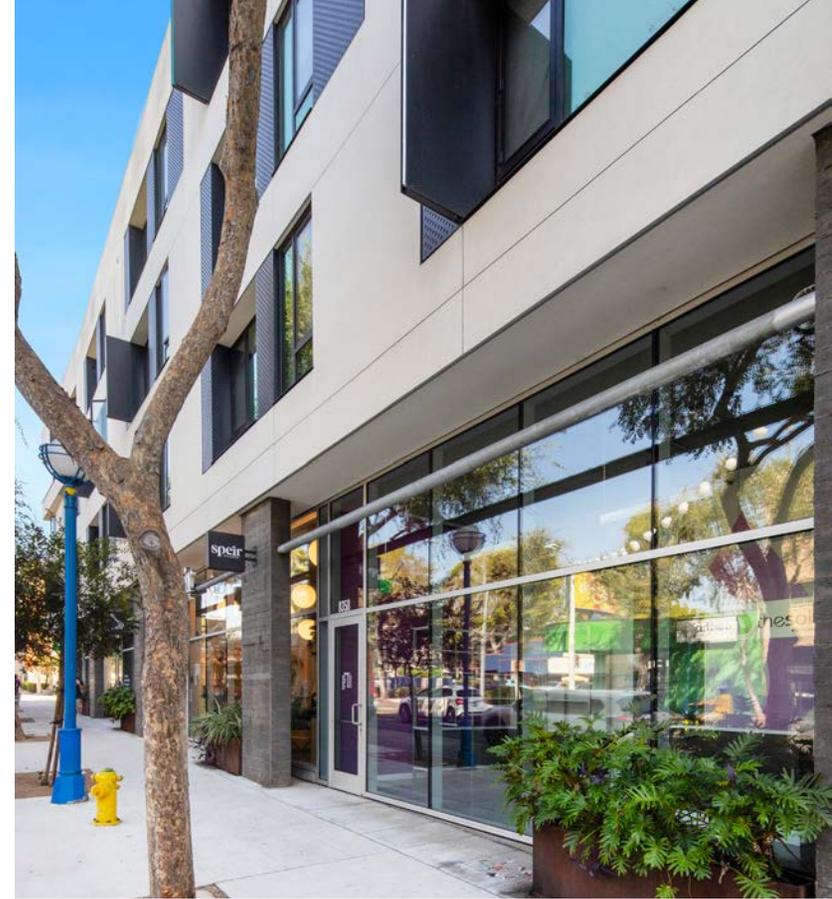
AVAILABLE  
NOW



AFFLUENT  
NEIGHBORHOOD



RENT UPON  
REQUEST



# NEARBY TENANTS



**speir**  
PILATES

 Myodetox

EQUINOX

**JR**  
JOHN REED  
FITNESS

Gelson's

NOBU



EREWON

earthbar®

BARRY'S

NIKE  
STUDIOS

healthspot.

# SANTA MONICA BLVD

Zarape 8351  
 Hollyway Cleaners 8339  
 Earthbar 8365  
 Barry's 8383  
 Hugo's 8401  
 Office 8409  
 Emser Tile 8431  
 Vacant (former IHOP) 8461  
 Vacant 8465  
 CVS 8491



8330 Gelson's  
 8350 The Crown Apartments  
 8352 Ippudo  
 8354 Myodetox  
 8356 Speir Plates  
 8358  
 8380 Mobil  
 8400 La Boheme  
 8424 Ancient Adornments  
 8424 Mailboxes & Things  
 8424B Tattoo  
 8424C Raking Light Gallery  
 8424D Town Pizzeria  
 8430 Vacant  
 8440 Harmony Studios Pilates  
 8460 Vacant  
 8462 Gentlemen's Barber Shop  
 8464 Cannabis  
 8470 Vacant

**La Cienega Blvd**

**La Cienega Blvd**

Vacant 8505  
 Weho Wine & Spirits 8513  
 AM Salon 8515  
 Healthy Spot 8525  
 Framing Gallery 8525  
 Route 66 Nutrition 8529  
 Teagardin's 8531  
 Vacant 8533  
 Impact Personal Safety 8535  
 Moped Beauty 8543  
 Queen Violet 8543  
 Vacant 8545  
 West Knoll Pharmacy 8547  
 Lean by Xela 8555  
 Wells Fargo Bank 8571  
 Vacant 8575  
 UPS 8581  
 Enterprise Rent a Car 8583  
 Vacant 8587  
 Vacant 8589  
 Body Energy Club 8591  
 Vacant 8593  
 Vacant 8595  
 Vacant 8599  
 El Pollo Loco 8601  
 Rio Zonas Acai 8603  
 Earth Class Mail 8605  
 CVS Pharmacy 8607  
 Trader Joe's 8611  
 Fresh Brothers Pizza 8613  
 La Puri (coming soon) 8617  
 Instyle Nails & Spa 8619  
 Waxology Weho Body Waxing 8621  
 The Artist Tree 8625  
 US Bank Branch 8631  
 Mistr 8700  
 Face Place 8701  
 Junior Cookies 8703  
 Nenergy Boost 8705  
 Ross Lujan Studio 8707  
 Cake and Art 8709  
 Brick & Mortar 8711  
 Palm Beach Tan 8715  
 Everlybe 8717  
 Vacant 8719  
 VCA Animal Hospital 8725  
 America's Best Cleaners 8727  
 Bora Sushi 8729  
 Vacant 8731  
 Weho Cigar & Smoke Shop 8733  
 Vacant 8735  
 Schmitt's West Hollywood 8737  
 Los Angeles LGBT Center 8745  
 Tender Greens 8759  
 Vacant 8761  
 Advanced Dentistry 8763-32  
 Santa Palm Car Wash 8787  
 LA Buns 8787  
 Kale Me Crazy 8801  
 Vacant 8805  
 Drip & Dole 8807  
 Trunks 8809  
 Vacant 8811  
 Revolver Video Bar 8851  
 Block Party 8857  
 Micky's 8857  
 Circle of Books 8861  
 Fiesta Cantina 8865  
 Vacant 8869  
 Mist 8700

## SANTA MONICA BLVD

8500 Vacant  
 8512 Tail O' the Pup  
 8520 Shake Shack  
 8550 Erewhon  
 8560 Salon Republic  
 8576 Ready Fit Go  
 8578 Capitol Drugs  
 8582 Rawberrri Superfood Café  
 8586 Bleu Nail Spa  
 8592 Sweat Yoga  
 8594 YMLA  
 8612 John Reed Fitness  
 8700 Mistr  
 8704 Vacant  
 8714 Fresh Corn Grill  
 8714 Nike Training Studio  
 8714 Pressed Juicery  
 8721 Commercial Kids  
 8722 Endless Romance  
 8730A Planet Nails  
 8730B Optique by Cynthia & Christine  
 8730C My 12 Step Store  
 8730D Lazy Bird  
 8730E Acupuncture Chiropractic Massage  
 8730F Sachi Sushi  
 8800 LA Metro Transportation

**San Vicente Blvd**

**San Vicente Blvd**

# SITE PLAN

-----KINGS RD -----



PATIO

Ippudo V  
Ramen

 Myodetox

speir  
PILATES

Available

PARKING

----- SANTA MONICA BLVD -----

arking



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