

RETAIL SPACES FOR LEASE

BASEMENT SPACES ALSO AVAILABLE • ACROSS FROM WHOLE FOODS & STARBUCKS



7912-7914 Santa Monica Blvd., West Hollywood, CA 90046

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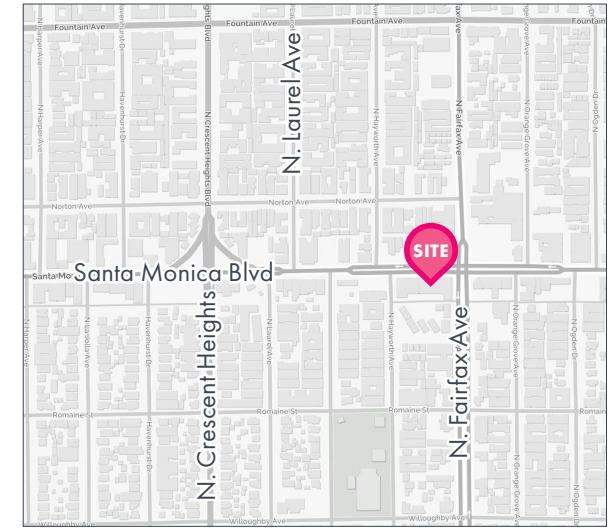
Retail & Basement Spaces for Lease

7912-7914 SANTA MONICA BOULEVARD, WEST HOLLYWOOD, CA 90046 • SWC SANTA MONICA BLVD. & FAIRFAX AVE.

KENNEDY WILSON



LOCATION



2 GROUND FLOOR SPACES

Size: ±3,024 SF (divisible to 1,512 SF each)

Rent: \$3.95 - \$4.25 PSF/Month, NNN

NNN: ±\$0.55 PSF/Month

3 BASEMENT SPACES

Size: ±1,512 SF each

Rent: \$1.95 PSF/Month, NNN

NNN: ±\$0.55 PSF/Month

HIGHLIGHTS

- Great visibility on Santa Monica Boulevard with ample frontage
- Excellent signage/building branding opportunity
- Built-out restrooms in each space
- Parking: 1 unreserved parking space per premises
- Located at signalized intersection across from Starbucks, Whole Foods and Just Food for Dogs
- Busy foot traffic with restaurants and nightlife nearby
- Near The French Market, a highly anticipated redevelopment project that will include ground floor restaurants below creative offices

Prospective tenants are hereby advised that all uses are subject to City approval.

NEIGHBORING TENANTS



LAUREL HARDWARE



LAUREL PET HOSPITAL



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Kennedy Wilson | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400

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7912-7914 Santa Monica Blvd. is a pride-of-ownership property with beautiful, brick construction, restored hardwood floors and ironwork accents located on West Hollywood's busiest retail corridor. Spaces may be combined and limited parking is available behind the building.



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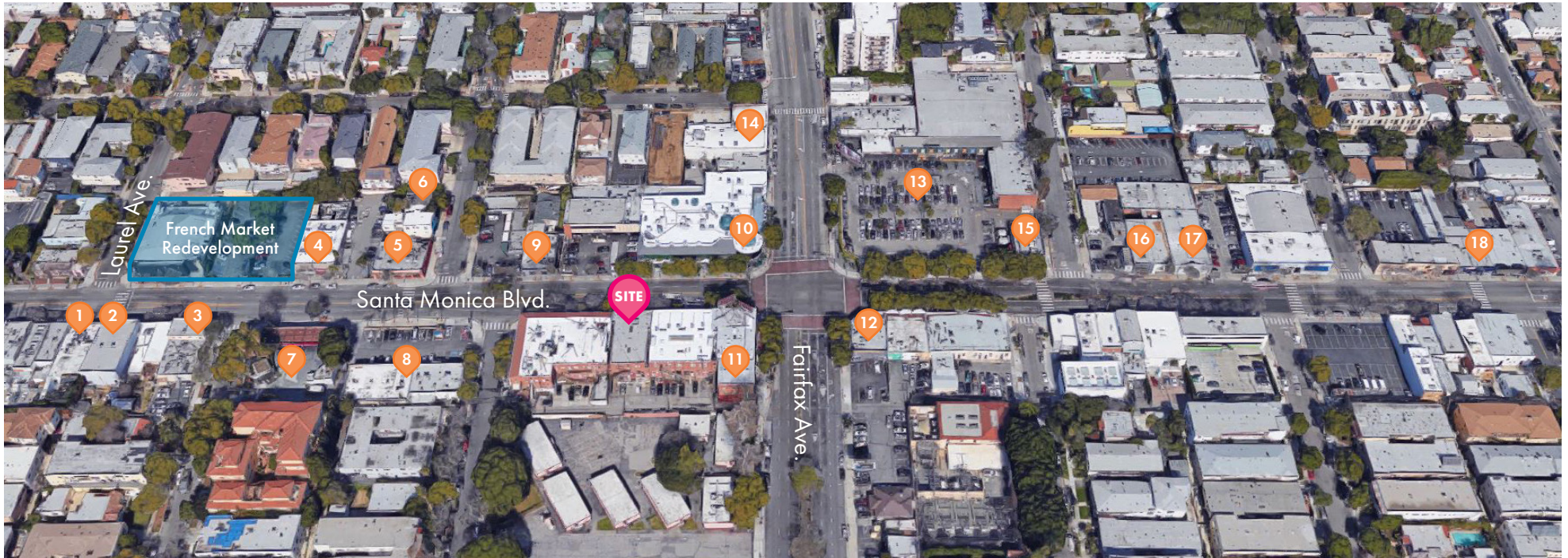
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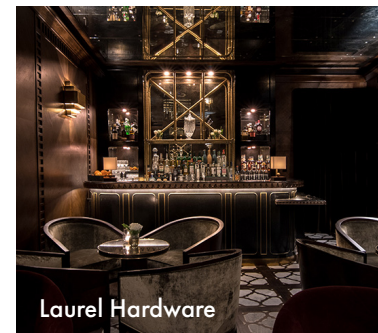
Surrounding Neighborhood



1. Laurel Hardware
2. Candle Delirium
3. Laurel Pet Hospital
4. Delilah
5. Employees Only
6. Scrumptious
7. 76
8. Los Tacos/7-Eleven
9. Surly Goat
10. Starbucks
11. Yogaworks
12. Just Food for Dogs
13. Whole Foods
14. US Post Office
15. Kung Pao Bistro
16. Training Mate
17. Brick Fitness
18. Tashman Home Center



French Market



Laurel Hardware



Whole Foods

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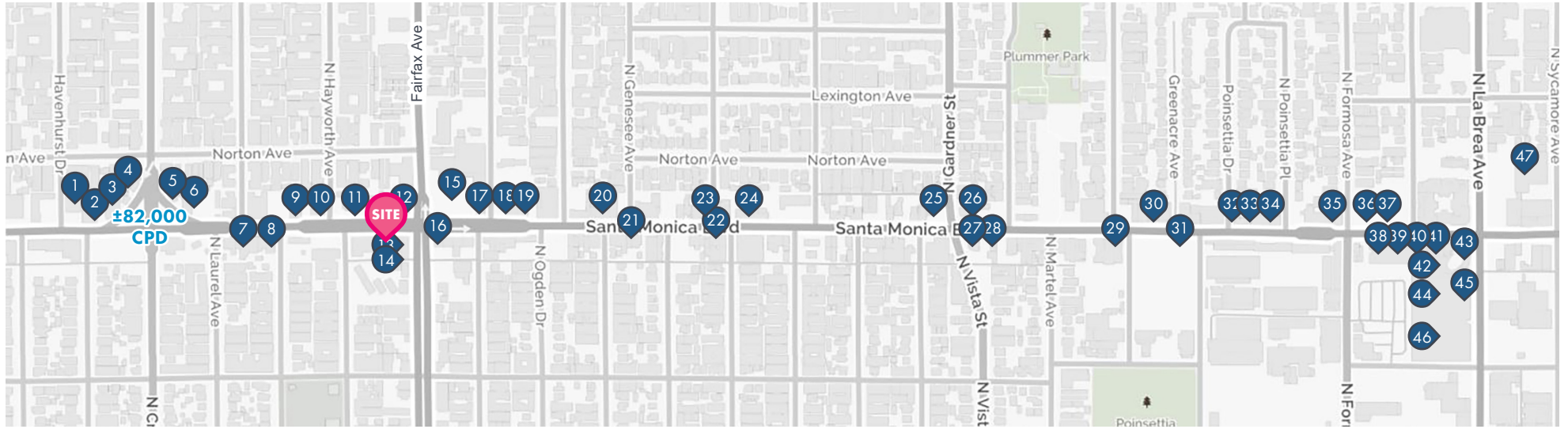
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West Hollywood Dining & Amenities



- | | | | | |
|------------------------|-------------------------|------------------------------|--------------------------|--------------|
| 1. Connie and Ted's | 12. Starbucks | 23. Rock Star Rover | 34. Bodywell | 45. GameStop |
| 2. Omi Sushi | 13. Seed Floral | 24. Madison Car Wash | 35. Jones | 46. Best Buy |
| 3. Traktir | 14. Yogaworks | 25. Ibiza Nails | 36. Yummy | 47. Rite Aid |
| 4. Roseark | 15. Whole Foods | 26. Astro Burger | 37. Hammer & Nails | |
| 5. The Hudson | 16. Just Food for Dogs | 27. Fatburger | 38. Mendocino Farms | |
| 6. Bank of America | 17. Kung Pao Bistro | 28. Galanga Thai | 39. BevMo! | |
| 7. Laurel Hardware | 18. Training Mate | 29. Smart & Final | 40. Crazy Rock'n Sushi | |
| 8. Laurel Pet Hospital | 19. Brick Fitness | 30. Harlowe | 41. Hot N Juicy Crawfish | |
| 9. Delilah | 20. Tashman Home Center | 31. Trader Joe's | 42. Ulta Beauty | |
| 10. Employees Only | 21. No More Heroes | 32. Thunder Road Motorcycles | 43. Starbucks | |
| 11. Surly Goat | 22. Bar Lubitsch | 33. FoodLab | 44. Target | |

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Demographics

					
	HOUSEHOLDS	POPULATION	BUSINESSES	EMPLOYEES	AVG. INCOME
1 MILE	31,427	50,337	3,802	28,514	\$109,030
2 MILES	88,013	152,813	14,917	125,059	\$116,731
3 MILES	150,480	282,648	28,823	240,769	\$121,940

	1 Mile	2 Miles	3 Miles
POPULATION			
2017 Estimated Population	50,337	152,813	282,648
2022 Projected Population	51,331	156,096	289,097
2010 Census Population	47,890	143,839	262,819
2000 Census Population	49,918	144,700	265,971
Projected Annual Growth 2017 to 2022	0.4%	0.4%	0.5%
Historical Annual Growth 2000 to 2017	-	0.3%	0.3%
2017 Median Age	38.3	37.5	37.8
HOUSEHOLDS			
2017 Estimated Households	31,427	88,013	150,480
2022 Projected Households	32,870	92,143	157,721
2010 Census Households	29,266	81,087	137,032
2000 Census Households	29,955	81,023	137,168
Projected Annual Growth 2017 to 2022	0.9%	0.9%	1.0%
Historical Annual Growth 2000 to 2017	0.3%	0.5%	0.5%
RACE & ETHNICITY (2017 Estimates)			
White	80.5%	74.8%	70.0%
Black or African American	4.1%	4.7%	6.8%
Asian or Pacific Islander	7.3%	11.4%	11.4%
American Indian or Native Alaskan	0.3%	0.3%	0.3%
Other Races	7.7%	8.7%	11.5%
Hispanic	13.9%	14.8%	18.5%

	1 Mile	2 Miles	3 Miles
INCOME (2017 Estimates)			
Average Household Income	\$109,030	\$116,731	\$121,940
Median Household Income	\$73,989	\$79,999	\$82,573
Per Capita Income	\$68,171	\$67,326	\$65,059
EDUCATION (2017 Estimates)			
Elementary (Grade Level 0 to 8)	2.7%	3.0%	4.2%
Some High School (Grade Level 9 to 11)	2.2%	2.3%	3.2%
High School Graduate	10.1%	11.3%	12.1%
Some College	16.4%	17.3%	16.9%
Associates Degree Only	7.5%	6.1%	5.8%
Bachelors Degree Only	44.4%	40.1%	37.9%
Graduate Degree	16.7%	20.0%	19.9%
BUSINESS (2017 Estimates)			
Total Businesses	3,802	14,917	28,823
Total Employees	28,514	125,059	240,769
Employee Population per Business	7.5	8.4	8.4
Residential Population per Business	13.2	10.2	9.8

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