



PROJECT FACTS

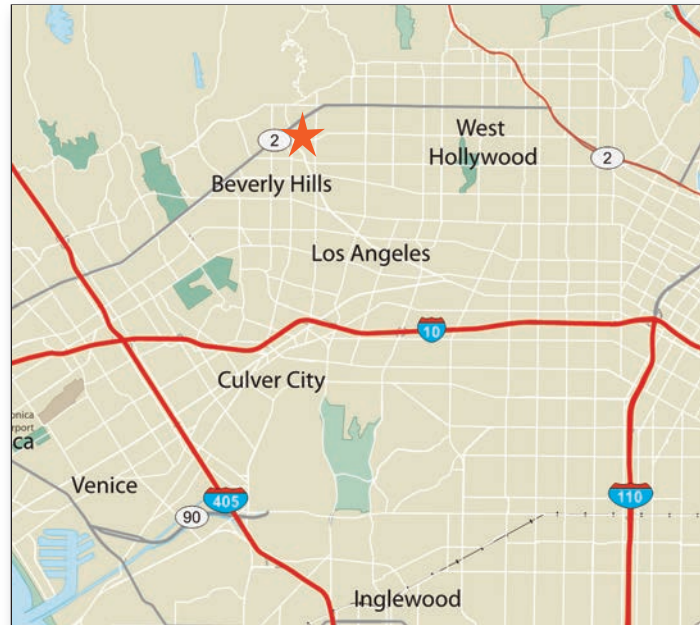
GLA: 40,300 SF (5,850 SF retail)

- ▶ New high-end modern design mixed-use project offering 48 apartment units and 5,850 SF of ground level retail space, in the heart of urban pedestrian West Hollywood
- ▶ Property is immediately across the street from a highly successful Gelson's supermarket and a public parking garage
- ▶ Apartments 100% occupied
- ▶ Neighboring tenants: Earth Bar, Basix Cafe, Connie & Ted's, Laurel Hardware, The Hudson, Shake Shack & more!
- ▶ Now open: Myodetox, Ippudo & The Solution!

2021 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	42,749	\$128,881	26,713
3 mile	261,870	\$130,578	136,868
5 mile	822,019	\$114,163	362,906

2021 ESRI



LEASING CONTACTS

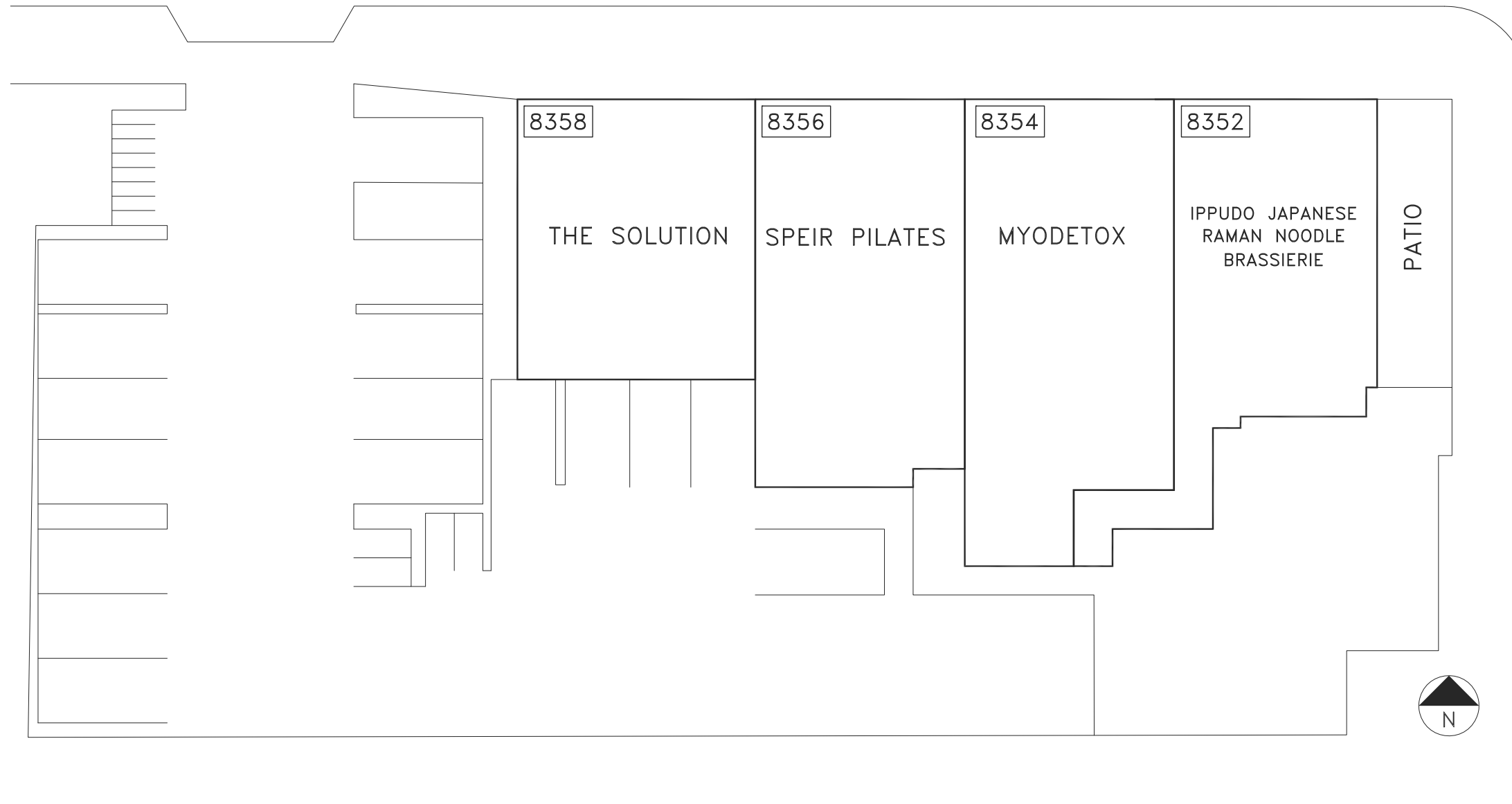
Nadia Gilmore | 310.205-2921
 NGilmore@combined.biz



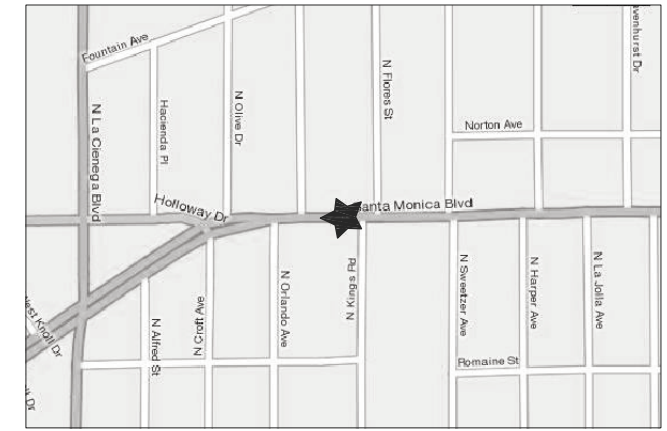
THE CROWN

SWC SANTA MONICA BOULEVARD & KINGS ROAD, WEST HOLLYWOOD, CALIFORNIA

SANTA MONICA BOULEVARD



LEASING PLAN



TENANT ROSTER

8352	IPPUDO JAPANESE RAMEN NOODLE BRASSIERIE	1,560 SF
8354	MYODETOX	1,653 SF
8356	SPEIR PILATES	1,484 SF
8358	THE SOLUTION	1,263 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	5,970 SF
ZONED =	
REV. DATE =	JAN 2020

THE CROWN

8350 SANTA MONICA BLVD.
WEST HOLLYWOOD, CA 90069



COMBINED PROPERTIES INCORPORATED

9320 Wilshire Boulevard
Suite 310
Beverly Hills, CA 90212
(310) 205-9616
FAX (310) 228-2160

KINGS ROAD