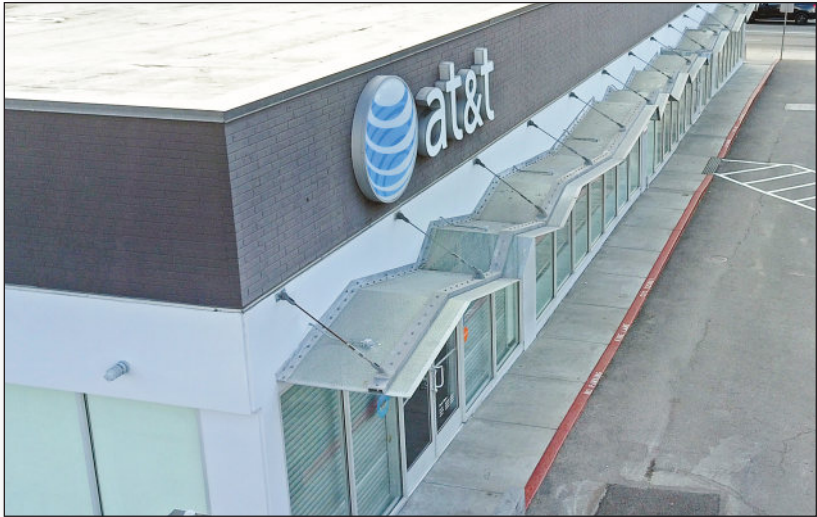


SANTA MONICA & LA BREA

West Hollywood, CA 90069



PROJECT FACTS

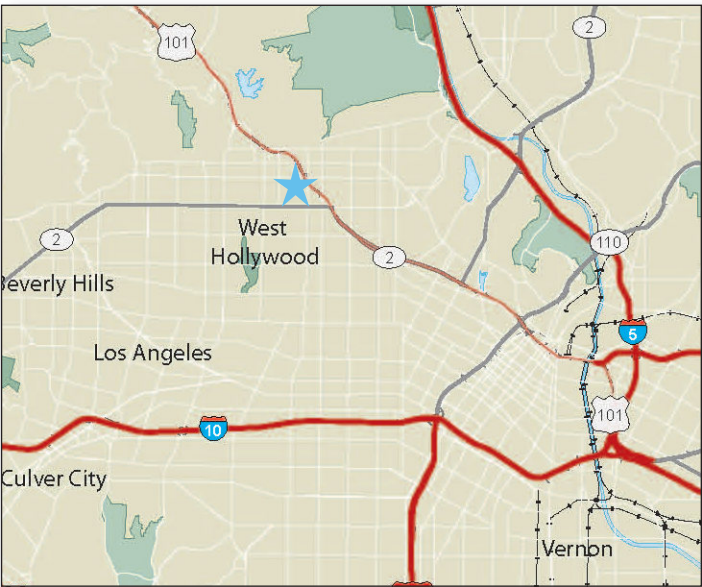
GLA: 11,000 SF

- ▶ Property is located at a major intersection in highly sought after West Hollywood
- ▶ Extremely high daily traffic and population density
- ▶ West Hollywood has many cultural & artistic attractions that serve a population with high household incomes and education levels
- ▶ Anchored by Chase Bank and AT&T

2025 DEMOGRAPHICS

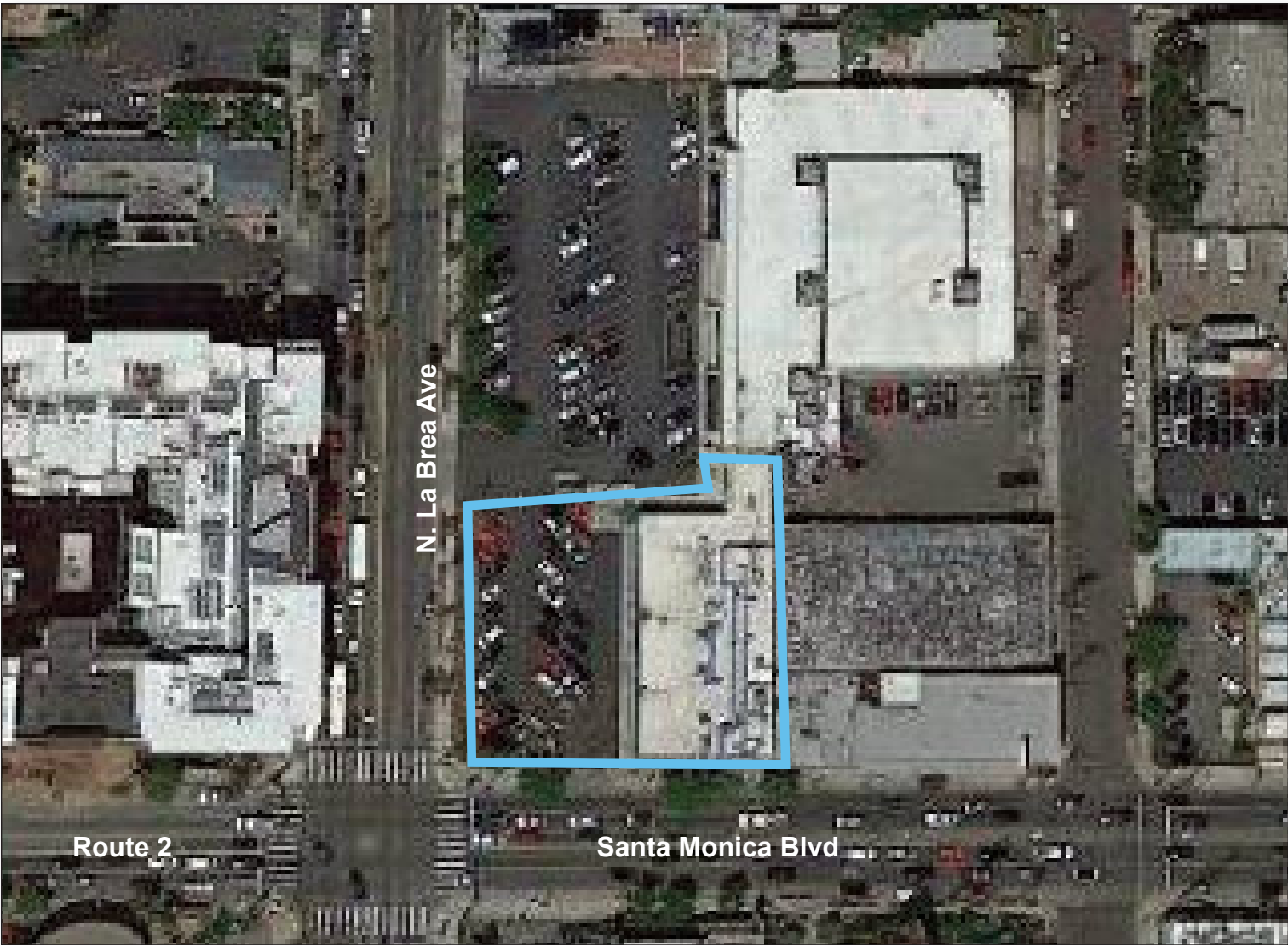
	Population	Avg HH Income	Households
1 mile	55,478	\$124,170	32,537
3 mile	364,126	\$137,801	189,066
5 mile	899,206	\$131,279	414,585

2025 ESRI



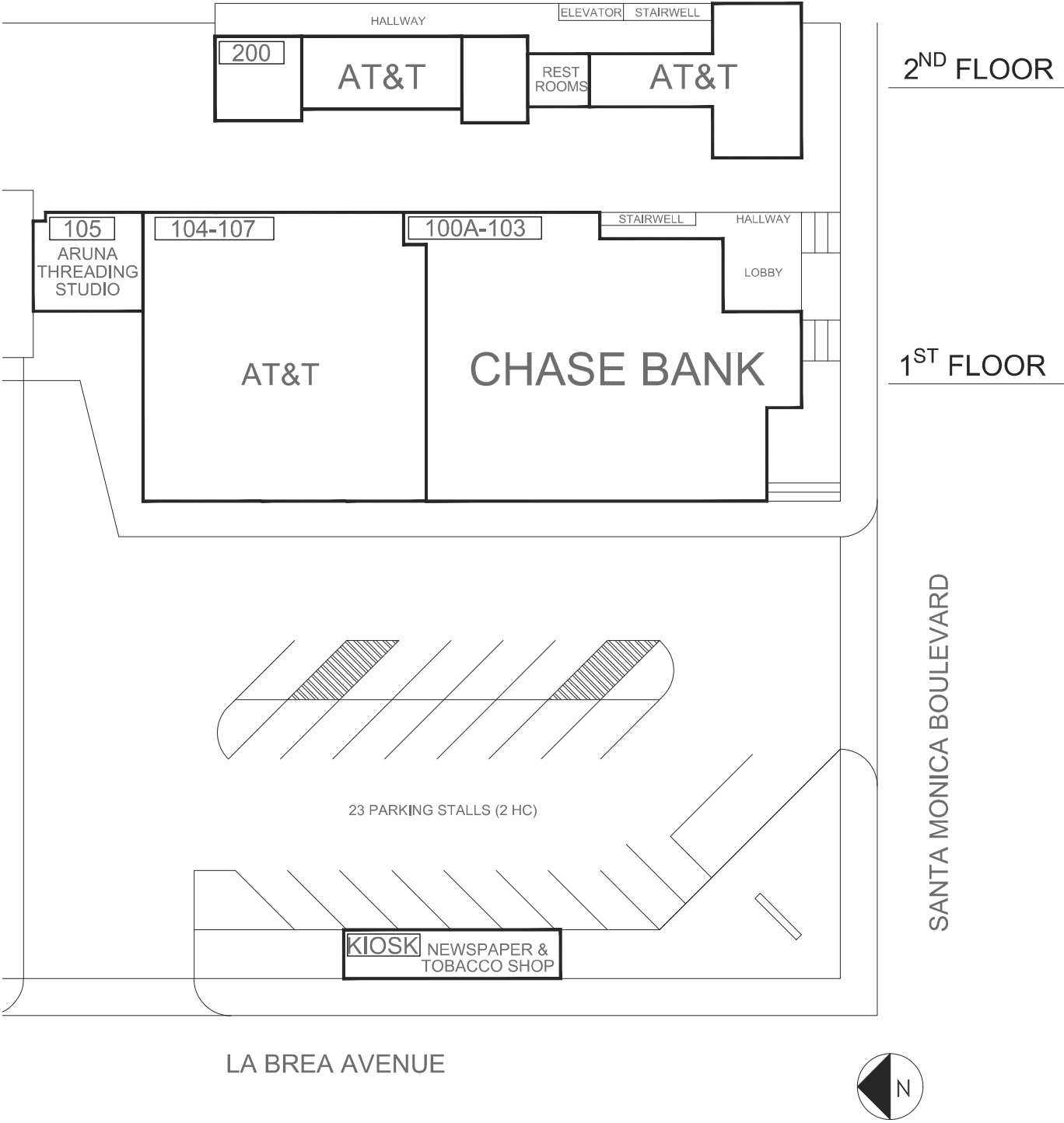
LOCATION
NE corner of Santa Monica Boulevard & La Brea Avenue

LEASING CONTACT
202.293.4500 | LeasingCA@combined.biz



SANTA MONICA & LA BREA

NEC SANTA MONICA BOULEVARD & LA BREA AVENUE, WEST HOLLYWOOD, CALIFORNIA



TENANT ROSTER

100A-103	CHASE BANK	4,772 SF
104-107	AT&T	3,118 SF
105	ARUNA THREADING STUDIO	630 SF
KIOSK	NEWSPAPER & TOBACCO SHOP	199 SF
200	AT&T	2,409 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	11,128 SF
ZONED =	
REV. DATE =	AUG 2025

SANTA MONICA & LA BREA

1104-1114 LA BREA AVENUE
7071-7073 SANTA MONICA BLVD.
WEST HOLLYWOOD, CALIFORNIA 90038

LEASING PLAN



COMBINED PROPERTIES INCORPORATED

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FAX (202) 833-3013