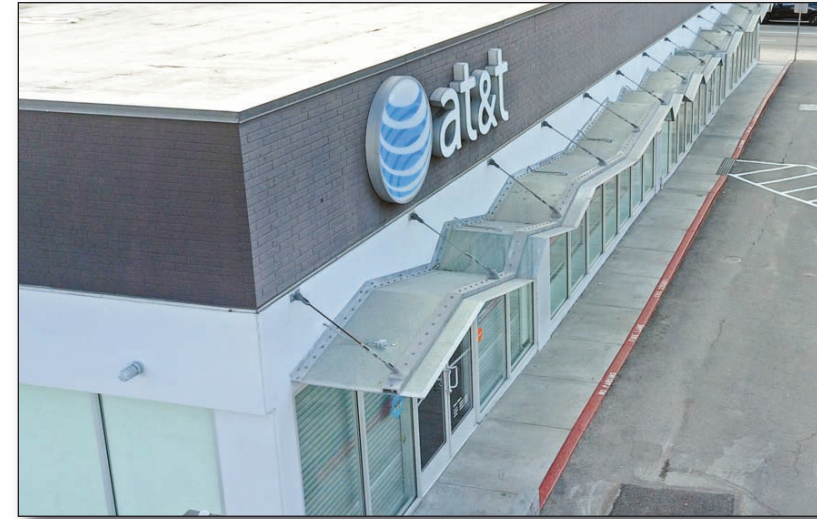


# SANTA MONICA & LA BREA West Hollywood, CA 90069



## PROJECT FACTS

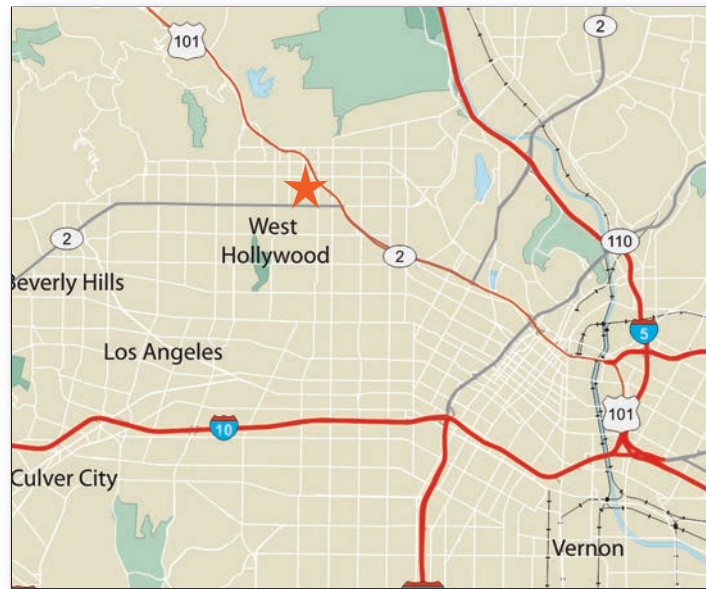
**GLA: 11,000 SF**

- ▶ 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

## 2021 DEMOGRAPHICS

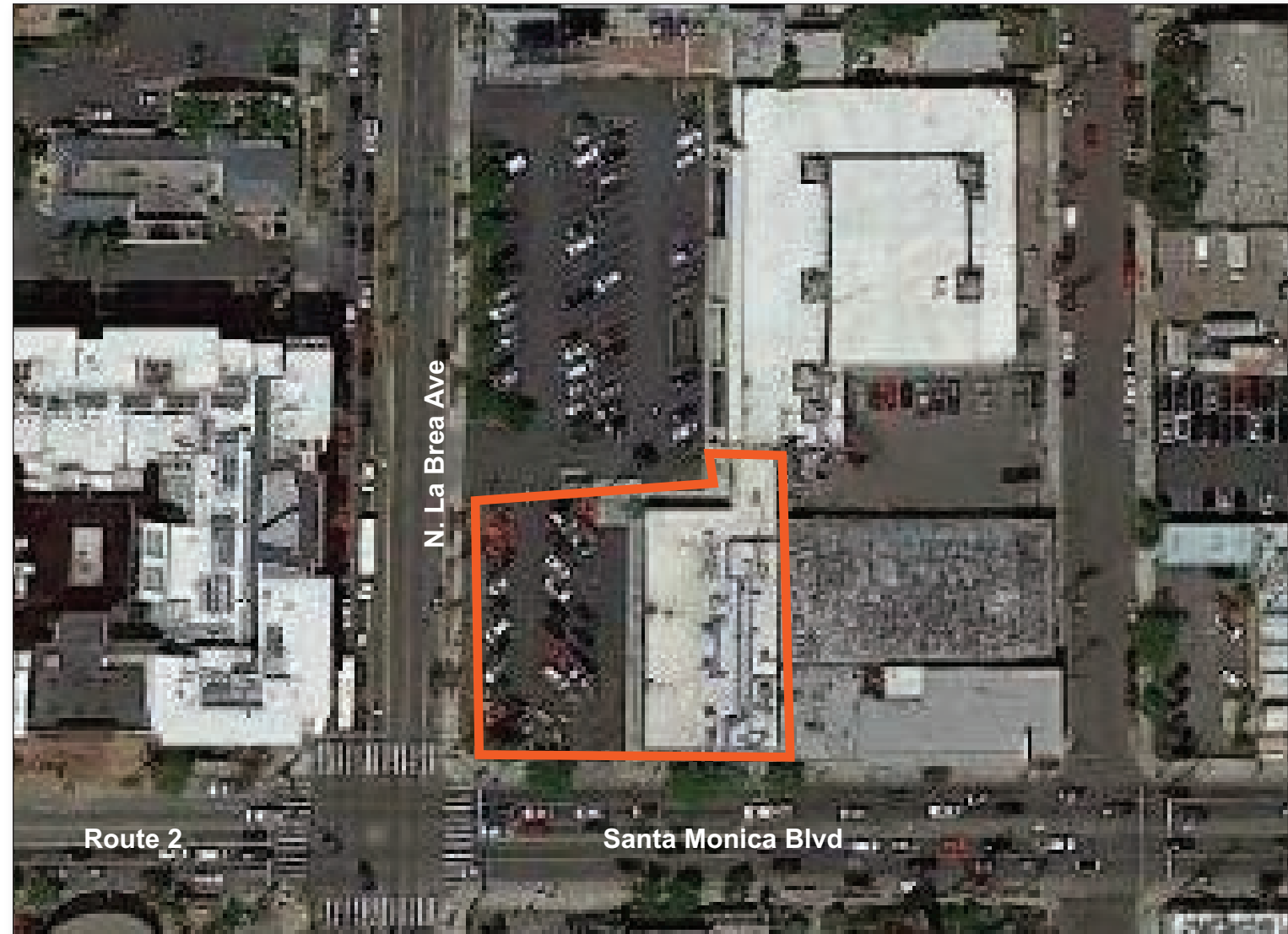
	Population	Avg HH Income	Households
1 mile	55,885	\$95,664	31,062
3 mile	383,740	\$107,640	183,977
5 mile	942,395	\$101,609	396,597

2021 ESRI



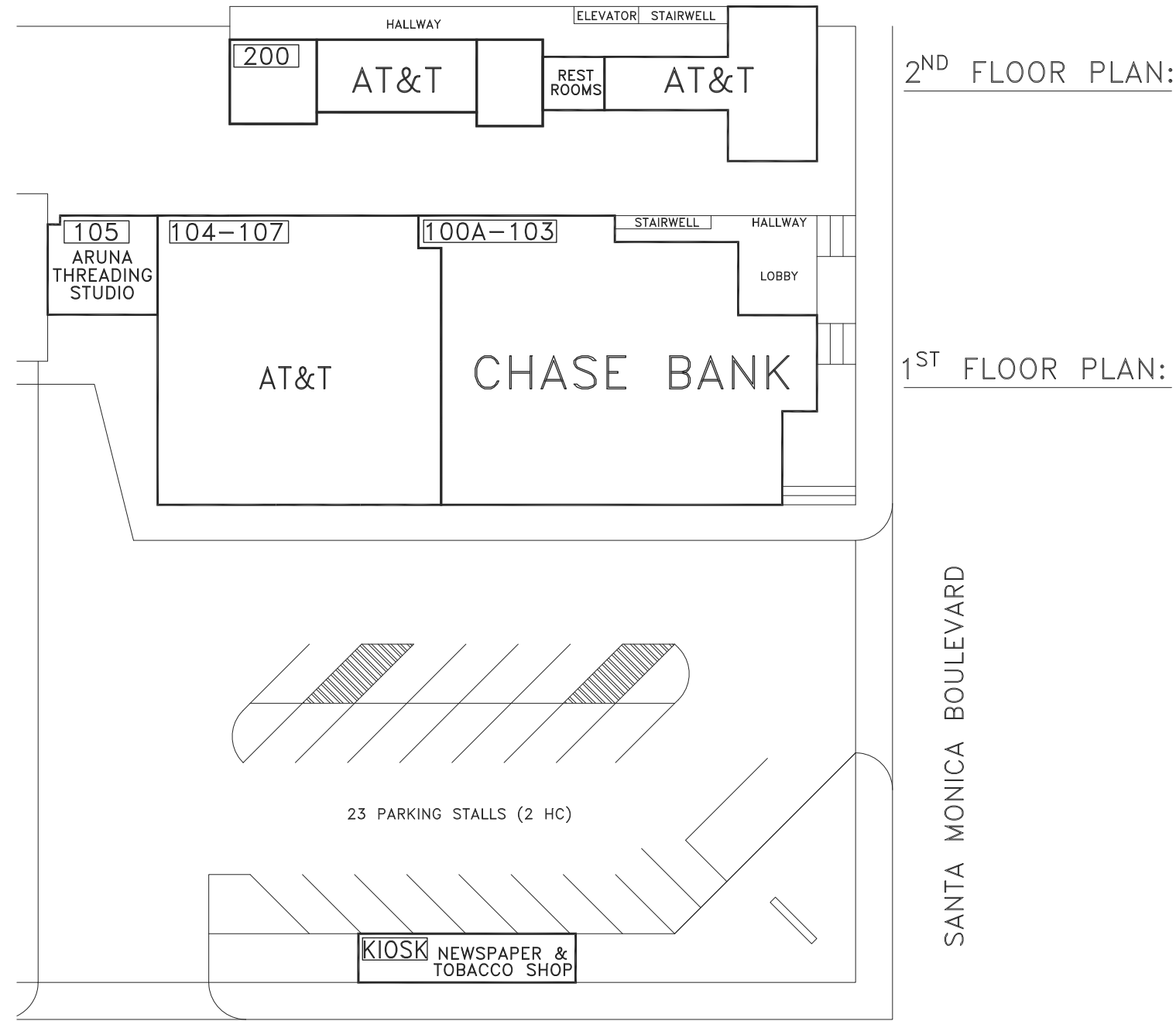
**LOCATION**  
NE corner of Santa Monica Boulevard & La Brea Avenue

**LEASING CONTACT**  
Zachary Sussman | 310.228.2963 |  
ZSussman@combined.biz

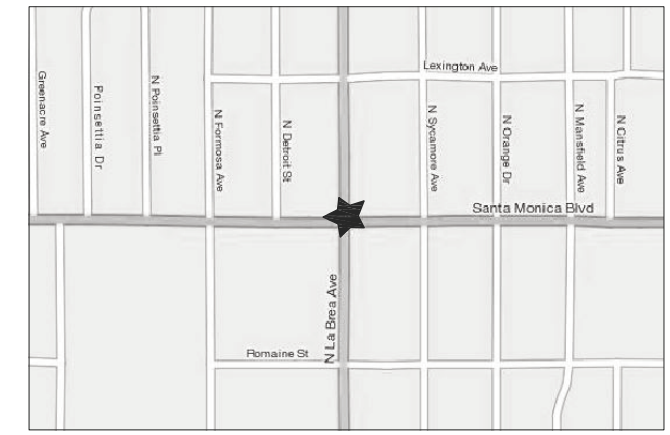


# SANTA MONICA & LA BREA

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



## LEASING PLAN



### 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 =	JAN 2020

## SANTA MONICA & LA BREA

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



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