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

2020 DEMOGRAPHICS

	Population	Avg HH Income	I <u>Households</u>	
1 mile	56,016	\$90,502	30,990	
3 mile	384,992	\$104,234	183,826	
5 mile	947,094	\$97,801	396,967	
			2020 ESRI	



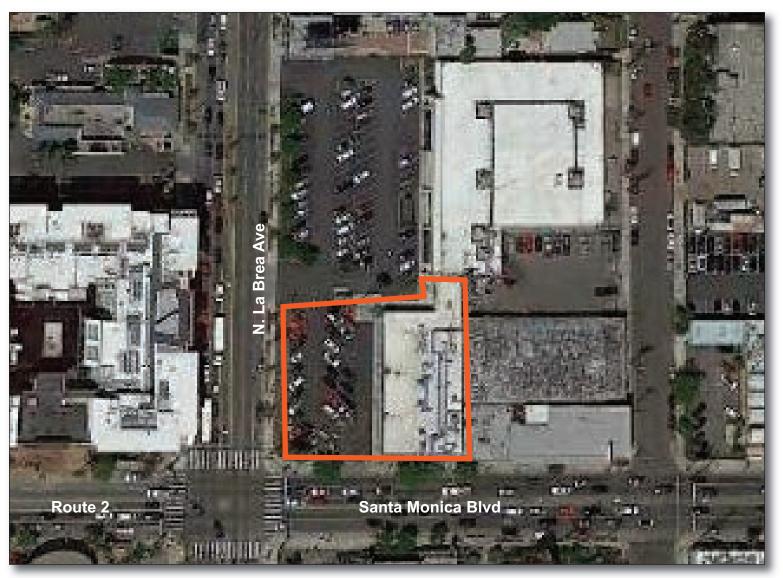
LOCATION

NE corner of Santa Monica Boulevard & La Brea Avenue

LEASING CONTACT

Zachary Sussman | 310.228.2963 | ZSussman@combined.biz





EAST COAST OFFICE

1025 Thomas Jefferson Street, NW | Ste 700 East | Washington, DC 20007 Office: 202.293.4500 | Fax: 202.833.3013 | www.combined.biz

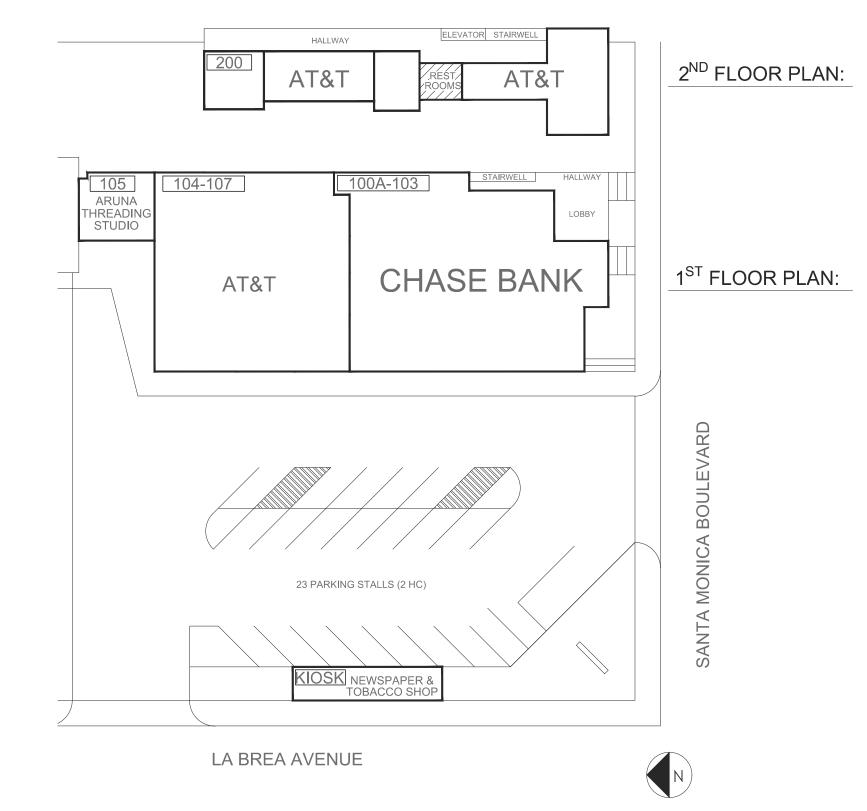


WEST COAST OFFICE 9320 Wilshire Boulevard | Ste 310 | Beverly Hills, CA 90212 Office: 310.205.9616 | Fax: 310.228.2160 | www.combined.biz



SANTA MONICA & LA BREA

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



LEASING PLAN

Gran		z	Lexington Ave				-	
General The Ave	Poin settia Dr	N Poin settia Pl	N Formosa Ave	N Detroit St	N Sycamore Ave	N Orange D Santa Moni	N Mansfield Ave ca	N Citrus Ave
			Ē	N La Brea Ave				1.0

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 =	MAR 2021

SANTA MONICA & LA BREA

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



COMBINED PROPERTIES INCORPORATED

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