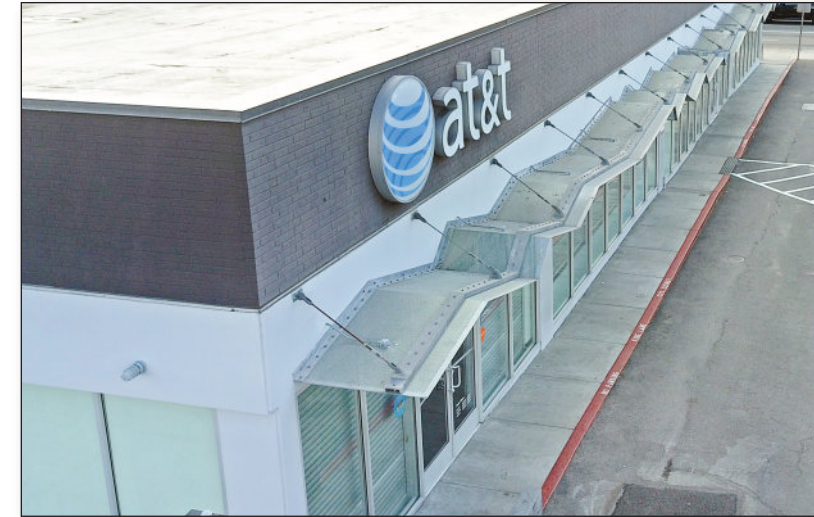


# SANTA MONICA & LA BREA West Hollywood, CA 90069



## PROJECT FACTS

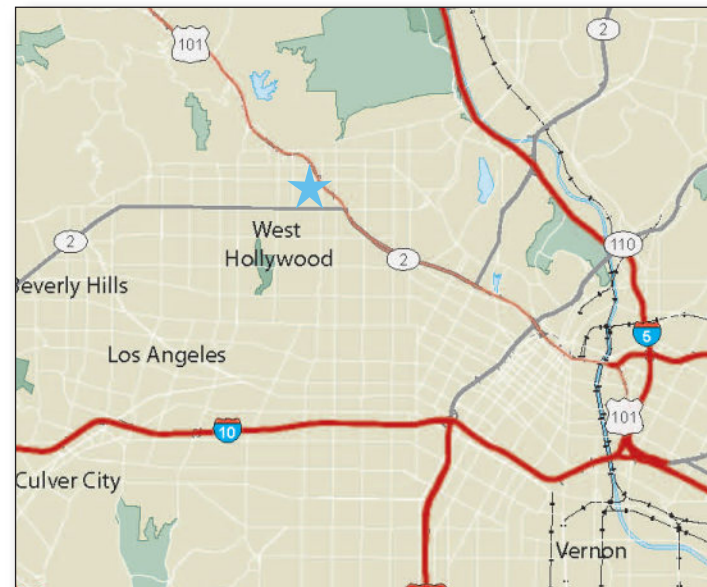
**GLA: 11,000 SF**

- ▶ 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

## 2022 DEMOGRAPHICS

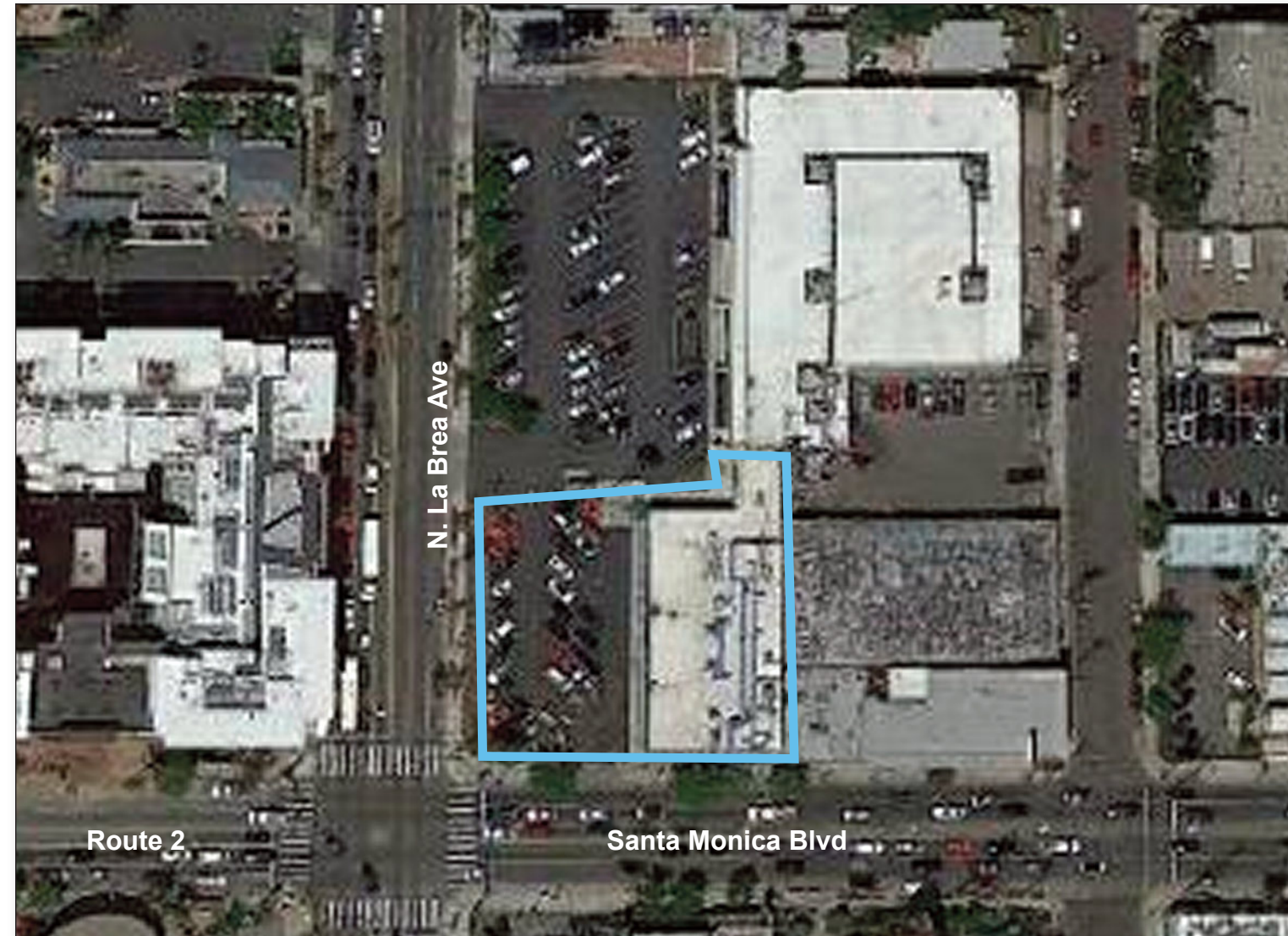
	Population	Avg HH Income	Households
1 mile	55,542	\$111,884	31,475
3 mile	370,691	\$124,461	185,490
5 mile	910,753	\$116,824	404,100

2023 ESRI



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

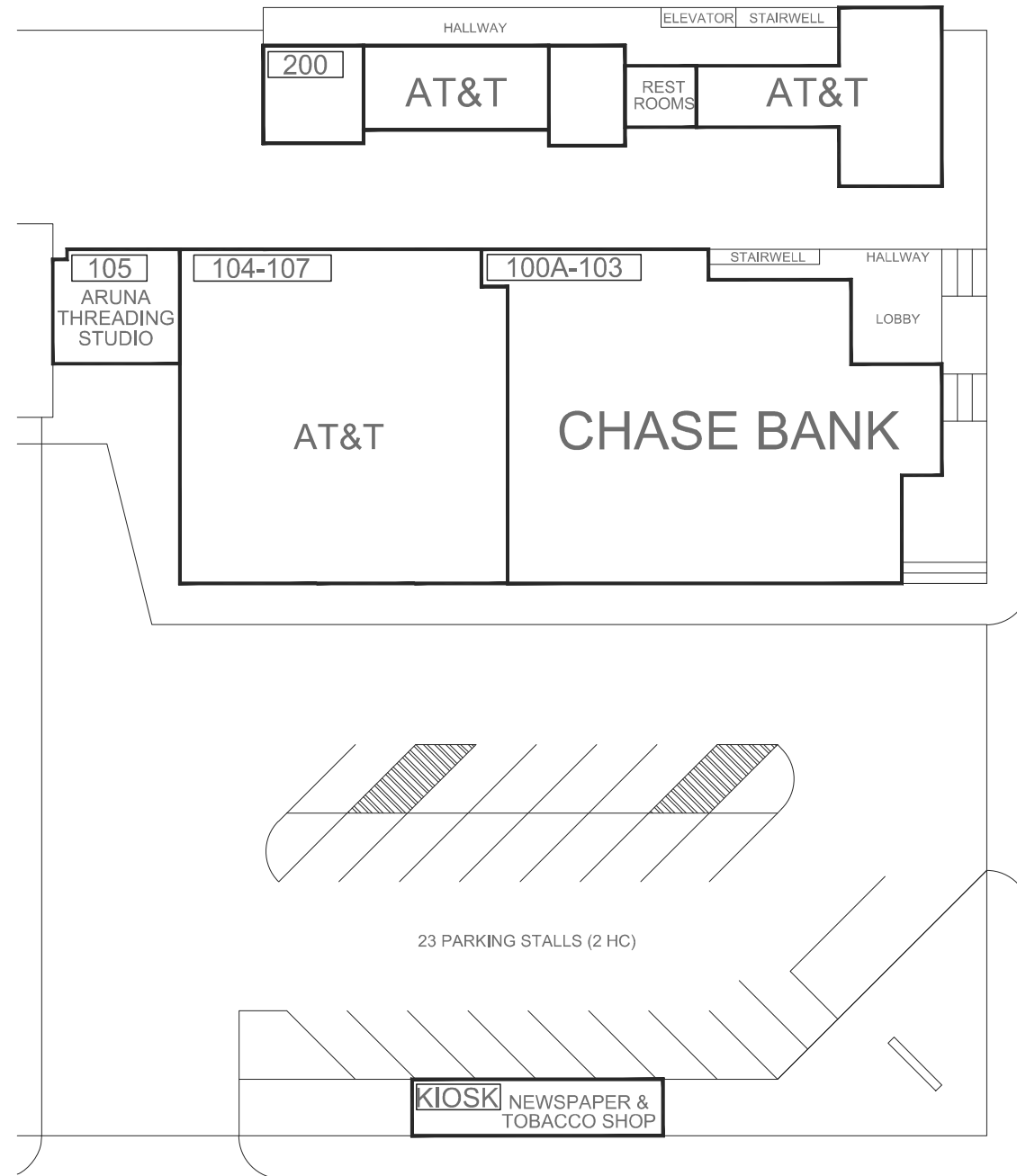
**LEASING CONTACT**  
Zachary Sussman | 310.228.2963  
ZSussman@combined.biz





# SANTA MONICA & LA BREA

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



2<sup>ND</sup> FLOOR PLAN:

1<sup>ST</sup> FLOOR PLAN:

SANTA MONICA BOULEVARD

LA BREA AVENUE



## 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 =	FEB 2023

## 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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