

7100 SANTA MONICA BOULEVARD WEST HOLLYWOOD, CA 90046 | WWW.WESTHOLLYWOODGATEWAY.COM

SET UP SHOP FRONT & CENTER

 WEST HOLLYWOOD GATEWAY

For more information, contact:

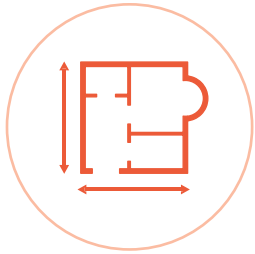
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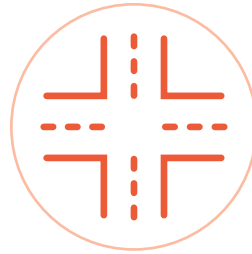
WHAT'S IN STORE



245,000+ SF



Outdoor Shopping
Center



Heavily Trafficked
Intersection



Unrivaled Parking
Access



High-Image
Co-Tenancy

PROPERTY OVERVIEW

West Hollywood Gateway is a 248,067-square-foot outdoor shopping center located at the southwest corner of the heavily trafficked intersection of Santa Monica Boulevard and La Brea Avenue in the City of West Hollywood. The property is well situated to serve the quickly growing densely populated neighborhoods of West Hollywood, Hollywood, Beverly Hills, Hollywood Hills, Hancock Park, Los Feliz, Silverlake and even Downtown Los Angeles. More than 1,000 new residential units have come to market in recent years within mere blocks of the center, which features two above-ground retail levels and two subterranean parking levels. The center is anchored by Target, Best Buy, Ulta and BevMo and also features a number of successful but more niche restaurants and retailers. The property is centered around a large, outdoor plaza that functions as a civic square, elevating the pedestrian experience through the use of outdoor eating areas, fountains, public art and landscaping. More than 1.9 million customers park in the center's parking structure each year, with many more visiting by public transportation or by foot from surrounding areas.

OPEN, SAFE AND EASY TO VISIT

- Updated Operational Practices to Facilitate Social Distancing
- Enhanced Disinfection in Accordance with CDC Guidelines
- Large, Outdoor Plaza Provides for Fresh Air and Open Space
- No-Contact Amenities, including Curbside Parking, Pick-Up Zones and Appointment Concierge

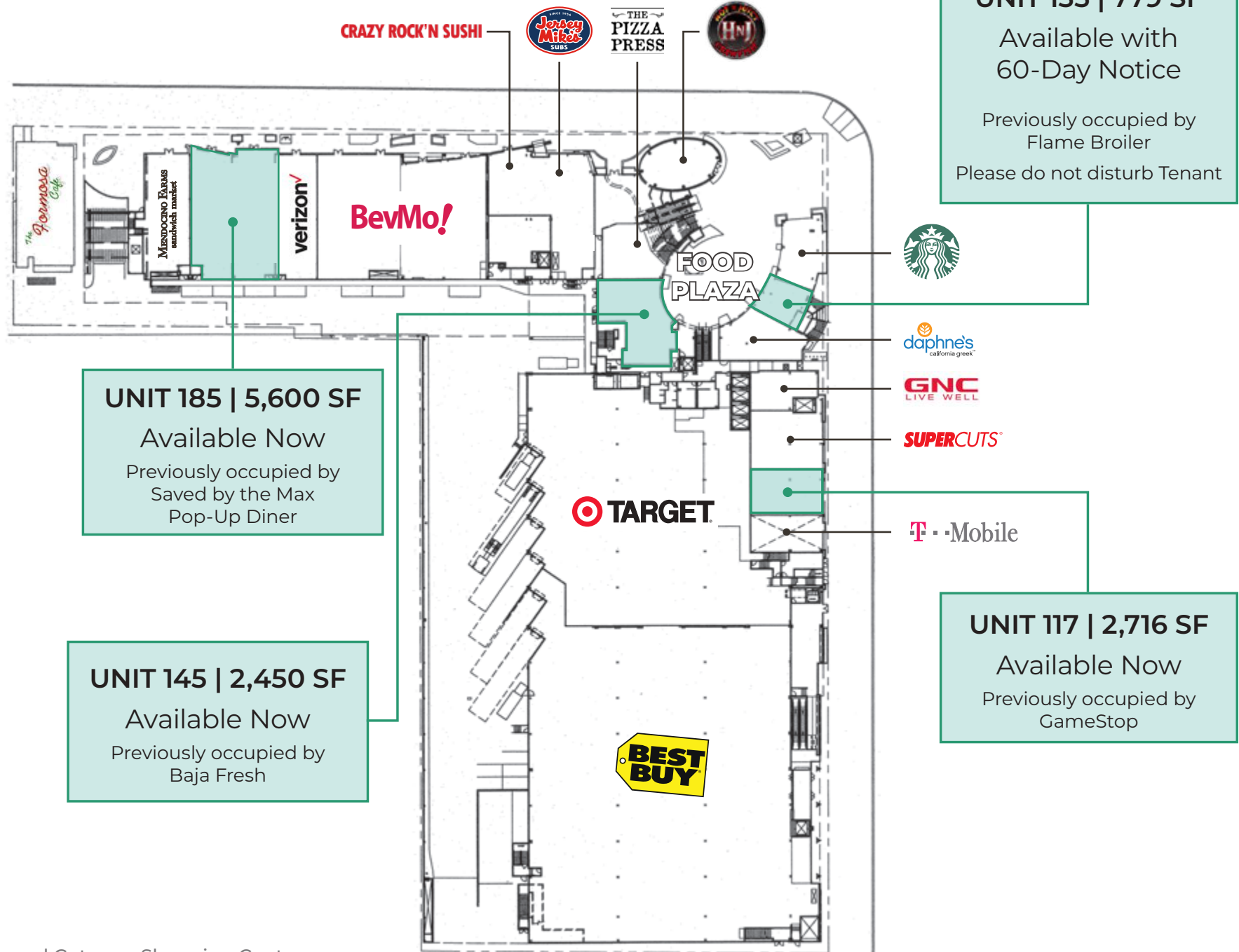




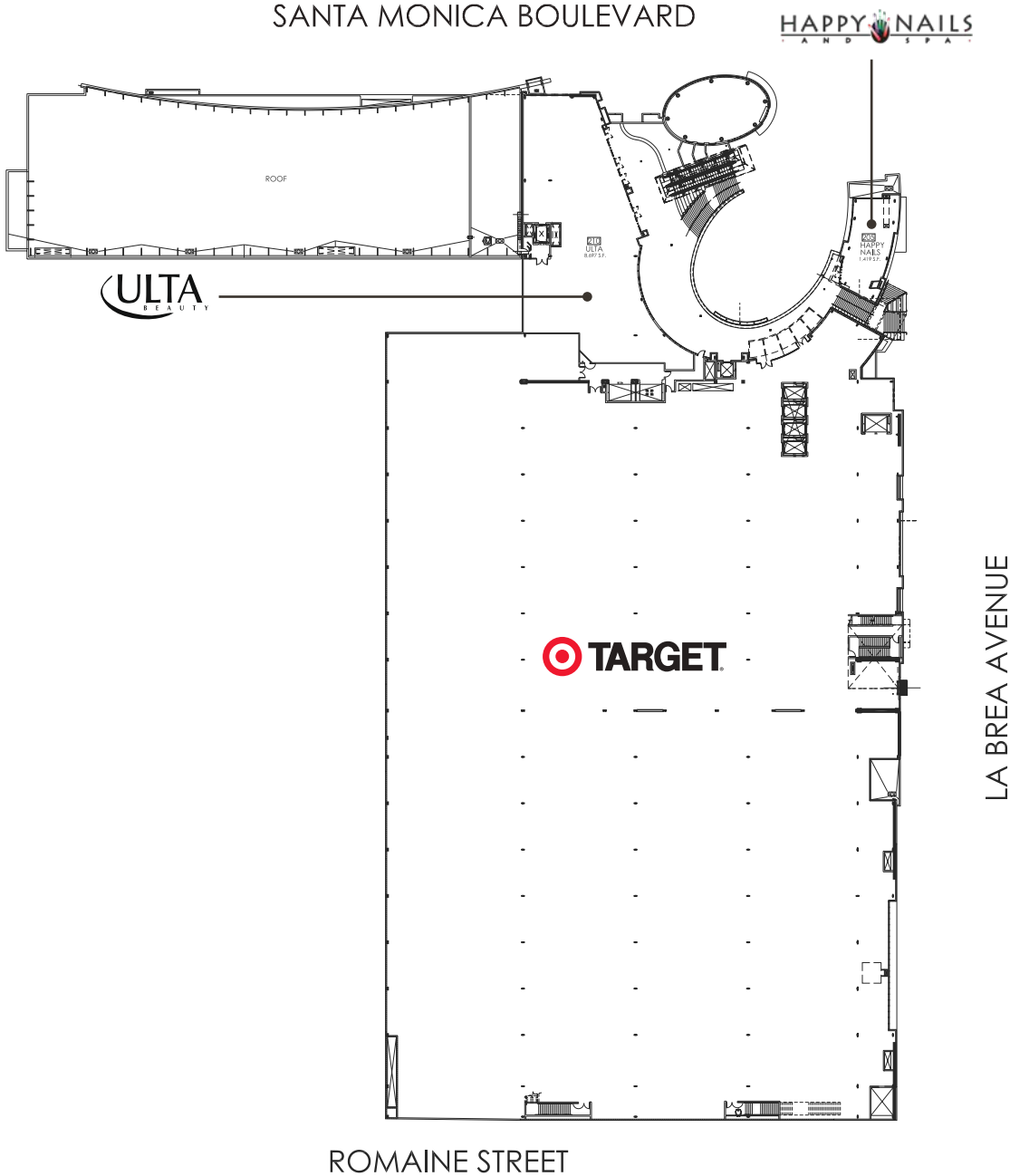
**MORE THAN
1.9 MILLION
CUSTOMERS
PARK AT
THE CENTER
EACH YEAR.**



SITE PLAN | Level One



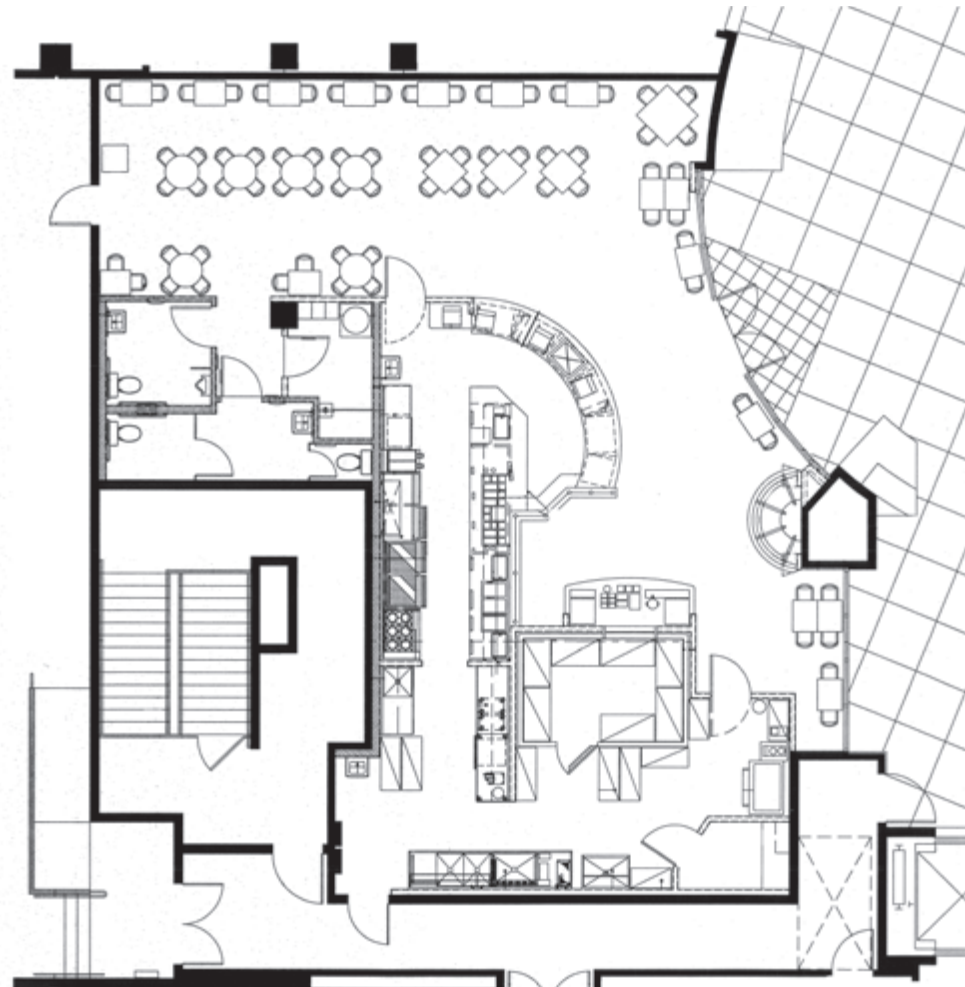
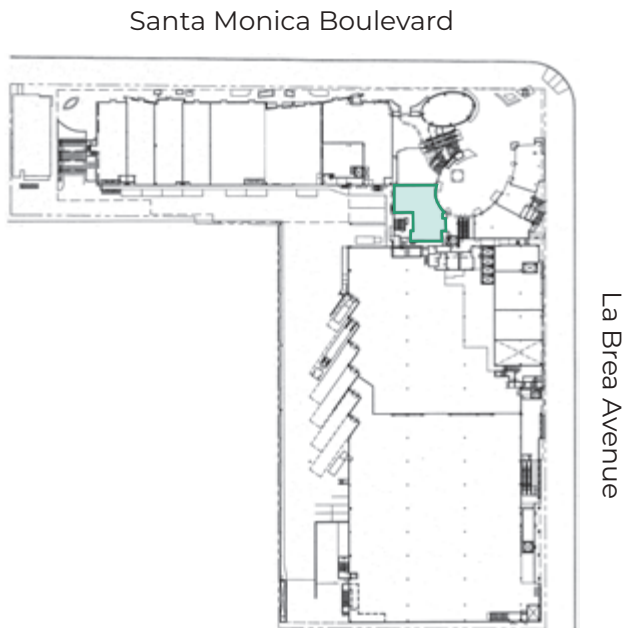
SITE PLAN | Level Two



UNIT 145 | 2,450 SF Restaurant Space

(formerly Baja Fresh)

- Second generation restaurant space
- Available immediately
- Previously occupied by Baja Fresh
- 2,450 square feet
- Walk-in refrigerator
- Ventilation
- Floor drains
- Grease interceptor
- Large outdoor seating area
- Across from Starbucks
- Free customer parking



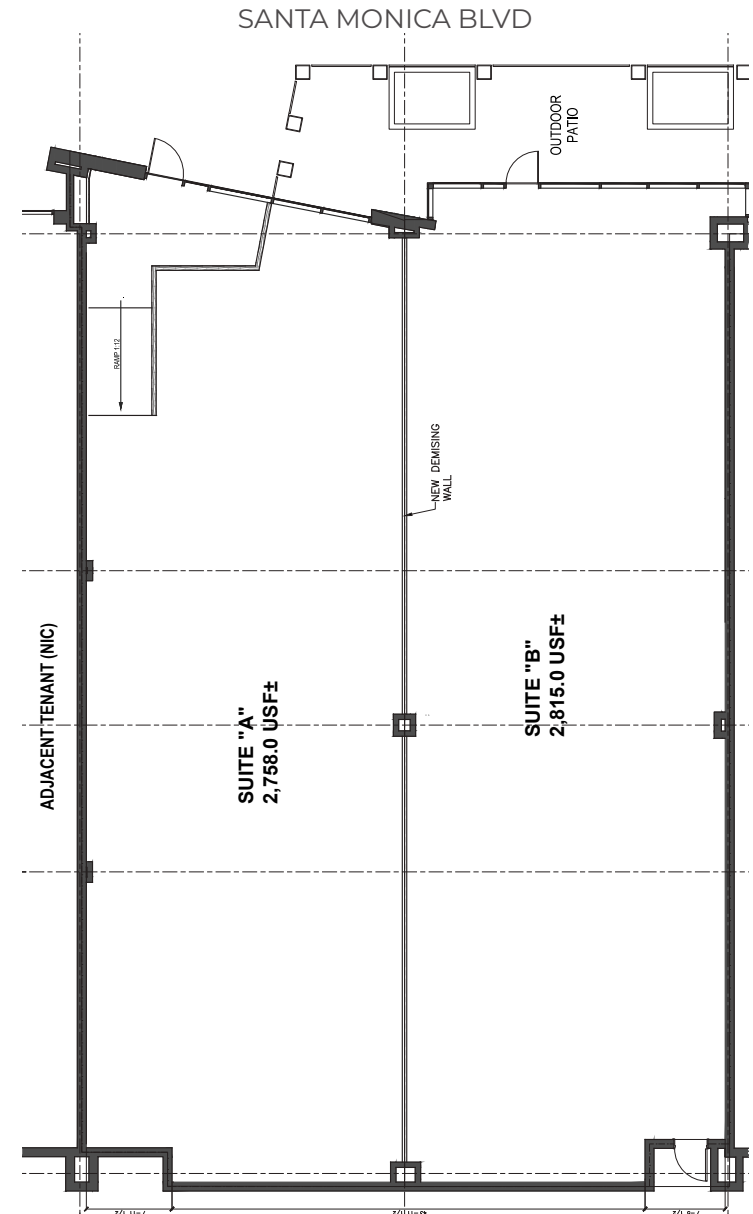
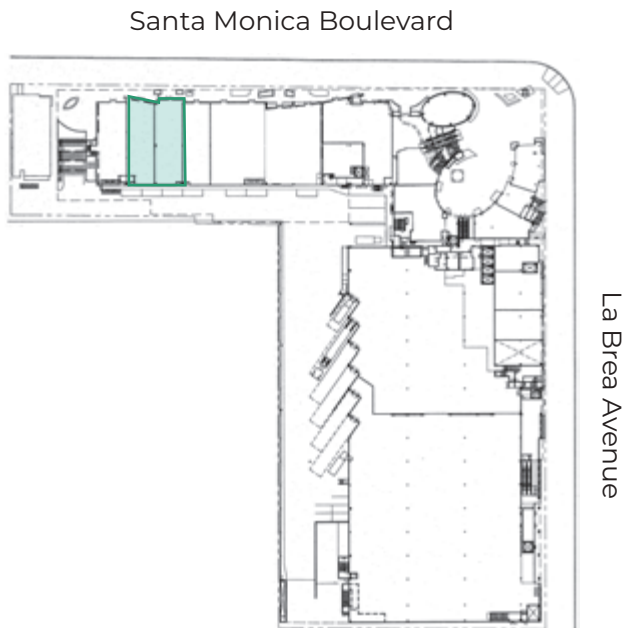
[CLICK FOR VIRTUAL TOUR](#)



UNIT 185 | 5,600 SF Divisible Restaurant Space

(formerly *Saved by the Max*)

- Second generation restaurant space
- Available immediately
- Previously occupied by “Saved by the Max” pop-up diner
- 5,600 square feet
- CUP for a full type 47 liquor license
- Huge walk-in refrigerator
- Grease trap
- Recent multi-million dollar renovation
- Large patio facing Santa Monica Boulevard
- Free customer parking

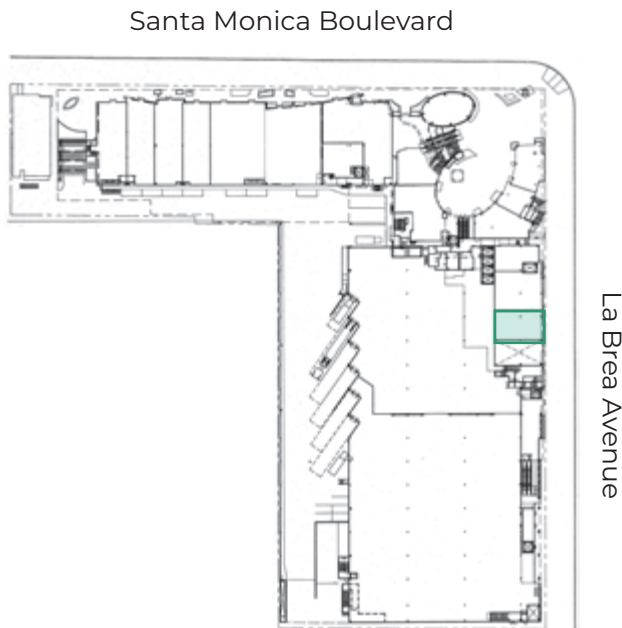
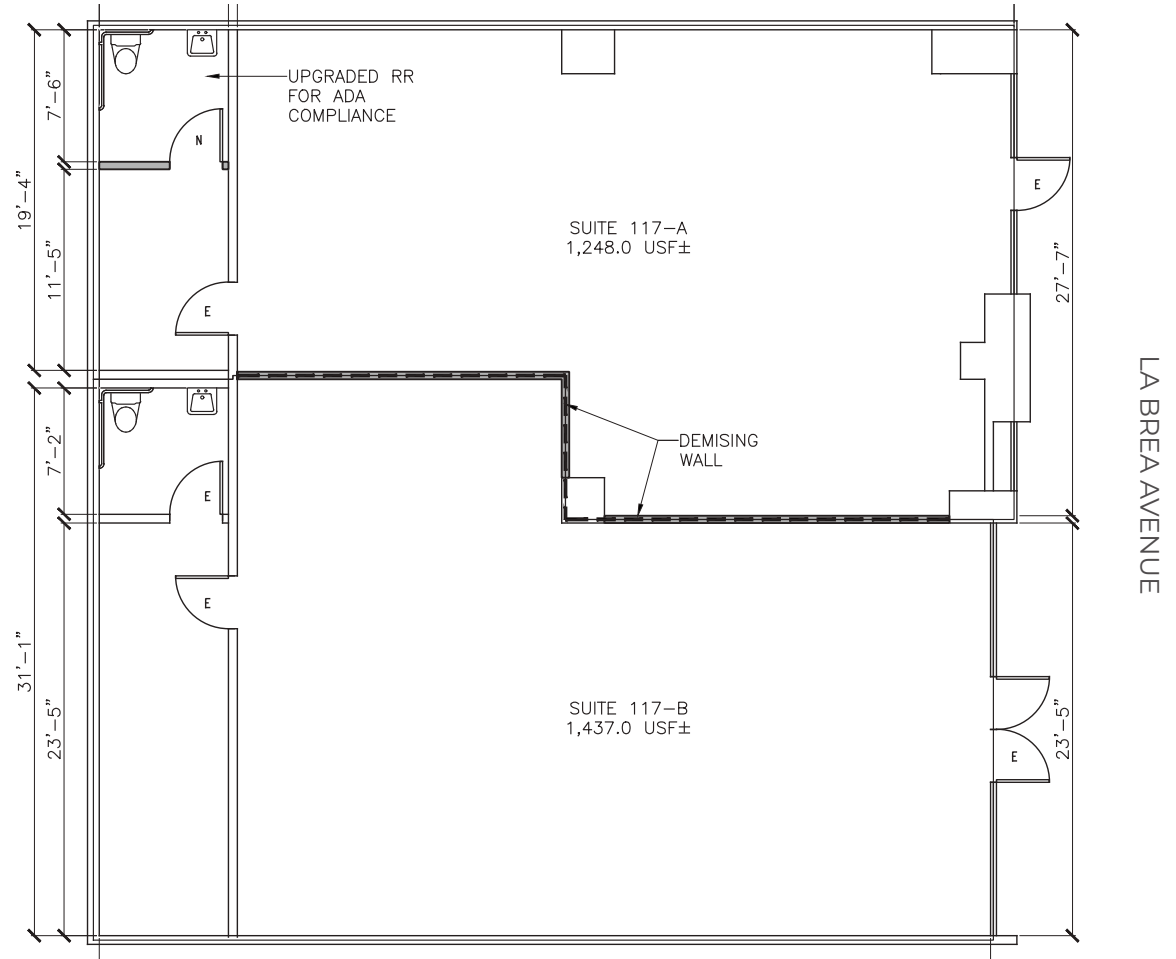




UNIT 117 | 2,716 SF Divisible Retail Space

(formerly GameStop)

- In-line retail on high-traffic La Brea Avenue
- Previously occupied by GameStop
- Available immediately
- Adjacent to Best Buy and Target
- High ceilings
- Free customer parking
- Demising plans for a 1,248 SF space and 1,437 SF space

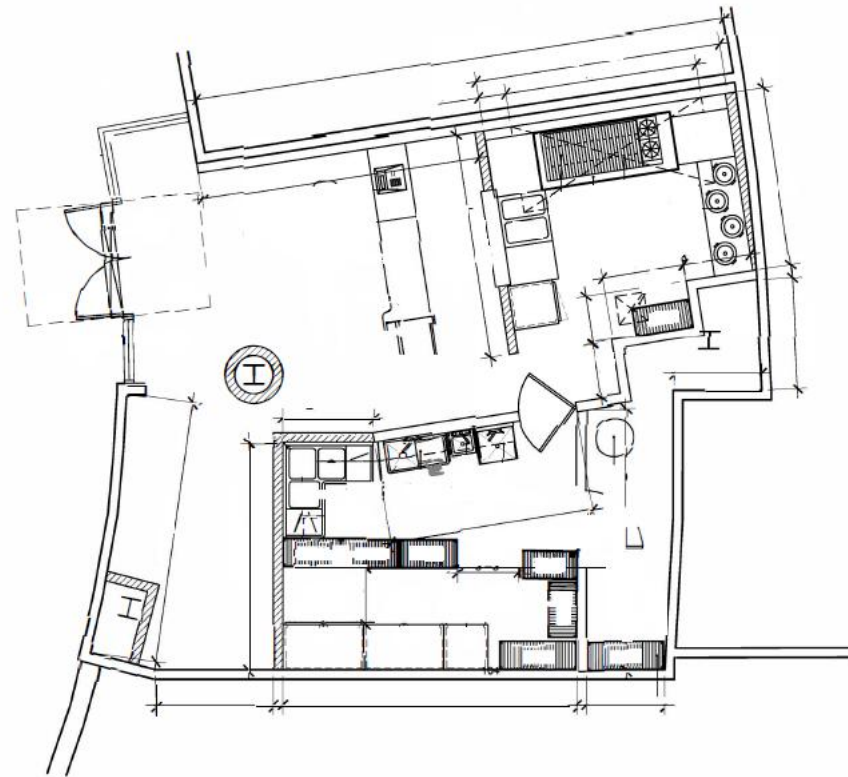




UNIT 135 | 779 SF Retail Space

(formerly Flame Broiler)

- Turnkey second generation restaurant space
- Large 10 food hood
- Access to a large outdoor seating area
- Directly adjacent to Starbucks



LA BREA AVENUE





MARKET OVERVIEW

WEST HOLLYWOOD, CALIFORNIA

Incorporated in 1984, the City of West Hollywood is centrally located in west Los Angeles County. Over 35,000 residents populate the City and its borders spans 1.9 square miles that are flanked by Beverly Hills on the west and Hollywood on the east.

West Hollywood is home to colorful and diverse communities with a strong commitment to the arts. Affectionately known as “The Creative City,” more than 40 percent of its businesses comprise such creative fields as entertainment, interior design, fashion, and art.

The area is also well known for its unique commercial corridors, vast culinary landscape, and bustling nightlife scene that have enticed visitors from around the world. West Hollywood’s 18 luxury hotels, with some 2,000 rooms, and dining available at more than 200 restaurants, are some of the most famous in the world. Patrons can also shop at more than 100 clothing stores, peruse 36 art galleries, and experience an eclectic and ever-evolving nightlife centered on the world-famous Sunset Strip and Santa Monica Boulevard. As the home of the Pacific Design Center (PDC) and the surrounding “Avenues of Art and Design,” West Hollywood is acknowledged as the West Coast’s center of interior design.

The City benefits from a very dense, compact urban form with small lots, a mix of land uses, and a walkable street grid. With a Walk Score of 89 out of 100 and a well-established public transportation network, it is touted as “The Most Walkable City in California.” Several residential neighborhoods span only a few blocks and major intersecting streets typically provide amenities within walking distance.

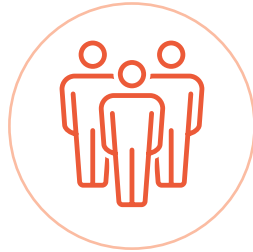


DEMOGRAPHICS

POPULATION



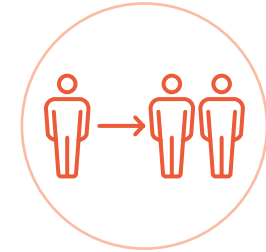
2025 Projection



2020 Estimate



2010 Census



Growth 2020-2025

One Mile	61,538	56,874	51,651	8.2%
Three Mile	336,043	327,566	313,725	2.6%
Five Mile	575,014	559,498	540,927	2.8%

HOUSEHOLD INCOME



2020 Est. Average



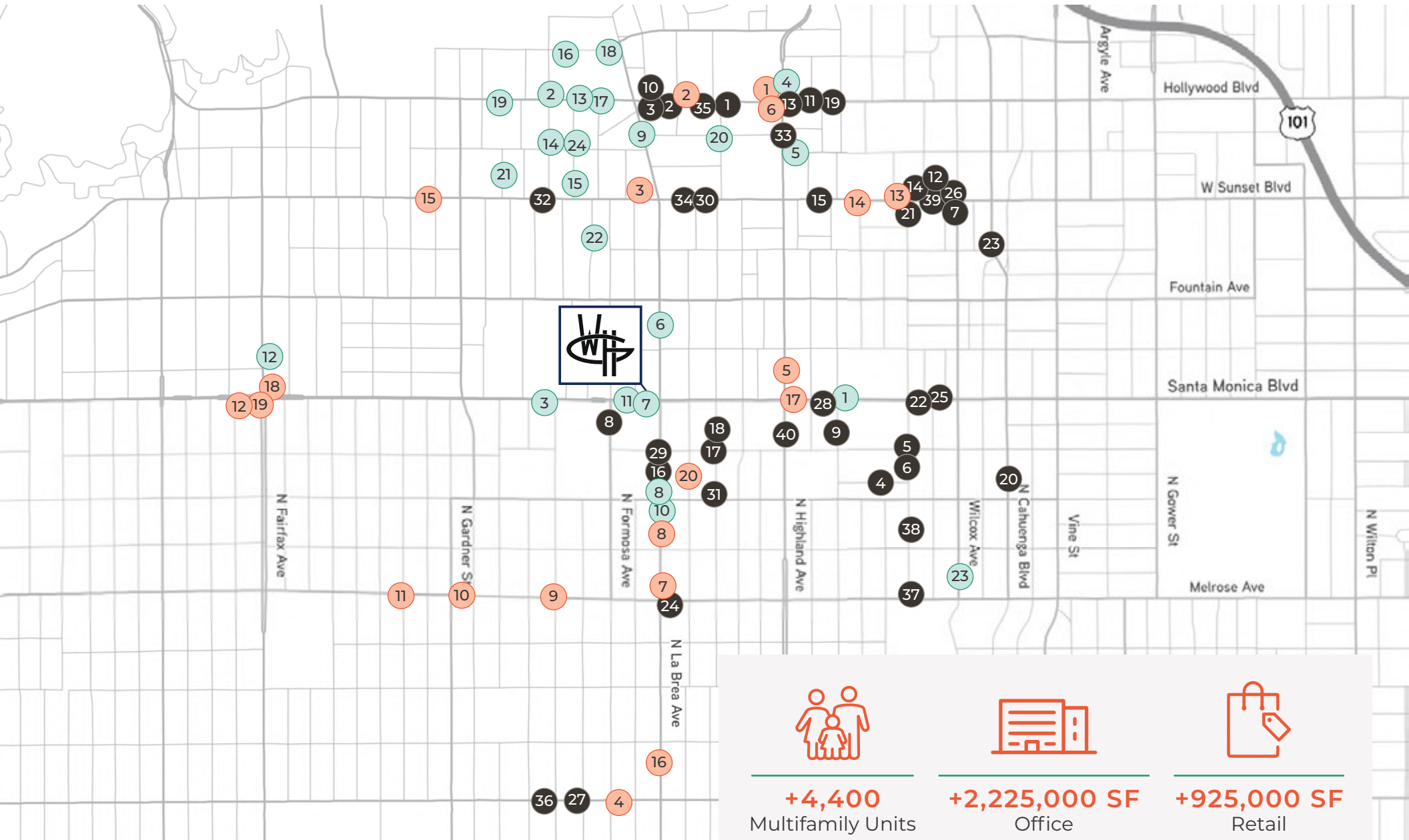
2020 Est. Median

One Mile	\$90,564	\$59,430
Three Mile	\$107,797	\$65,375
Five Mile	\$92,281	\$55,070



SURROUNDING MARKET

● Multifamily
 ● Office
 ● Retail



+4,400
Multifamily Units



+2,225,000 SF
Office



+925,000 SF
Retail

MULTIFAMILY

- 1 AVA Hollywood at La Pietra Place
- 2 Vantage Hollywood Apts
- 3 Avalon West Hollywood
- 4 1724 Highland
- 5 Modera Hollywood
- 6 The Huxley
- 7 The Dylan
- 8 Angelene
- 9 The Avenue Hollywood
- 10 Prizma
- 11 Domain
- 12 The Fairfax Tower
- 13 James Terrace Apts
- 14 Sutton Place
- 15 Verse Hollywood
- 16 Savoy West Apts
- 17 Regency Manor
- 18 Franklin Regency
- 19 Hollywood Place
- 20 Hawthorn
- 21 The Alexio
- 22 The Chateau
- 23 Broadstone Candara Hancock Park
- 24 West Hollywood Ritz

OFFICE

- 1 6922 Hollywood Blvd
- 2 7060 Hollywood Blvd
- 3 Hollywood Entertainment Plaza
- 4 West Bldg
- 5 Harlow
- 6 East Bldg
- 7 6464 W Sunset Blvd
- 8 Formosa West
- 9 Hollywood Media Campus
- 10 7083 Hollywood Blvd
- 11 Hollywood Plaza
- 12 The Sunset Landmark
- 13 Hollywood First National Bank Building
- 14 6565 W Sunset Blvd
- 15 6725 W Sunset Blvd
- 16 925 N La Brea Ave
- 17 Orange Square
- 18 1024 North Orange Drive
- 19 The Outpost Building
- 20 948 N Cahuenga Blvd
- 21 6600 Sunset
- 22 6560-6562 Santa Monica Blvd
- 23 1415 N Cahuenga Blvd
- 24 Melrose Crossing
- 25 6535-6547 Santa Monica Blvd
- 26 6515 W Sunset Blvd
- 27 7257 Beverly Blvd
- 28 Hollywood Media Campus
- 29 933 N La Brea Ave
- 30 Sunset Atrium
- 31 911 N Orange Dr
- 32 7288 Sunset Blvd
- 33 1622 N Highland Ave
- 34 7039 W Sunset Blvd
- 35 Johnny Grant Building
- 36 7323 Beverly Blvd
- 37 710 Seward St
- 38 844 Seward St
- 39 Sunset Bungalow
- 40 1032 N Highland Ave

RETAIL

- 1 Hollywood & Highland
- 2 Hollywood Galaxy
- 3 Sunset Galleria
- 4 7150-7182 Beverly Blvd
- 5 1156-1160 N Highland Ave
- 6 6800-6820 Hollywood Blvd
- 7 712-718 N La Brea Ave
- 8 828-844 N La Brea Ave
- 9 7309-7315 Melrose Ave
- 10 7467-7475 Melrose Ave
- 11 7600 Melrose Ave
- 12 7906-7914 Santa Monica Blvd
- 13 6601-6613 W Sunset Blvd
- 14 6660 W Sunset Blvd
- 15 7551 W Sunset Blvd
- 16 345 N La Brea Ave
- 17 6775-6785 Santa Monica Blvd
- 18 7881 Santa Monica Blvd
- 19 7900-7904 Santa Monica Blvd
- 20 935 N Sycamore Ave

SURROUNDING MARKET

Development

PROPOSED

- ① 1339 N Highland Ave
- ② Horizon Hollywood
- ③ Crossroads Hollywood B4
- ④ 1601-1647 N Las Palmas Ave
- ⑤ 7001 Santa Monica Blvd
- ⑥ Crossroads Hollywood B3
- ⑦ 6701 W Sunset Blvd
- ⑧ Sunset Regency
- ⑨ Bungalows on Fountain

UNDER CONSTRUCTION

- ① Rise Hollywood
- ② 1522-1538 N Cassil Pl
- ③ 1718 N Las Palmas Ave
- ④ ZEN Hollywood Apts
- ⑤ MR2 Lofts
- ⑥ Wallace on Sunset
- ⑦ Academy on Vine
- ⑧ Building 926
- ⑨ Courtyard at The Lot
- ⑩ The Studio
- ⑪ Academy South
- ⑫ Academy North
- ⑬ 940 N Highland Ave

● Proposed ● Under Construction





La Brea Avenue
50,500 VPD

Santa Monica Boulevard
53,000 VPD

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