

2nd Gen Wellness & 1st Gen Retail For Lease

NWC of Santa Monica Blvd. & La Brea Ave.

7111 Santa Monica Boulevard, West Hollywood, CA 90046

KENNEDY WILSON

BROKERAGE

Lee Shapiro

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DRE: 02145586



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AVAILABLE

	Size (SF)	Rent (PSF/Mo., NNN)
Space 1 Retail:	±1,421	\$4.50
Space 2 2nd Gen. Wellness:	±3,161	\$4.75
NNN:	± \$1.15 PSF/Mo.	
Parking:	78 spaces on-site	

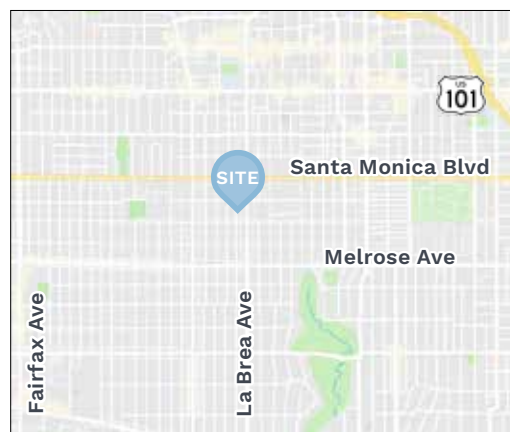
PROPERTY HIGHLIGHTS

- Highly visible ground floor retail location at signalized “Main and Main” corner in West Hollywood
- Space 3 is a 2nd generation health and wellness space ready for occupancy with a reception area, private restrooms and 15 treatment rooms
- Expansive ceilings; ample commercial parking on-site
- Below 184 luxury apartment units
- Excellent reflective retail; across from Target, Best Buy, ULTA Beauty, BevMo! and Rite Aid
- ±58,000 cars per day at Santa Monica Blvd. and La Brea Ave.
- Available immediately

*Prospective tenants are hereby advised that all uses are subject to City approval



LOCATION



NEIGHBORING TENANTS



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Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400

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FLOOR PLAN



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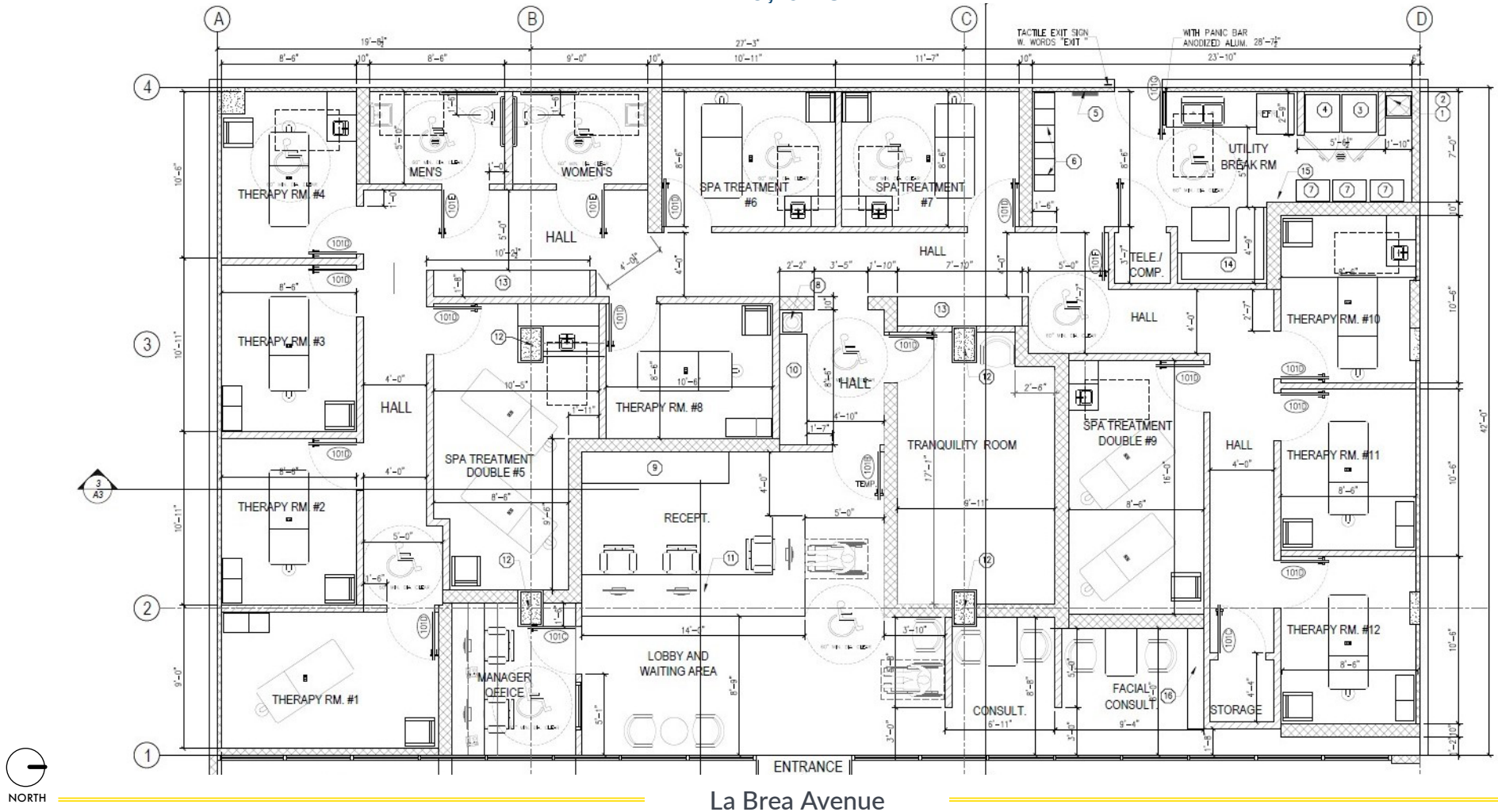
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SPACE 2: 2ND GENERATION HEALTH & WELLNESS ±3,161 SF



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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2021 Estimated Population	13,773	56,087	180,168
2026 Projected Population	13,955	56,639	182,028
2010 Census Population	11,791	51,370	166,729
2000 Census Population	13,106	55,488	170,832
Projected Annual Growth 2021 to 2026	0.3%	0.2%	0.2%
Historical Annual Growth 2000 to 2021	0.2%	-	0.3%
2021 Median Age	37.1	36.7	36.7
HOUSEHOLDS			
2021 Estimated Households	8,163	33,053	100,171
2026 Projected Households	8,598	34,694	105,011
2010 Census Households	6,621	28,799	88,421
2000 Census Households	6,715	29,202	88,033
Projected Annual Growth 2021 to 2026	1.1%	1.0%	1.0%
Historical Annual Growth 2000 to 2021	1.0%	0.6%	0.7%
RACE & ETHNICITY			
2021 Estimated White	72.9%	72.2%	66.9%
2021 Estimated Black or African American	5.6%	5.5%	5.4%
2021 Estimated Asian or Pacific Islander	9.2%	9.1%	12.3%
2021 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2021 Estimated Other Races	11.8%	12.8%	15.0%
2021 Estimated Hispanic	19.2%	21.1%	25.2%
INCOME			
2021 Estimated Average Household Income	\$84,962	\$89,105	\$102,394
2021 Estimated Median Household Income	\$66,447	\$70,174	\$77,393
2021 Estimated Per Capita Income	\$50,523	\$52,678	\$57,120
EDUCATION			
2021 Estimated High School Graduate	11.6%	11.8%	12.6%
2021 Estimated Some College	15.7%	16.8%	15.9%
2021 Estimated Associates Degree Only	7.3%	7.0%	5.8%
2021 Estimated Bachelors Degree Only	43.7%	42.4%	40.5%
2021 Estimated Graduate Degree	17.0%	16.1%	17.5%
BUSINESS			
2021 Estimated Total Businesses	1,129	4,322	13,191
2021 Estimated Total Employees	7,594	32,724	96,964
2021 Estimated Employee Population per Business	6.7	7.6	7.4
2021 Estimated Residential Population per Business	12.2	13.0	13.7

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