

# 80 SUNSET STRIP

## NOW LEASING

169,775 SF GROCERY ANCHORED CENTER  
SEC SUNSET BLVD & CRESCENT HEIGHTS BLVD



View from Sunset Blvd & Crescent Heights Blvd

For leasing, please contact:

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**KIMCO**  
REALTY

**beta.**

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137 Eucalyptus Dr  
El Segundo, CA 90245





CB2



TRADER JOE'S



SALON REPUBLIC

**8000 SUNSET**

is a high-performing, grocery anchored daily needs center boasting 169,775 SF of total GLA with an assorted merchandising mix located directly on the highly trafficked intersection of Sunset Blvd and Crescent Heights Blvd.



CRUNCH FITNESS



AV SQUAD OFFICE






REDPILL VR OFFICE





# PROJECT HIGHLIGHTS

- The only **regional grocery anchored center** in the trade area that offers daily needs, entertainment, fitness, food and beverage all under one roof
- **169,775 SF of GLA** featuring both retail and office components
- Over 800 on-site parking spaces
- The center is **anchored by** CVS, Trader Joe's, CB2, Landmark Theatres, Crunch Fitness, and Salon Republic
- **Located at the prominent intersection** of Crescent Heights Blvd and Sunset Blvd with over 82,000 CPD

Demographics	1 Mile	2 Miles	3 Miles
 Population	<b>43,976</b>	<b>127,363</b>	<b>257,721</b>
 Avg. HH Income	<b>\$113,345</b>	<b>\$116,524</b>	<b>\$121,206</b>
 Daytime Population	<b>36,381</b>	<b>136,854</b>	<b>296,153</b>

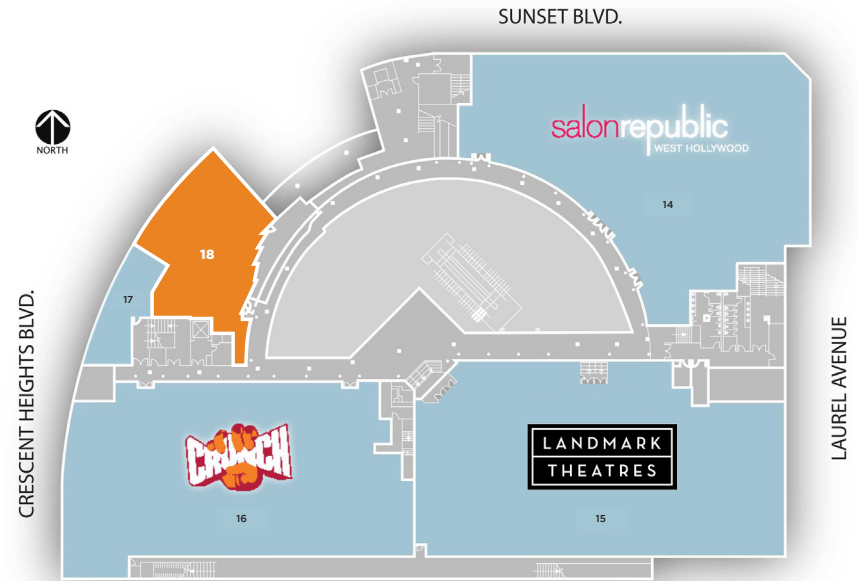


# FIRST LEVEL SITE PLAN

- LEASED
- AVAILABLE



**GROUND LEVEL**



**LEVEL 2**

Unit #	Tenant	SF
<b>1st Level</b>		
1	Starbucks	944
2	Available	360° 1,923
3	Jojo's Mediterranean Grill	1,300
4	Available	1,042
5	AT&T Authorized Retailer	1,665
6	Available	360° 1,520
7	CB2	15,096

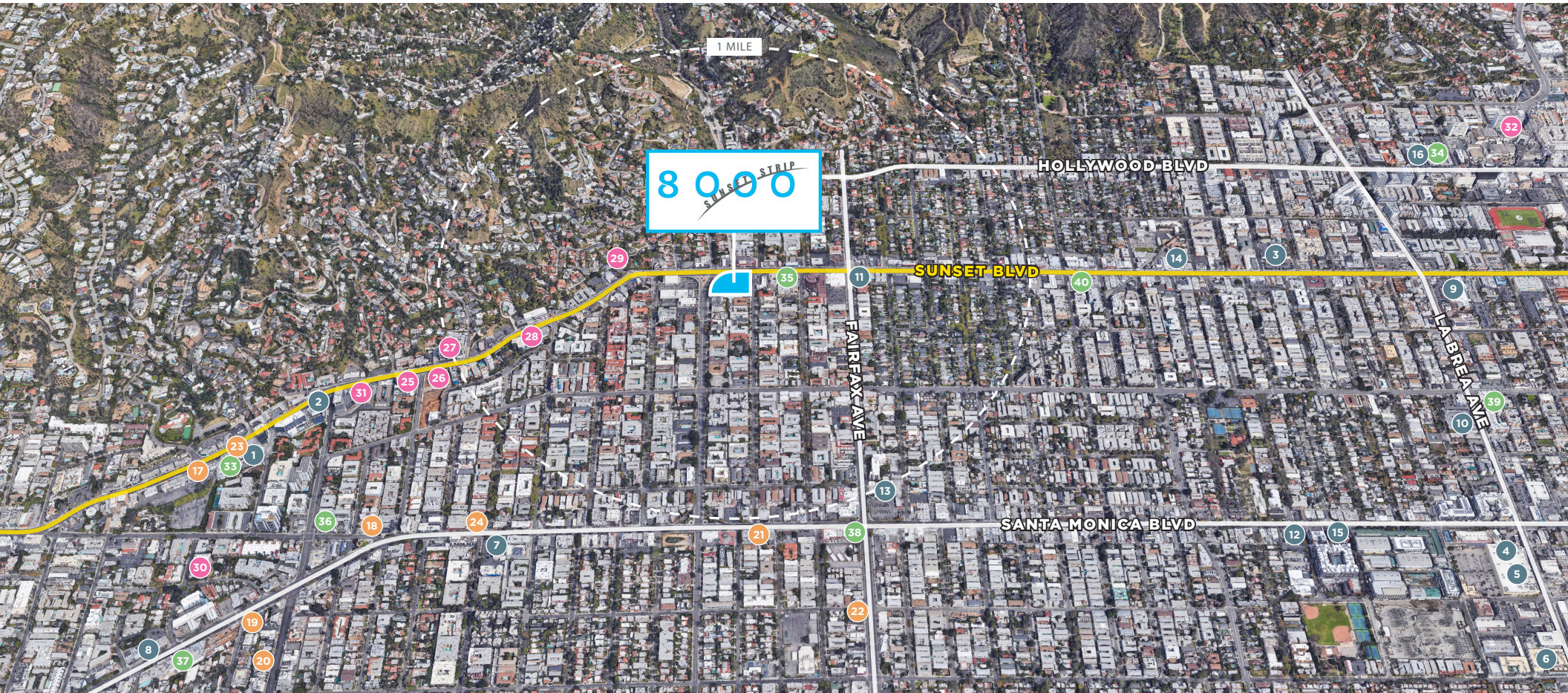
8	CVS Pharmacy	15,451
9	European Wax Center	1,287
10	Exer Urgent Care	4,357
11	Trader Joe's	13,860
12	BB.Q Chicken	2,571
13	Wokcano Asian Lounge	3,595

Unit #	Tenant	SF
<b>*2nd Level</b>		
14	Salon Republic	18,185
15	Landmark Theatres	24,693
16	Crunch Fitness	33,329
17	Trademark Beauty	1,221
18	Available (Restaurant)	360° 4,834

Unit #	Tenant	SF
<b>*3rd Level</b>		
19	Available	360° 17,247
20	Red Pill VR, Inc.	5,664
<b>TOTAL GLA</b>		<b>169,775</b>

\*3rd level tenants are not shown on this plan





## SHOPPING

- |                          |                       |
|--------------------------|-----------------------|
| 1 H&M                    | 9 Ross                |
| 2 Fred Segal             | 10 Ralphs             |
| 3 Ralphs                 | 11 Bristol Farms      |
| 4 Target                 | 12 Smart & Final      |
| 5 Best Buy               | 13 Whole Foods Market |
| 6 Sprouts Farmers Market | 14 Guitar Center      |
| 7 Gelson's               | 15 Trader Joe's       |
| 8 Trader Joe's           | 16 Marshalls          |

## FOOD

- |                             |
|-----------------------------|
| 17 Chin Chin West Hollywood |
| 18 Barney's Beanery         |
| 19 Shake Shack              |
| 20 Nobu Los Angeles         |
| 21 Laurel Hardware          |
| 22 Ysabel                   |
| 23 Sweetgreen               |
| 24 Earthbar                 |

## HOTELS

- |                               |
|-------------------------------|
| 25 Mondrian Los Angeles       |
| 26 Pendry Hotel               |
| 27 Andaz West Hollywood       |
| 28 The Standard, Hollywood    |
| 29 Chateau Marmont            |
| 30 Chamberlain West Hollywood |
| 31 1 Hotel West Hollywood     |
| 32 Loews Hollywood Hotel      |

## FITNESS

- |                         |
|-------------------------|
| 33 Equinox              |
| 34 LA Fitness           |
| 35 Orangetheory Fitness |
| 36 Barry's Bootcamp     |
| 37 24 Hour Fitness      |
| 38 YogaWorks            |
| 39 F45 Training         |
| 40 Fortune Gym          |



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