

WEST HOLLYWOOD, CALIFORNIA

WEST HOLLYWOOD

G A T E W A Y

248,067 SF URBAN RETAIL CENTER



LA BREA AVE | 33,086 CPD

SANTA MONICA BLVD | 34,336 CPD

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PROPERTY SUMMARY

- **Exciting center refresh planned**
- **Few spaces remaining for 2nd-Generation restaurant & retail!**
- Come join the exciting new tenant mix: Crumbl Cookies, LAN Noodle, DosiRoc and more to be announced soon!
- 1,100 dedicated parking spaces
- 1.9M customers each year
- Anchor Tenants include Target, Best Buy, Ulta and BevMo & CoTenants: Mendocino Farms, Starbucks, Jersey Mike's and more

PROPERTY OVERVIEW

Address:	7100 Santa Monica Blvd West Hollywood, CA 90046
GLA:	248,067 SF
Acres:	4.87
Anchor Tenants:	Target, Best Buy, Ulta and BevMo
Parking:	Garage: 1,100 spaces
Traffic:	Santa Monica Blvd – 34,336 CPD La Brea Ave – 33,086 CPD

LOWER LEVEL SITE PLAN

UNIT #	TENANT	SF
101	Best Buy	45,752
110	AVAILABLE	1,437
117-A	Crumbl (Coming Soon)	1,339
117-B	Verizon	1,265
120	Supercuts	1,105
125	GNC	1,205
130	LAN Noodle	1,802
135	Pisces Poke & Ramen	779
140	Starbucks	1,389
145	AVAILABLE (Second-Gen Restaurant)	2,579
150	Rob's Place	3,237
151	DosiRoc	1,798
153	Jersey Mike's Subs	1,397
158	Crazy Rock'n Sushi	1,580
165	BevMo	10,508
180	AVAILABLE	2,688
185	AVAILABLE (Second-Gen Restaurant)	5,600
195	Mendocino Farms	2,961
201	Target	144,409
P1	Formosa Cafe	3,600
TOTAL GLA		248,067 SF



UPPER LEVEL SITE PLAN

UNIT #	TENANT	SF
201	Target	144,409
205	AVAILABLE	1,419
210	ULTA	10,106
TOTAL GLA		248,067 SF



COMPETITIVE OVERVIEW





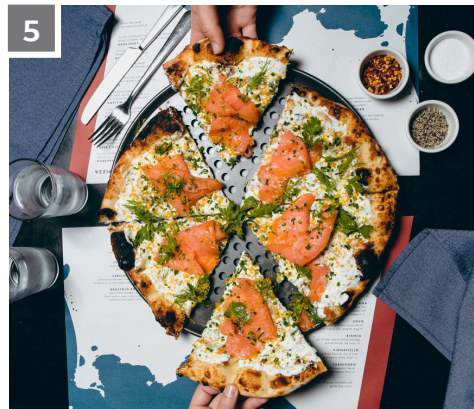
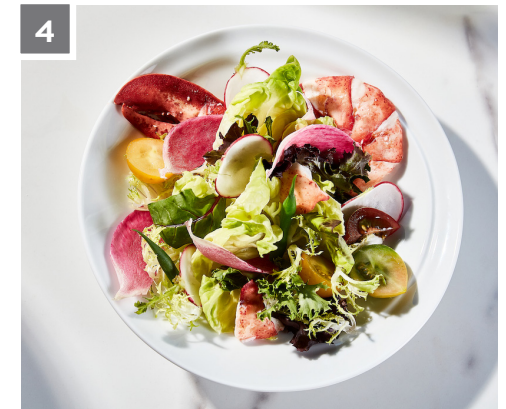
FOOD & BEVERAGE

\$351.82M

Annual Spending on Food &
Beverage in West Hollywood

NOTABLE CUISINES IN WEST HOLLYWOOD

1. E.P. & L.P.
2. Tesse
3. Connie and Ted's
4. Merois
5. Pizzana
6. Madre



WEST HOLLYWOOD

West Hollywood, referred to by locals as WeHo, is at the cultural and geographical heart of Los Angeles County. It spans just under 2 square miles and was formed largely from the unincorporated area of the Los Angeles area that had not joined one of the surrounding cities. WeHo is bound between the Hollywood Hills neighborhood of Los Angeles, the Cities of Hollywood and Beverly Hills, and the districts of Fairfax and Beverly Grove.

WeHo is a dense and compact area comprised of small lots, mixed land use, and walkable street grids. Accordingly, it is considered one of the most walkable cities in California. A strong spirit of community activism and civic pride run throughout the city.

Main areas of business and commercial activity in WeHo are shopping, dining, and nightlife, all of which are primarily focused on the Sunset Strip, Santa Monica Boulevard, and the Avenues of Art & Design along Robertson, Melrose, and Beverly Boulevard. There are three Business Improvement Districts (BIDs) in the city: Sunset Strip BID, West Hollywood Design District BID, and Visit West Hollywood BID.



POPULATION
55,043



DAYTIME POPULATION
49,806



AVG. HOUSEHOLD INCOME
\$110,220



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