

OFFERING MEMORANDUM

Prime Corner Location in West Hollywood



MULTI-TENANT RETAIL BUILDING

**9020 W Beverly Boulevard | 152 N Wetherly Drive
WEST HOLLYWOOD, CA**

□ 9020 W Beverly Blvd.
152 N Wetherly Dr.



PRIMARY CONTACT

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□ 9020 W Beverly Blvd.
152 N Wetherly Dr.



PROPERTY INFORMATION

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Location	9020 W Beverly Boulevard 152 N Wetherly Drive West Hollywood, CA 90048 (Contiguous parcels)
Building Size	±4,639 square feet – Beverly Blvd ±1,500 square feet – Wetherly Dr
Land Size	±4,643 square feet – Beverly Blvd ±4,834 square feet – Wetherly Dr
APN	4335-004-002 – Beverly Blvd 4335-004-004 – Wetherly Dr
Zoning	CC: Commercial, Community
Year Built	1925/1980; 1926
Sales Price	\$15,500,000
Comments	▲ High street retail ▲ Corner property ▲ Unique opportunity to purchase a trophy retail building on Beverly Boulevard. ▲ Below market rents



PROPERTY INFORMATION

TENANT INFORMATION

RENT ROLL

TENANT	SQUARE FEET	%	MONTHLY INCOME	RENT/SF	START DATE	END DATE	OPTION	RENT INCREASES
9020 W BEVERLY BOULEVARD								
FLOR	1,400	30%	\$ 10,815.00	\$ 7.73	3/7/2012	3/6/2020		March 2017 \$11,139.45 March 2018 \$11,473.63 March 2019 \$11,817.84
Art Angels	1,633	35%	\$ 11,776.00	\$ 7.21	10/1/2016	9/30/2019	One 3-year option at FMV or 4%	10/1/2017 \$12,166.00 10/1/2018 \$12,567.00
Face Bar	1,006	22%	\$ 5,015.00	\$ 4.99	10/15/2012	10/31/2017	One 5-year FMV or CPI	CPI Annual
Art Angels	600	13%	\$ 2,500.00	\$ 4.17	10/1/2016	9/30/2019		CPI Annual
152 N WETHERLY DRIVE								
MARE Salon	1,500		\$ 13,500.00	\$ 9.00	4/8/2015	7/31/2020	Two 5-year options at FMV or 3%	8/01/17 \$13,905.00 8/01/18 \$14,322.15 8/01/19 \$14,751.82
TOTALS	6,139	100%	\$ 43,606.00					

* Face Bar is vacating upon lease expiration.

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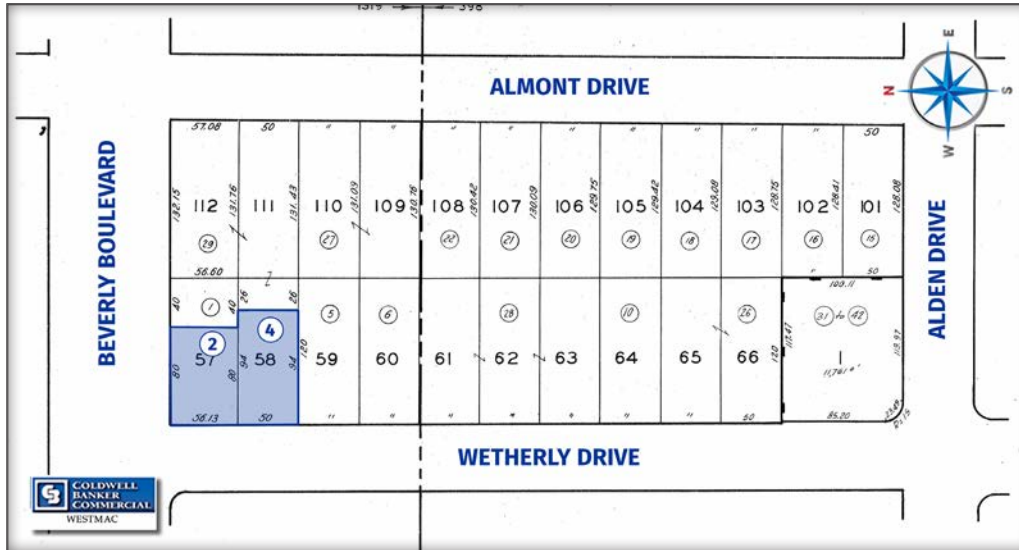


PROPERTY OVERVIEW

9020 W Beverly Blvd.
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PROPERTY OVERVIEW

PARCEL MAP | AERIAL



PROPERTY OVERVIEW

SITE MAP

9020 W Beverly Blvd.
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Bristol Farms

Foundry Lighting

Trigg Ison Fine Art

Classic Artforms

Lemonade

N. ALMONT DRIVE

Altman's

Ann Sack's

La Murrina

Westwood Carpets

Montanari Group

Custom Comfort Mattress

The Shade Store

Icon Gallery

Shred Juice

DSTLD DNM Bar

Madeo Ristorante

Ligne-Roset

Casa Fendi

Hasten's

VI Spring

Stella McCartney

Duxiana

Cassina

Maxalto

B&B Italia

N. ROBERTSON BOULEVARD

N. WETHERLY DRIVE

SUBJECT

9020 W BEVERLY BOULEVARD
152 N WETHERLY DRIVE

Artemide

Beltus/Mourra Starr

Polrona Frau

Cappellini

Minotti

N. LA PEER DRIVE

Christopher Guy

Poggen Pohe

Porcelanosa

N. SWALL DRIVE

Roche Babois

Mayfair House

N. CLARK DRIVE

Hamilton Rugs

Poliform

DDC

Maichael Aram



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TENANT OVERVIEWS

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MARE Salon | 152 N Wetherly Drive, West Hollywood

maresalon.com

MARE Salon is a new hair salon by famed Hollywood hair stylists Mara Roszak and Alex Polillo and colorist Denis de Souza. Designed by architecture and interiors specialist Richard Petit and the Archers team, the space is paparazzi-proof with glass-black windows, a private back garden courtyard lined with a tall hedge and private parking.

www.vanityfair.com | www.vogue.com | harpersbazaar



FLOR | 9020 W Beverly Boulevard, West Hollywood

flor.com

FLOR was created to help consumers design a custom rug experience for any room or space without compromising style, lifestyle or the planet. If you can dream it they can create it.



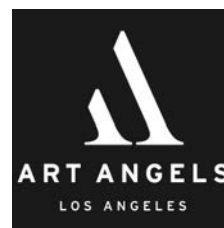
REPLACEABLE | MOVEABLE | DURABLE | WASHABLE | RECYCLABLE | LOVEABLE

Art Angels | 9020 W Beverly Boulevard, West Hollywood

artangels.net

Contemporary art dealers, curators and gallery. Focused on pop-art, street art, abstract and photography. Artists such as Banksy, Warhol, Lichtenstein and La Chapelle.

[instagram](https://www.instagram.com/artangels)



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AREA OVERVIEWS

ABOUT WEST HOLLYWOOD

West Hollywood is a city in California located in Los Angeles County. There are approximately 35,000 residents.

Notable business and attractions in West Hollywood include:

- ▲ The famous Sunset Strip.
- ▲ Hotels such as Chateau Marmont, Andaz West Hollywood, Chamberlain West Hollywood Hotel, Mondrian, Grafton, The London and the Standard.
- ▲ Shopping and Design Meccas including The Pacific Design Center, "Sunset Plaza", "Melrose", "Robertson", "Beverly", "3RD Street" and the "Design Corridor".
- ▲ Elegant architecture such as The Schindler House by the architect Rudolf Schindler.
- ▲ Iconic buildings such as 9200 Sunset by architect Charles Luckman.
- ▲ Music venues such as House of Blues, Whisky a Go Go, The Troubadour, The Roxy Theatre and Viper Room.
- ▲ Westlake Recording Studios, where Michael Jackson recorded the albums "Thriller" and "Bad" in 1982 and 1987 respectively.
- ▲ Celebrity hangouts such as The Ivy, Soho House, Formosa Cafe, Whisky Bar, Rainbow Bar and Grill, Palm Restaurant, Dan Tana's, The Abbey Food & Bar and Villa Nightclub.
- ▲ Film, television and music production including Samuel Goldwyn Studios, Smashbox Studios and TMZ on TV.
- ▲ Comedy Store and Laugh Factory.
- ▲ Sierra Towers, tallest residential building in the greater Los Angeles area.
- ▲ Larger employers include Ticketmaster, Dailey & Associates, CBS, Cedars Sinai Medical Center, Director's Guild, Interpublic Group of Companies and Yucaipa Companies.



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