

OFFERING MEMORANDUM

8824-8826 SUNSET BLVD

*Mixed-Use Retail/Office/Residential
For Sale in West Hollywood, CA.*



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REALTY

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8824-8826 SUNSET BLVD

EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY

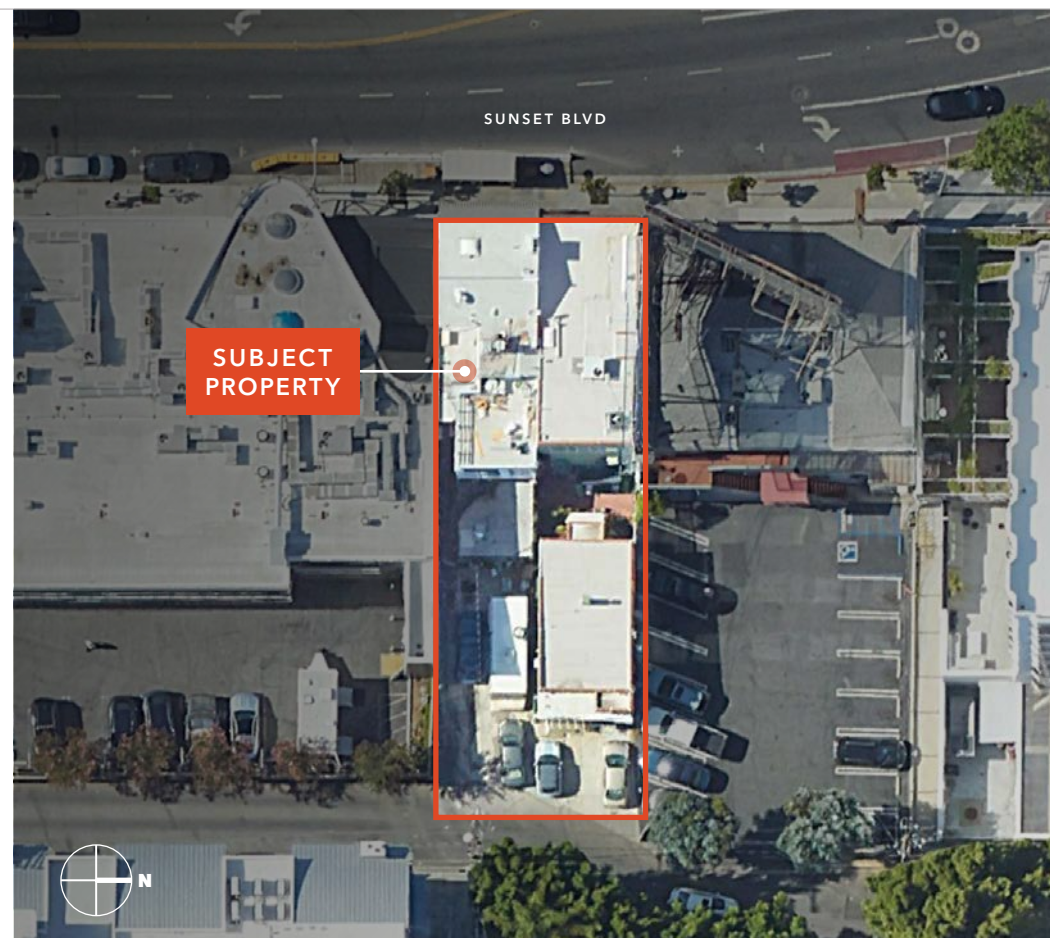
Kidder Mathews is pleased to present the exclusive sale of 8824-8826 W Sunset Boulevard. A boutique mixed-use retail/residential building positioned in the heart of West Hollywood along the world-famous Sunset Strip. This rare ownership opportunity offers a multi-functional asset; improvements include 3,121 SF of building area on a 2,741 SF lot along one of Los Angeles most iconic and supply constrained commercial corridors. Originally constructed in 1924 and 1927, the property has been recently improved throughout and is ideally positioned for an owner-user or investor seeking a prestigious Sunset Strip address with minimal additional capital investment. With over 57,000 vehicles per day passing the property, the visibility, brand exposure fundamentals here are virtually unmatched in the Los Angeles market.

One of the most compelling and often overlooked value drivers of this offering is its location within

the Sunset Specific Plan Area, which exclusively governs digital billboard development along the Sunset Strip. Property owners within this zone may apply to install digital media displays, creating a recurring revenue stream that can substantially enhance the overall return profile of the asset.

Digital billboard leases on the Sunset Strip command premium rates given the corridor's unrivaled traffic volume (57,000+ VPD), national media profile, and the scarcity of approved display locations. A successfully permitted and leased digital billboard at this property could generate significant recurring annual income for the owner independent of and in addition to any rental income from the retail and residential suites materially increasing the asset's yield and long-term value.

The offering price is undisclosed. Qualified prospective purchasers are encouraged to contact the listing agents directly for pricing guidance.



ADDRESS	8824-8826 Sunset Blvd West Hollywood, CA 90069
PROPERTY TYPE	Mixed-Use: Retail/Residential
TOTAL BUILDING SIZE	3,121 SF
TOTAL LOT SIZE	2,741 SF
PRICE	Contact Agent



INVESTMENT HIGHLIGHTS

Prime Sunset Strip address with over 57,000 vehicles per day
exceptional visibility and brand exposure

Multi-functional mixed-use asset: ground-floor retail storefront
plus upper-level residential/office suite

Recently improved throughout, move-in-ready condition with
minimal additional capital required

Dedicated rear surface parking a significant and rare
competitive advantage on the Sunset Strip

Boutique 3,121 SF building on a 2,741 SF lot rare small-footprint
ownership opportunity in WeHo

Historic asset built in 1924 & 1927, offering character and
authenticity in an irreplaceable location

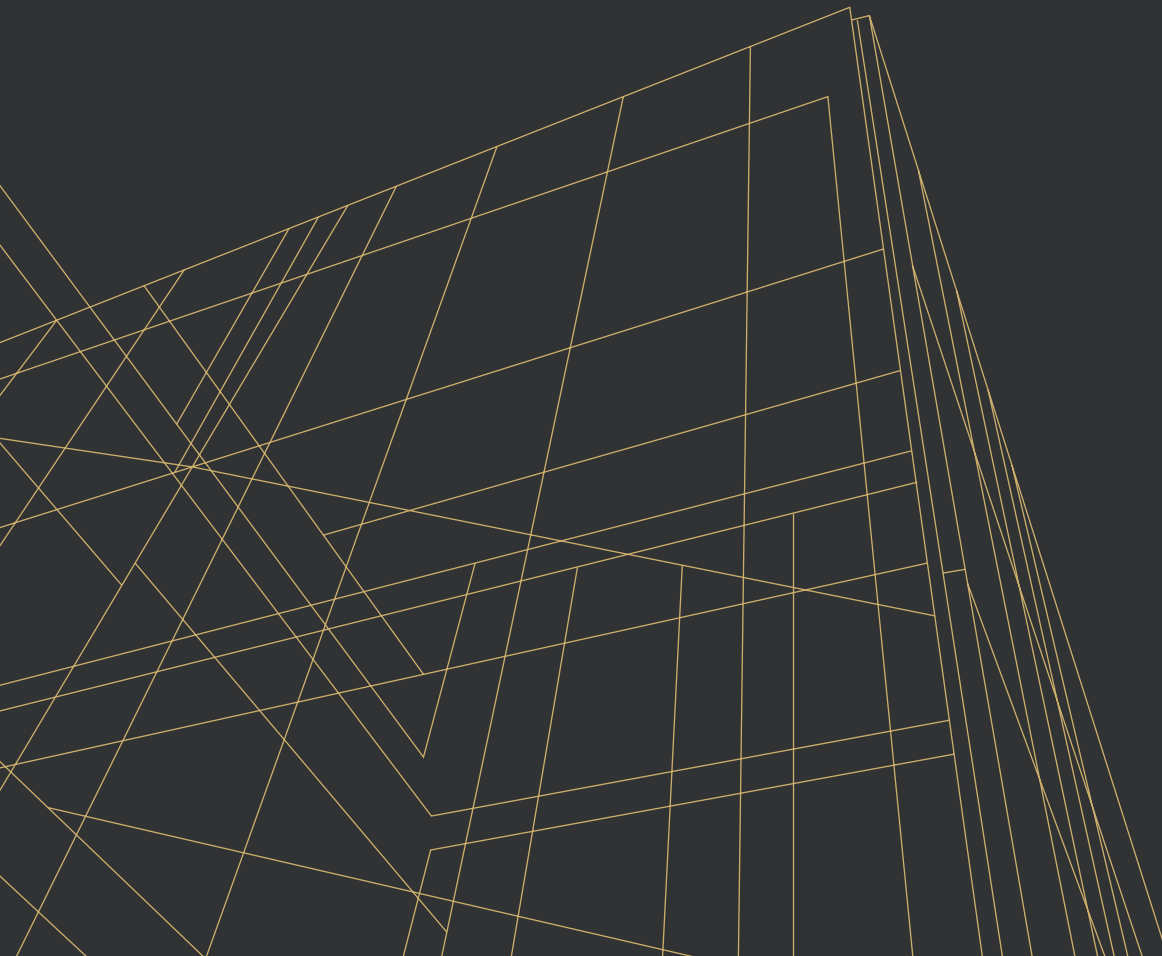
Zoned WDC2A, supporting a broad range of commercial, retail,
office, and residential uses

World-class co-tenancy: The Edition Hotel, The London WeHo,
Soho House, Equinox, Supreme, KITH, SKIMS, Whisky a Go Go,
The Roxy Theatre, and more

Consistent pedestrian traffic from proximity to luxury hotels,
acclaimed dining, entertainment, and lifestyle destinations



8824-8826 SUNSET BLVD

An abstract geometric line art design in a light gold color, consisting of numerous intersecting lines that form a complex, crystalline structure on the left side of the page.

PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW

ADDRESS	8824-8826 Sunset Blvd, West Hollywood, CA 90069
PROPERTY TYPE	Mixed-Use Retail + Residential
PRICE	Contact Agent
BUILDING SF	3,121 SF
LOT SF	2,741 SF
ZONING	WDC2A
YEAR BUILT	1924 & 1927
PARKING	Available in rear surface lot
APN	4339-016-003



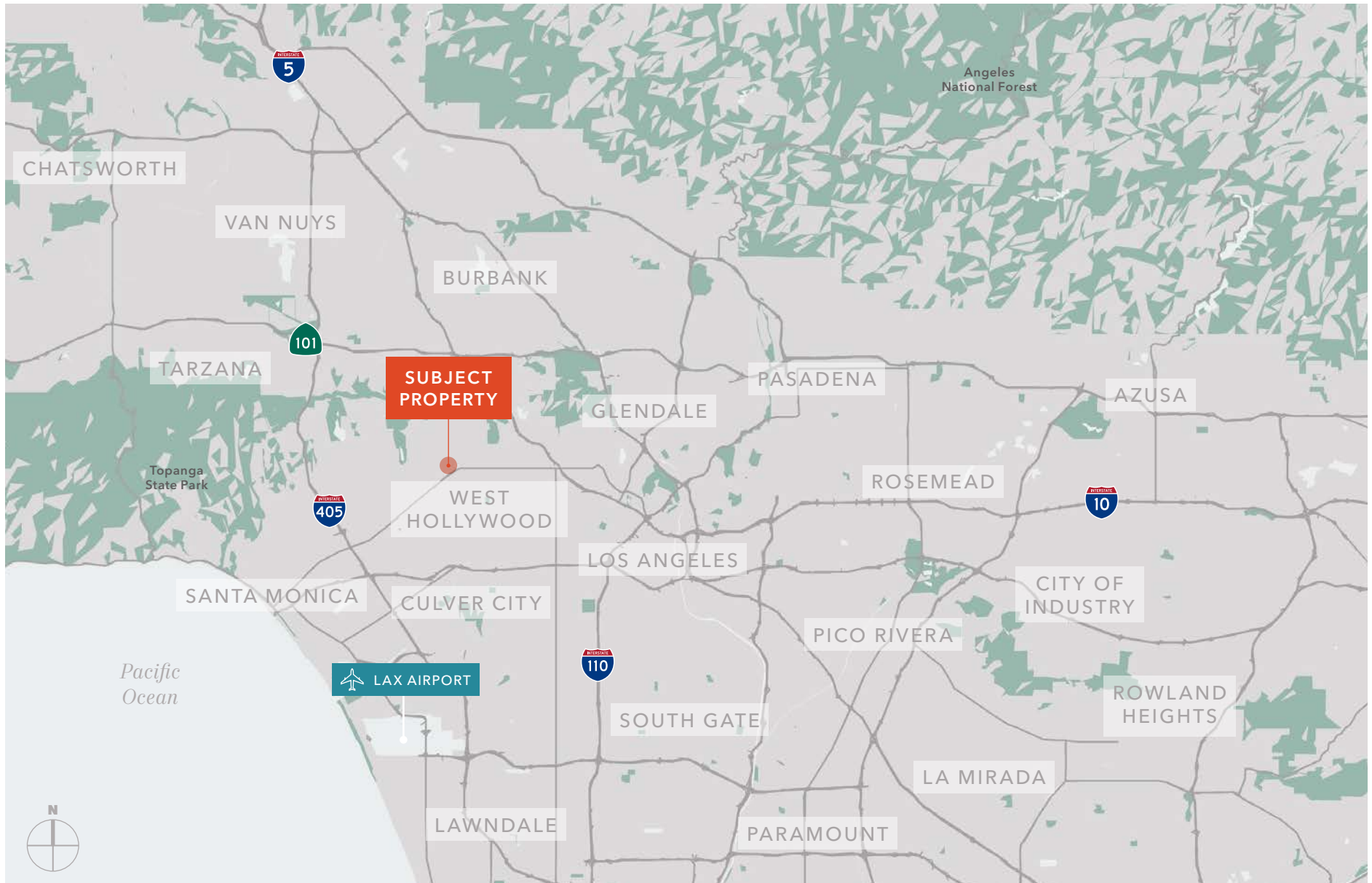
PROPERTY OVERVIEW



PROPERTY OVERVIEW

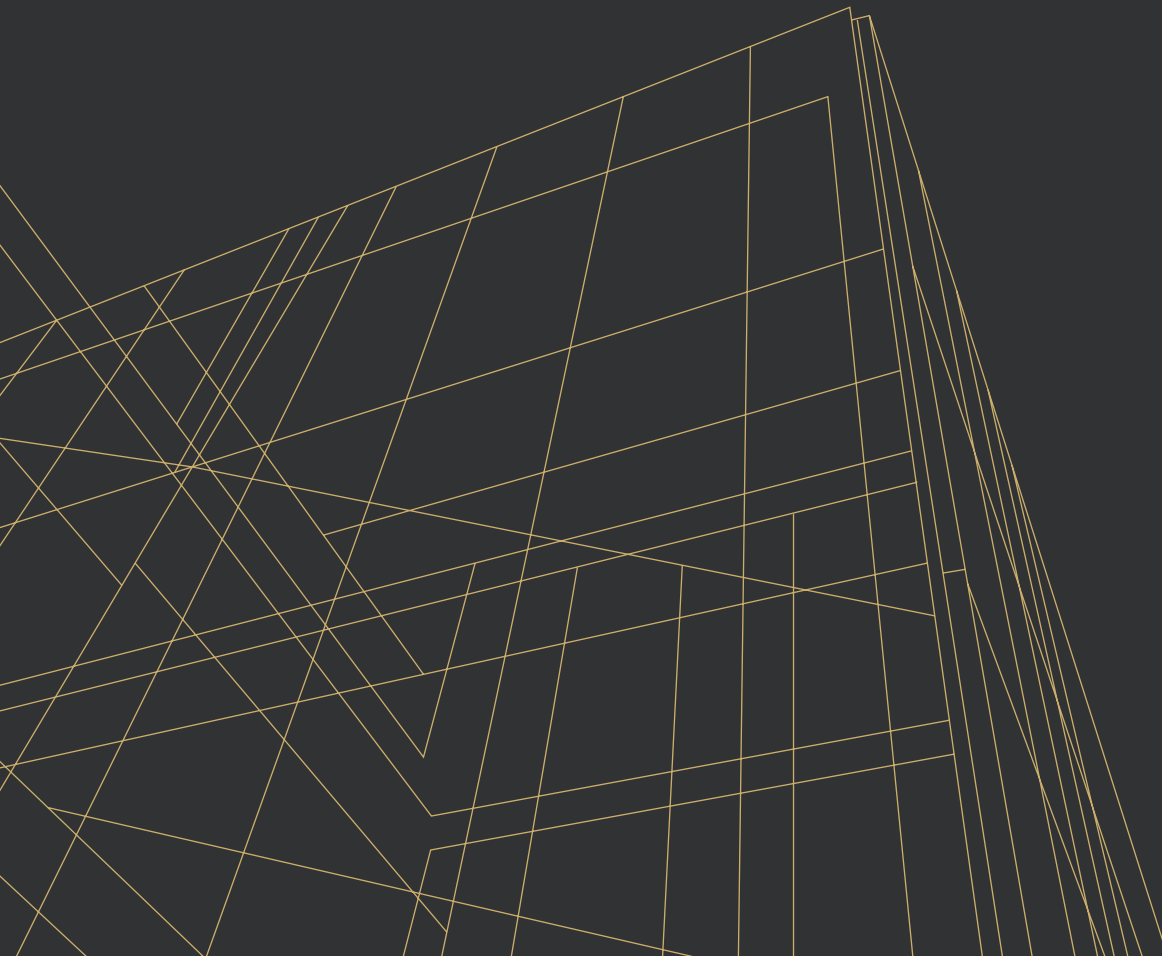


PROPERTY OVERVIEW



PROPERTY OVERVIEW





LOCATION OVERVIEW



HOLLYWOOD IN TODAY'S EVOLVED MARKET

Hollywood has long been recognized throughout the world as the historical center of the entertainment industry.

In addition to its large base of entertainment facilities, including major studios, television stations, numerous independent studios, radio stations, record companies, and post-production companies, Hollywood also serves as a strategic central location relative to the entertainment concentrations throughout the Westside and the San Fernando Valley.

Now far more than just a hub of the entertainment industry, Hollywood is undergoing a wave of redevelopment that includes significant expansions in housing, retail, hospitality, recreation, and transit, making it one of the largest urban infill redevelopment zones in the country.

Bounded roughly by Melrose Avenue to the south, West Hollywood to the west, the Hollywood Hills to the north, and Silver Lake to the east, Hollywood has over 60 new and upcoming developments in the pipeline. The area's central location, expanded transit and access options, world-class entertainment and nightlife, and the expansion of companies migrating to the area all serve to drive additional demand for development.

HOLLYWOOD OVERVIEW

With nearly \$5 billion in current and planned development underway, it is apparent that Hollywood is fast becoming a true “live/work/play” urban environment. Previously under-served by quality housing stock, transit, and community-serving retail, thousands of class-A housing units and retail projects have been added to the area to service the burgeoning population. Many young professionals are attracted to Hollywood’s walkable urban environment rich in history, with an array of tech, media and entertainment employment centers, nightlife/recreation, restaurants and quality public transportation.

Dozens of new restaurants, upscale bars, and nightclubs have opened in Hollywood since the downturn, signaling a resurgence of this area’s cache as one of Los Angeles’ top nightlife destinations. Centering the area’s expansion as a major player in the transit-oriented development sphere, Hollywood’s

“...a resurgence of this area's cache as one of Los Angeles' top nightlife destinations.”

three MTA Red Line light rail stops (Hollywood/Western, Hollywood/Vine and Hollywood/Highland) provide regional transit mobility to a new wave of car-free urban employees and residents, while spurring significant additional development adjacent to these stations. The MTA Red Line services nearly 160,000 riders per day, with an annual ridership of over 50 million people. In addition to the growth in the business and residential sectors, Hollywood remains a top draw for tourists, who are drawn to the area's rich history, tourist attractions, nightlife and quality hospitality stock.



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