

9011 BEVERLY BLVD.
WEST HOLLYWOOD, CA

OFFERING MEMORANDUM



www.9011beverly.com

COLDWELL BANKER COMMERCIAL WESTMAC

1515 South Sepulveda Boulevard, Los Angeles, CA 90025 | Tel: 310.478.7700 | Fax 310.479.3989



The text of this publication, or any part thereof, may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, storage in an information retrieval system, or otherwise, without prior permission. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Affiliates. Each Office Is Independently Owned and Operated.

9011 BEVERLY BLVD.
WEST HOLLYWOOD, CA



www.9011beverly.com

PROPERTY INFORMATION

- LOCATION:** 9011 Beverly Boulevard, West Hollywood, CA 90069
(*½ block east of Doheny Avenue*)
- BUILDING SIZE:** Approximately 4,830 square feet (*per tax record*).
- LAND SIZE:** Approximately 5,502 square feet.
- APN:** 4336-020-020.
- ZONING:** CC: Commercial, Community.
- YEAR BUILT:** 1952 (*but recently renovated*).
- SALES PRICE:** Best Offer

COMMENTS:

- ☞ Tenant will enter into a new 5-year lease with two (2) 5-year options.
- ☞ Unique opportunity to purchase a prominent retail building on Beverly Boulevard.
- ☞ The trophy property is next door to Bristol Farms and situated on one of the most rarely available stretches on any street in West Hollywood.
- ☞ Possible owner-user opportunity. Inquire with broker.

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

William B. Althouse

althouse@westmac.com
DRE #: 01403020

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025
Tel: 310.478.7700 Fax: 310.479.3989
Company DRE #: 01096973



WESTMAC

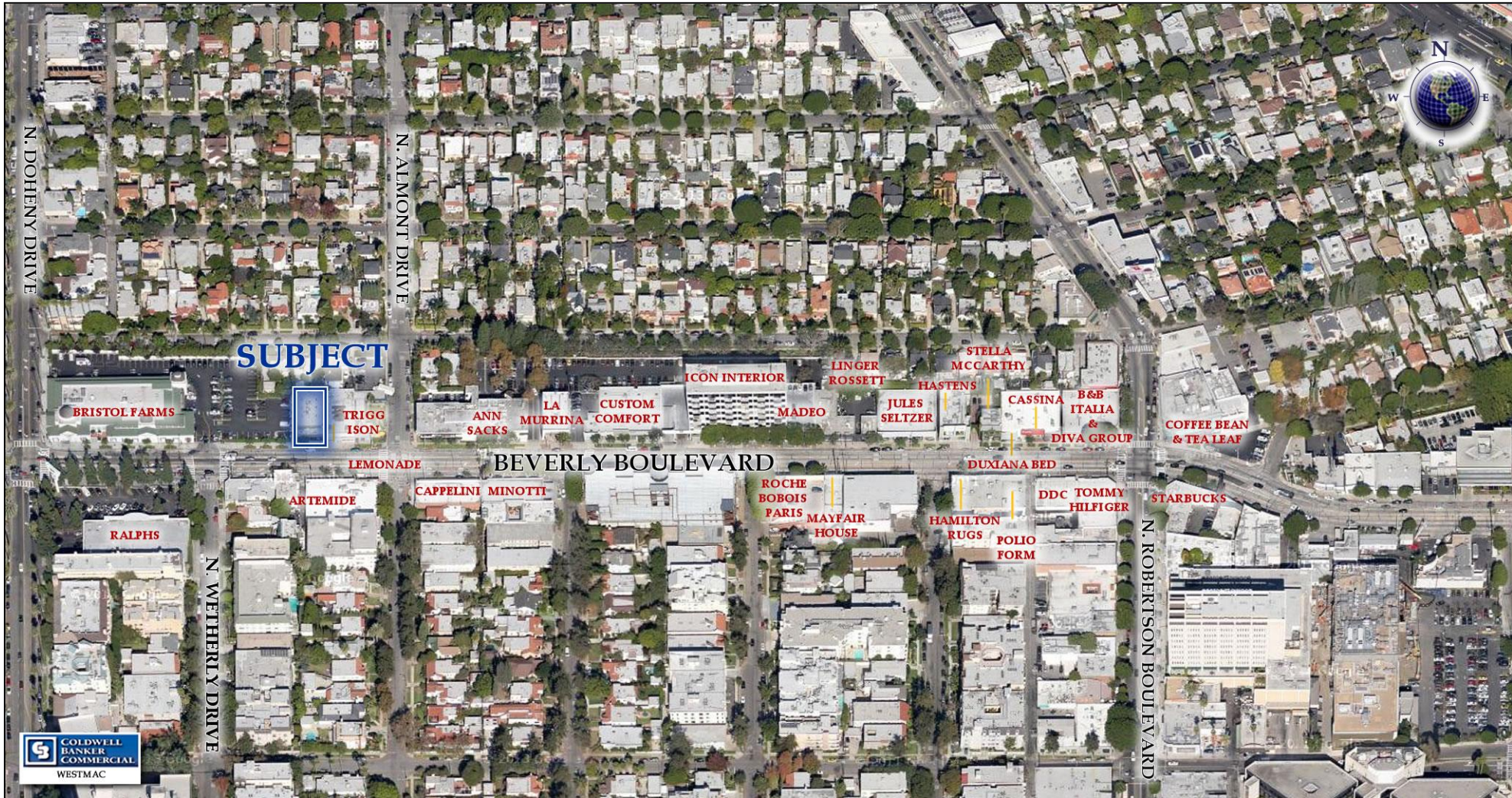


9011 BEVERLY BLVD.
WEST HOLLYWOOD, CA



www.9011beverly.com

AERIAL



William B. Althouse

althouse@westmac.com

DRE #: 01403020

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025

Tel: 310.478.7700 Fax: 310.479.3989

Company DRE #: 01096973



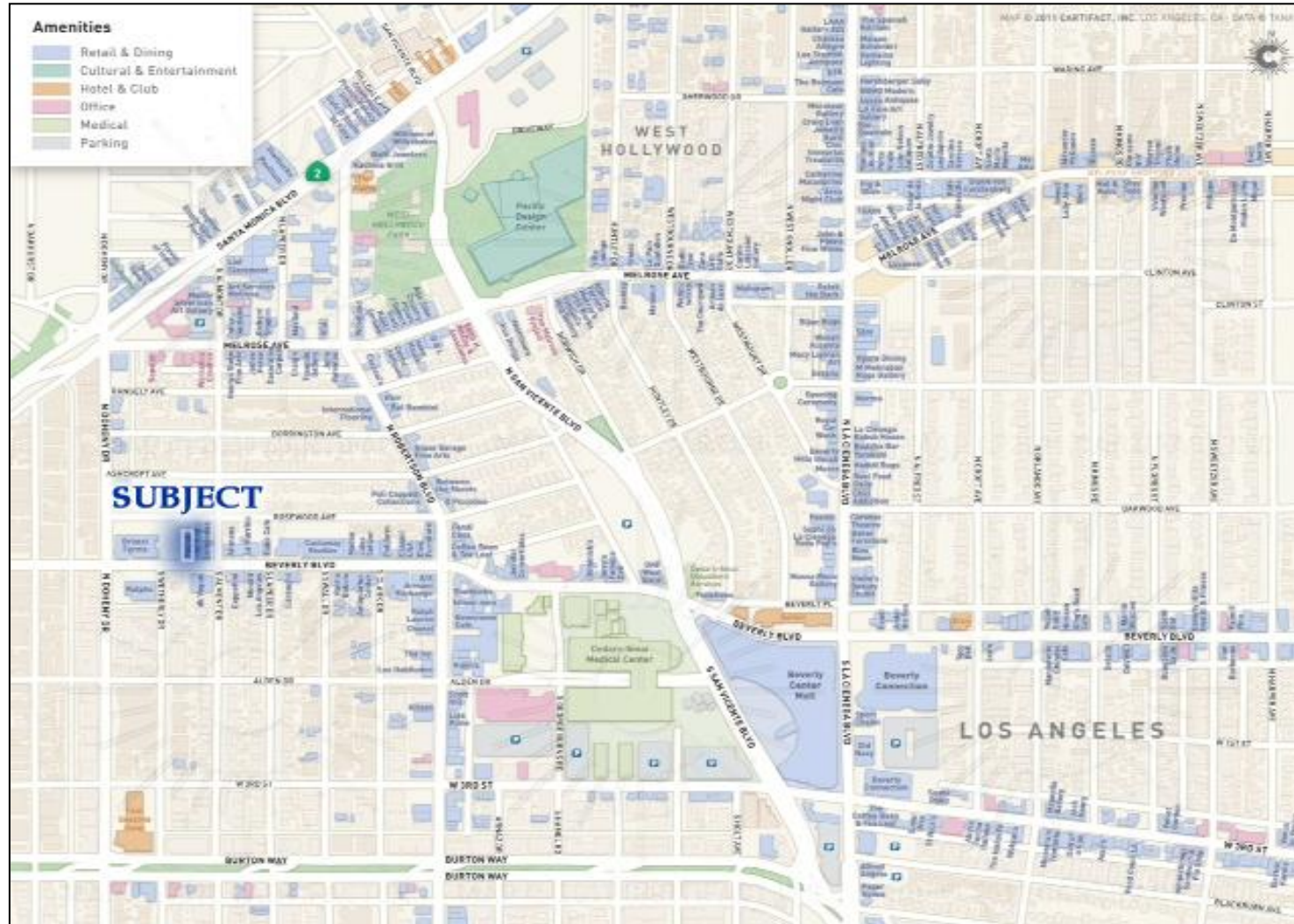
WESTMAC

9011 BEVERLY BLVD.
WEST HOLLYWOOD, CA



www.9011beverly.com

SITE MAP



William B. Althouse

althouse@westmac.com

DRE #: 01403020

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025

Tel: 310.478.7700 Fax: 310.479.3989

Company DRE #: 01096973



WESTMAC



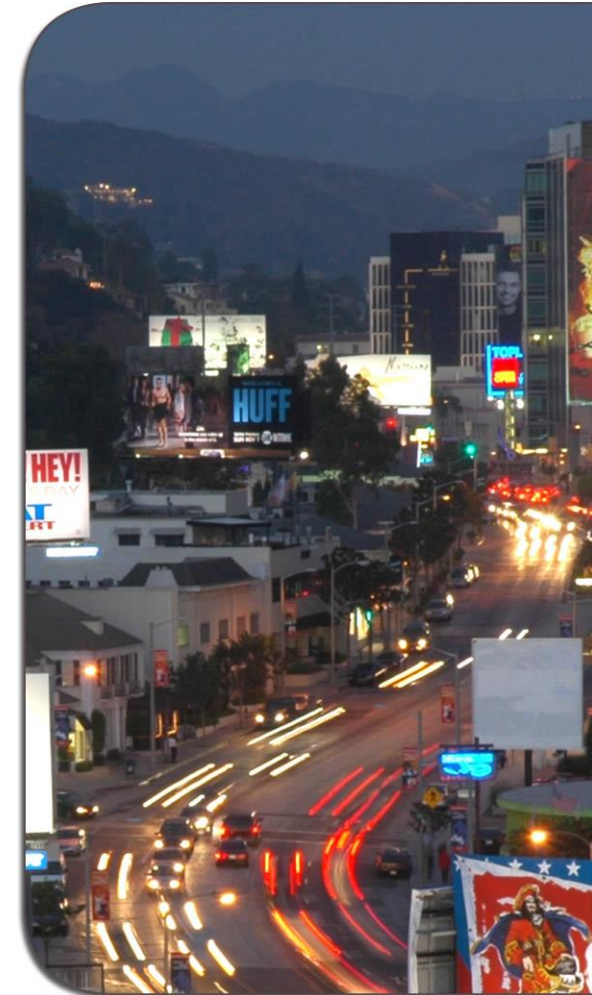
INVESTMENT HIGHLIGHTS

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.



William B. Althouse

althouse@westmac.com
DRE #: 01403020

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025
Tel: 310.478.7700 Fax: 310.479.3989
Company DRE #: 01096973

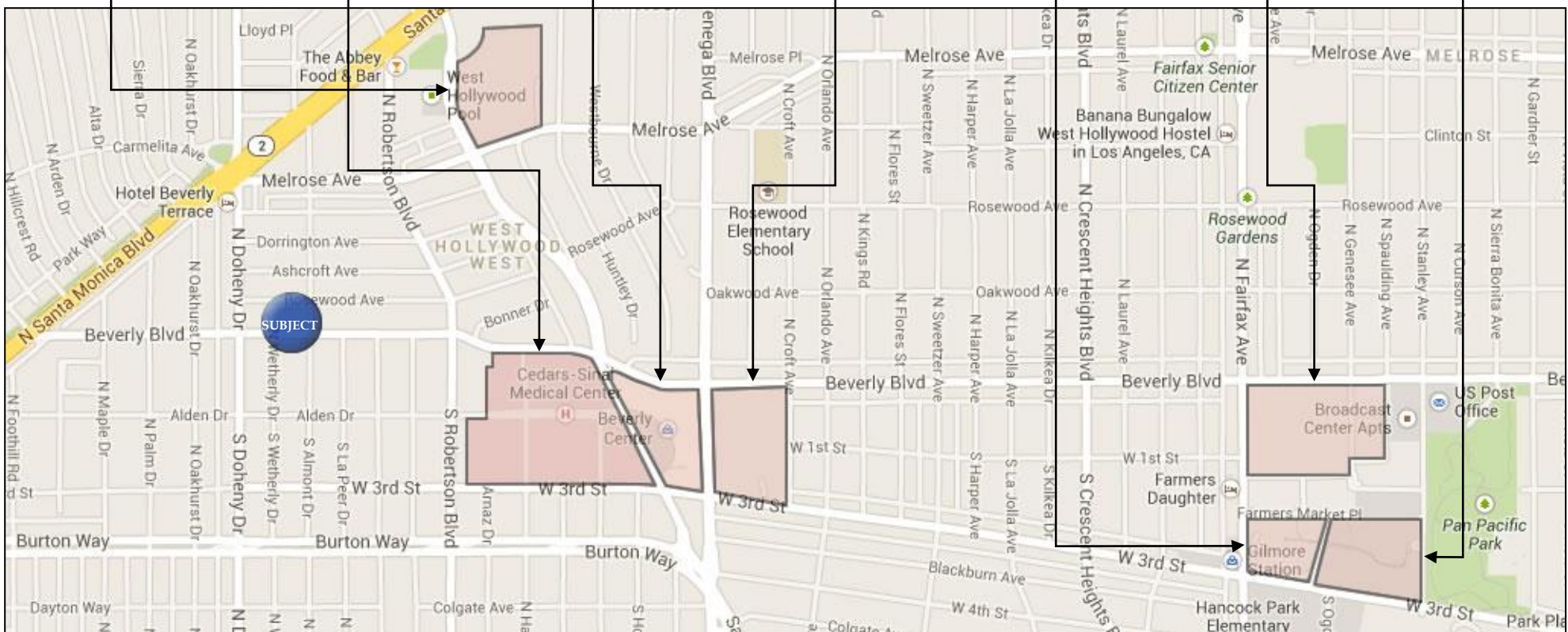


9011 BEVERLY BLVD.
WEST HOLLYWOOD, CA



www.9011beverly.com

DAYTIME BUSINESS DRIVERS



William B. Althouse

althouse@westmac.com

DRE #: 01403020

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025

Tel: 310.478.7700 Fax: 310.479.3989

Company DRE #: 01096973



WESTMAC



DAYTIME BUSINESS DRIVERS



THE GROVE | RESTAURANTS & RETAIL

The Grove is an open-air shopping/dining center featuring 50 upscale shops, restaurants, movie theaters and offices. Retailers proudly offer the newest fashions, product and decor while restaurants serve from burgers, steaks to Italian. The Grove is also home to the Pacific Theater where you can save time by choosing your seats prior to the show.



FARMERS MARKET | RESTAURANTS

The farmers market is located right next to The Grove at 3rd and Fairfax. It is LA's oldest outdoor market and a popular tourist destination. During peak summer months, it has over 40,000 visitors per day. CBS TV City right next door has brought over its fair share of celebrities. With over 70 stalls of stores markets and cafe's this indoor/outdoor bazaar offers a plethora of food choices from meat markets, candy shops and bakeries.



CEDAR SINAI | MEDICAL

Cedars Sinai is the largest non-profit hospital in the Western United States. It is not only the largest, but one of the best. In the 2012-2013 U.S. News & World Report rankings, fewer than 150 hospitals scored high enough to be ranked in one category; Cedars Sinai was ranked in 12 categories. It has more than 2,000 physicians in every clinical specialty, 10,000 employees, 2,000 volunteers and 15,000 fundraising support group members.

William B. Althouse

althouse@westmac.com

DRE #: 01403020

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025

Tel: 310.478.7700 Fax: 310.479.3989

Company DRE #: 01096973



WESTMAC



NIGHT AND WEEKEND BUSINESS DRIVERS



BEVERLY GROVE

The Beverly Grove is located south of Santa Monica Blvd, north of Wilshire Blvd, east of La Cienega and west of Fairfax Ave. The Beverly Grove Homeowners Association is a non-profit volunteer run neighborhood organization formed for the purpose of revitalizing the Beverly Grove area. Major shopping areas include the Beverly Center and the Beverly Connection located on 3rd street, a major east-west thoroughfare.



WEST HOLLYWOOD

West Hollywood, or better known as WeHo, is an urban area filled with shopping and restaurants. It is a favorite living site for many as there is a plethora of nightlife activities and apartment complexes to choose from. You can easily walk to all the nightlife on the Sunset Strip and Santa Monica Boulevard. Residential neighborhoods include the Norma Triangle, West Hollywood North, West Hollywood West, West Hollywood East and West Hollywood Heights, all of which are only a few blocks in length and width.



BEVERLY HILLS

Beverly Hills is known as the popular tourist destination in Los Angeles county. It features some of the largest houses and is one of the most expensive housing areas in the nation. The well-known Sunset Boulevard cuts through the northern section of Beverly Hills and many celebrities reside in this area as well as the famous bordering neighborhood of Bel-Air.

William B. Althouse

althouse@westmac.com

DRE #: 01403020

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025

Tel: 310.478.7700 Fax: 310.479.3989

Company DRE #: 01096973



WESTMAC

9011 BEVERLY BLVD.
WEST HOLLYWOOD, CA



www.9011beverly.com

PROPERTY INFORMATION

TENANT INFORMATION

TENANT: Foundry Lighting (www.foundrylighting.com)
RENT: \$24,150 per month, net net net
INCREASE: 3%
TERM: New 5-year lease commences upon close of escrow
OPTION: Two (2) five (5) year options at fair market value (FMV)

Foundry Lighting was established in West Hollywood in 1947 as Academy Lamps. They are the ultimate source for luxury lighting, unique mirrors and occasional furniture. The Foundry collection is a collaboration of designs by Foundry, handcrafted by artisans in Spain, Italy, Portugal and Germany. Their unparalleled collection of finely crafted chandeliers, lanterns, wall sconces, ceiling fixtures, mirrors and furniture are produced from the finest materials.

Showroom locations in New York and West Hollywood.

INVESTMENT ANALYSIS

Net Rental Income: \$ 289,800
Taxes: Tenant Responsibility
Insurance: Tenant Responsibility
Management Fee: Tenant Responsibility
NOI: \$ 289,800

William B. Althouse

althouse@westmac.com
DRE #: 01403020

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025
Tel: 310.478.7700 Fax: 310.479.3989
Company DRE #: 01096973



WESTMAC



DEMOGRAPHICS SUMMARY REPORT

	RADIUS:		1 Mile		3 Mile		5 Mile	
Population								
2016 Projector			35,559		234,742		759602	
2011 Estimate			35,920		229,562		745674	
2010 Census			35,734		227,604		740762	
Growth 2011-2016			1.80%		2.30%		1.90%	
Growth 2010-2011			0.50%		0.90%		0.70%	
2011 Population by Hispanic Origin			3,414		26,485		196210	
2011 Population By Race			35,920		22,956		745674	
White			30,533	85.00%	177,999	77.54%	447226	59.98%
Black or African American			1,105	3.08%	10,714	4.67%	57578	7.72%
American Indian and Alaska Native			92	0.26%	649	0.28%	3719	0.50%
Asian			1,980	5.51%	20,887	9.10%	108211	14.51%
Native Hawaiian and Pacific Islander			38	0.11%	219	0.10%	761	0.10%
Other Race			878	2.44%	9,573	4.17%	94265	12.64%
Two or More Races			1,292	3.60%	9,521	4.15%	33916	4.55%
Households								
2016 Projector			23,412		124,369		341636	
2011 Estimate			23,062		121,699		334426	
2010 Census			22,956		120,687		332123	
Growth 2011-2016			1.50%		2.20%		2.20%	
Growth 2010-2011			0.50%		0.80%		0.70%	
Total Businesses			6,793	29.46%	32,435	26.65%	92476	27.65%
Total Employees			16,269	70.54%	89,264	73.35%	241,950	72.35%
2011 Households by HH Income			23,062		121,699		334,415	
Income Less Than \$15,000			3,137	13.60%	18,648	15.32%	57,562	17.21%
Income: \$15,000 - 24,999			2,243	9.73%	12,461	10.24%	39,690	11.87%
Income: \$25,000 - 34,999			2,232	9.68%	11,873	9.76%	36,765	10.99%
Income: \$35,000 - 49,999			2,971	12.88%	15,384	12.64%	43,547	13.02%
Income: \$50,000 - 74,999			3,933	17.05%	19,563	16.07%	50,055	14.97%
Income: \$75,000 - 99,999			2,311	10.02%	11,979	9.84%	30,535	9.13%
Income: \$100,000 - 149,999			2,742	11.89%	13,257	10.89%	32,889	9.83%
Income: \$150,000 - 199,999			1,277	5.54%	6,469	5.32%	16,067	4.80%
Income: \$200,000+			2,216	9.61%	12,069	9.92%	27,305	8.17%
2011 Avg Household Income			\$83,598		\$82,250		74,566	
2011 Med Household Income			\$54,415		\$52,244		45,556	
2011 Per Capita Income			\$53,583		\$44,145		34,375	

Source: CoStar

William B. Althouse

althouse@westmac.com

DRE #: 01403020

Coldwell Banker Commercial WESTMAC

1515 Sepulveda Boulevard, Los Angeles, CA 90025

Tel: 310.478.7700 Fax: 310.479.3989

Company DRE #: 01096973



WESTMAC