



8768

Sunset Boulevard

&

8755

West Holloway Drive

West Hollywood, CA 90069

OFFERING MEMORANDUM

Sotheby's
INTERNATIONAL REALTY

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01 Executive Summary

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03 Market Overview





01

EXECUTIVE SUMMARY

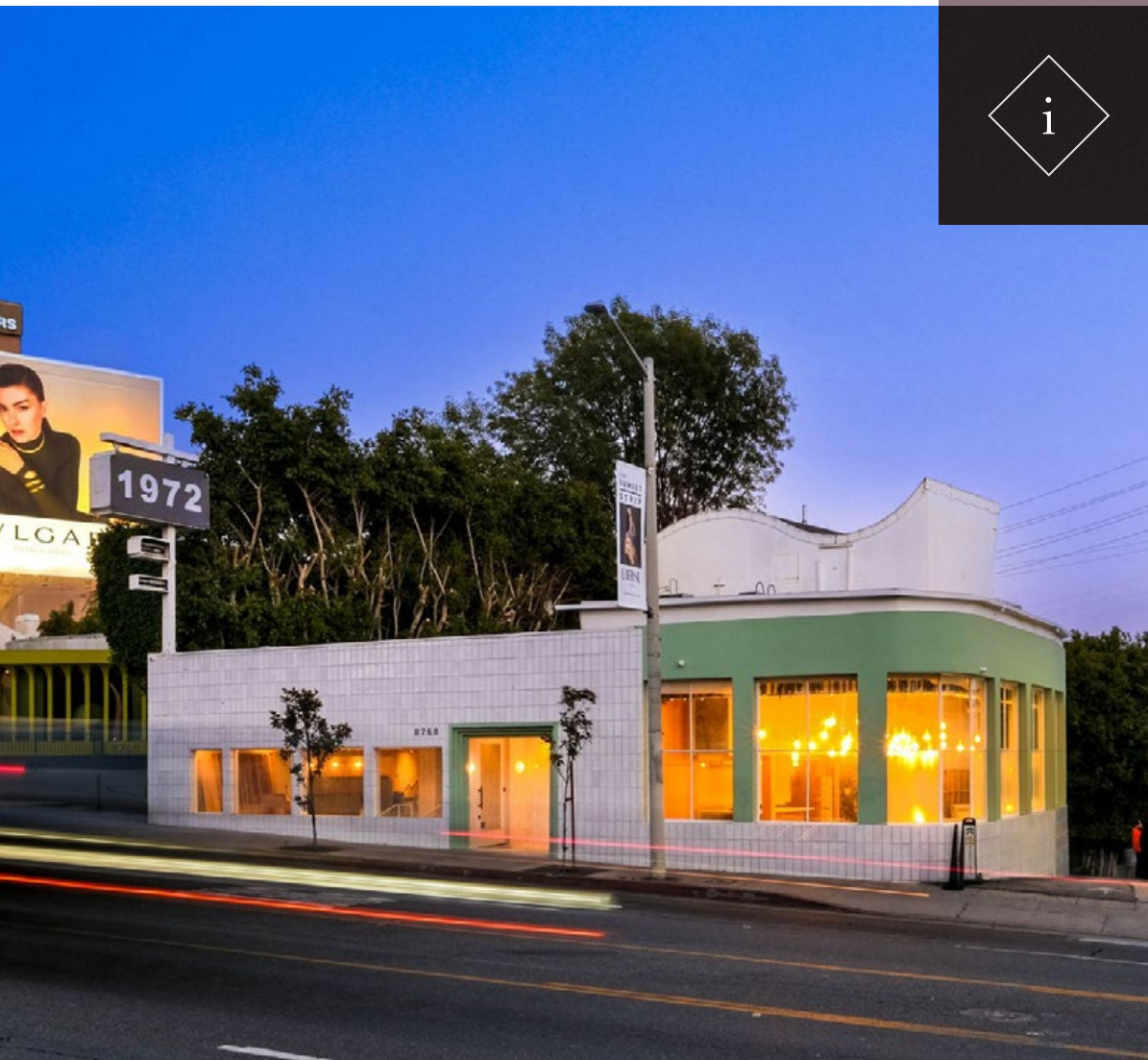
EXECUTIVE SUMMARY

Located in the heart of West Hollywood, this is a rare commercial opportunity on the iconic Sunset Strip — in one of the city's most sought-after neighborhoods.

Iconic two-level retail and commercial space on Sunset Boulevard in West Hollywood, offering rare high-profile frontage along one of Los Angeles' most recognizable entertainment corridors. Positioned for maximum visibility and operational versatility, this property delivers scale, impact, and immediate market presence across a wide range of concepts and uses. The Sunset Boulevard frontage provides premier street visibility, strong signage potential, and continuous foot traffic along the Sunset Strip—an international destination synonymous with lifestyle, dining, nightlife, and entertainment. The property also includes a full rear parking lot accessed from Holloway Drive, a rare and highly valuable amenity that enhances accessibility and operations. The interior features a flexible two-level buildout with existing commercial kitchen infrastructure, bar components, and open layouts that can be readily adapted to a variety of concepts. The lower level offers lounge-style seating

and a central bar, while the upper level includes open space and an outdoor patio with elevated views over Sunset Boulevard. Surrounded by premier retail, destination hospitality concepts, luxury hotels, and entertainment venues, this West Hollywood asset is positioned for consistent demand and long-term value creation. A rare, turnkey opportunity suited for a wide range of experiential, hospitality, or creative uses, offering an immediate flagship presence along the Sunset Strip from day one.

Offering includes 8768 W Sunset Blvd & 8755 W Holloway Dr (Parking Lot).



Investment Details

PRICE

\$10,000,000

LOT SQFT

5,024

BUILDING SQFT

4,428

PROPERTY TYPE

Hospitality, Mixed Use, Retail



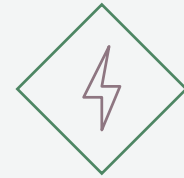
Investment Highlights



Sub Type:
Retail/Restaurant



Located in the heart of West Hollywood, this is a rare commercial opportunity at 8768 W Sunset Blvd on the iconic Sunset Strip — in one of the city's most sought-after neighborhoods. Ideally positioned within one mile of Whole Foods and steps from some of the entertainment industry's most notable offices and creative studios.



Zoning Code:
WDC2A*



Year Built:
1968



APN:
5559-002-002



Rare two-level commercial opportunity
with flexible layout

Property Address	8768 W Sunset Blvd, West Hollywood, CA 90069-2206 - Los Angeles County
Year Built	1968 / 1972
APN	5559-002-002
Legal	Tract No 4950 (ex Of St) Lot 2
Lot Size Ac / Sq Footage	0.1153 / 5024
Square Footage	4,428
Gross Area	4,428
ImpValue	\$277,906
Tax Year/ Area	2025 / 01-349
Total Tax Amt	\$10,887.09
Total Value	\$413,703
Improved	67%
Land Value	\$135,797



8768 W Sunset Blvd is a rare commercial opportunity at the heart of one of Los Angeles' most iconic and enduring entertainment corridors.

This exceptional offering includes 8768 W Sunset Boulevard and 8755 W Holloway Drive, delivering a two-level retail and commercial space with premier frontage along the Sunset Strip in West Hollywood. The property offers immediate flagship presence, operational versatility, and long-term value creation in one of the world's most recognized lifestyle destinations.

The Sunset Boulevard frontage provides unmatched street visibility, strong signage potential, and continuous foot traffic along an international corridor synonymous with dining, nightlife, entertainment, and culture. A full rear parking lot accessed from Holloway Drive offers a rare and highly valuable amenity, enhancing both accessibility and day-to-day operations — an exceptional find along the Strip.

The interior features a flexible two-level buildout with existing commercial kitchen infrastructure, bar components, and open layouts readily adaptable to a wide range of concepts. The lower level offers lounge-style seating and a central bar, while the upper level includes open space and an outdoor patio with elevated views over Sunset Boulevard.

Surrounded by premier retail, destination hospitality concepts, luxury hotels, and entertainment venues, this West Hollywood asset is positioned for consistent demand and enduring relevance. A truly turnkey opportunity suited for experiential, hospitality, or creative uses — offering scale, impact, and immediate market presence from day one.

THE OFFERING

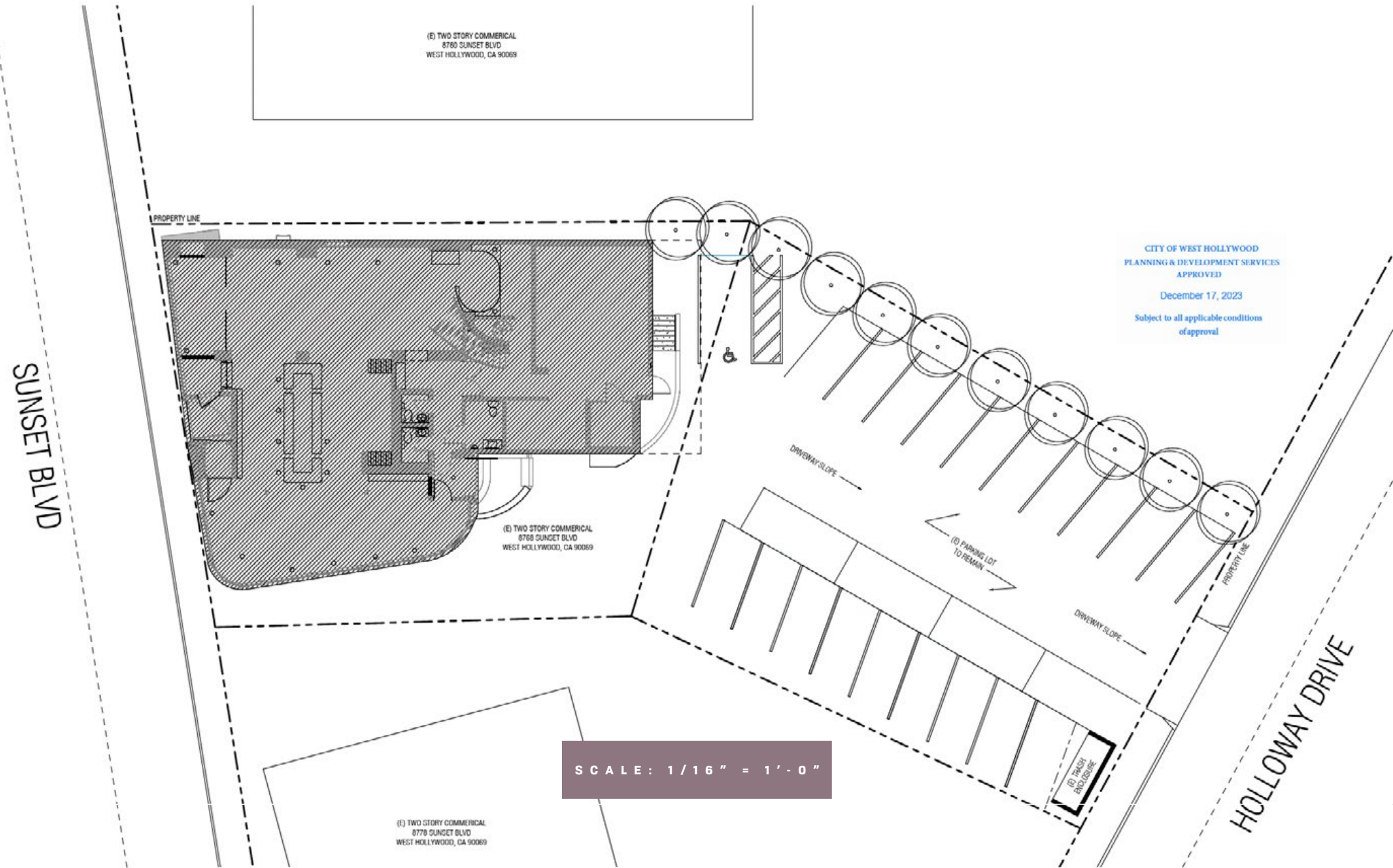


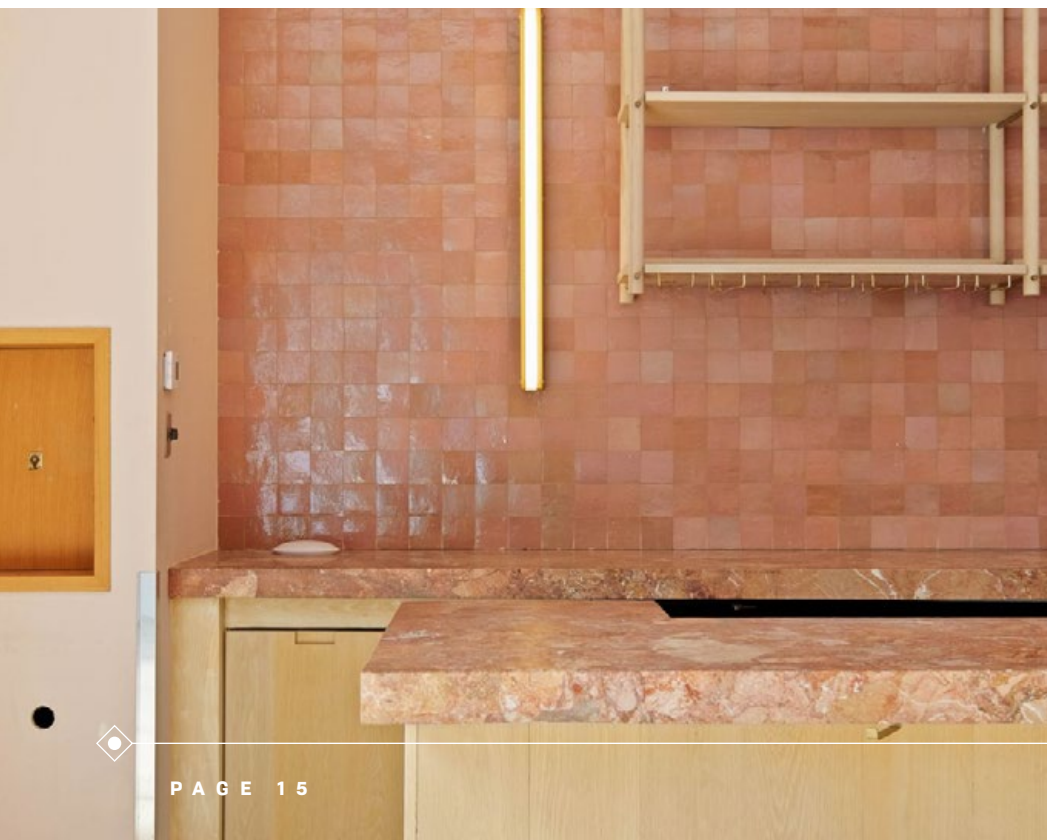






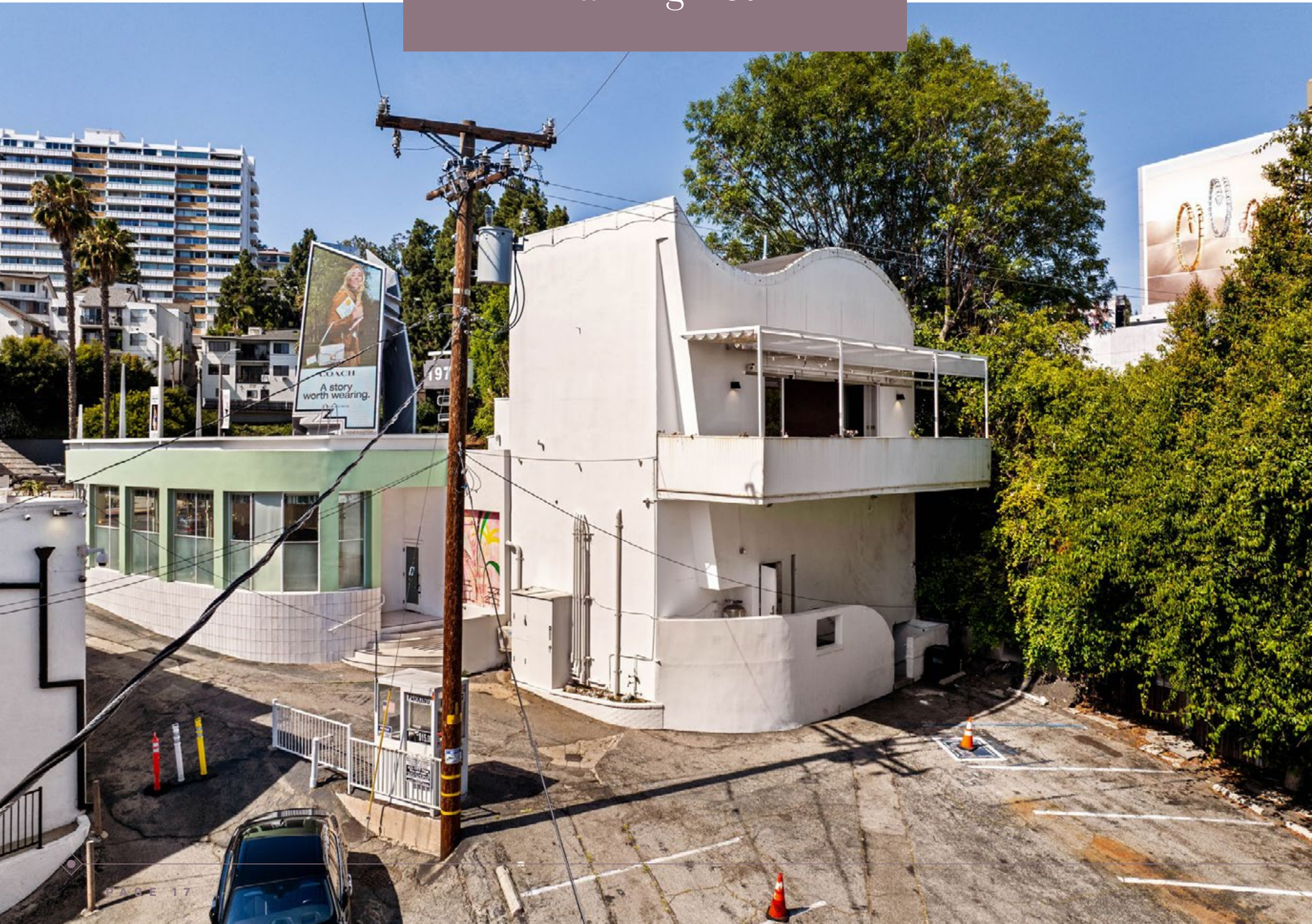
Existing Site Plan







Parking Lot





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LOCATION OVERVIEW



LOCATION OVERVIEW

The property is situated at 8768 W Sunset Boulevard, an iconic address along the Sunset Strip — one of the most recognized and storied commercial corridors in the world.

With unmatched visibility along Sunset Boulevard and direct rear access from Holloway Drive, this West Hollywood property is strategically positioned for long-term advantage in one of Los Angeles' most high-demand markets. Sunset Boulevard serves as a primary artery through West Hollywood, drawing millions of visitors, residents, and industry professionals year-round — with continuous foot traffic and vehicular flow that few locations in the city can rival.

The property sits at the intersection of global culture and local community, embedded within a corridor internationally synonymous with entertainment, dining, nightlife, and creative enterprise. Dating back to the golden age of Hollywood, the Sunset Strip has remained one of the most enduring and sought-after addresses in Los Angeles — home to landmark venues, luxury hotels, flagship retail, and destination hospitality concepts that continue to define the city's identity.









03

MARKET OVERVIEW

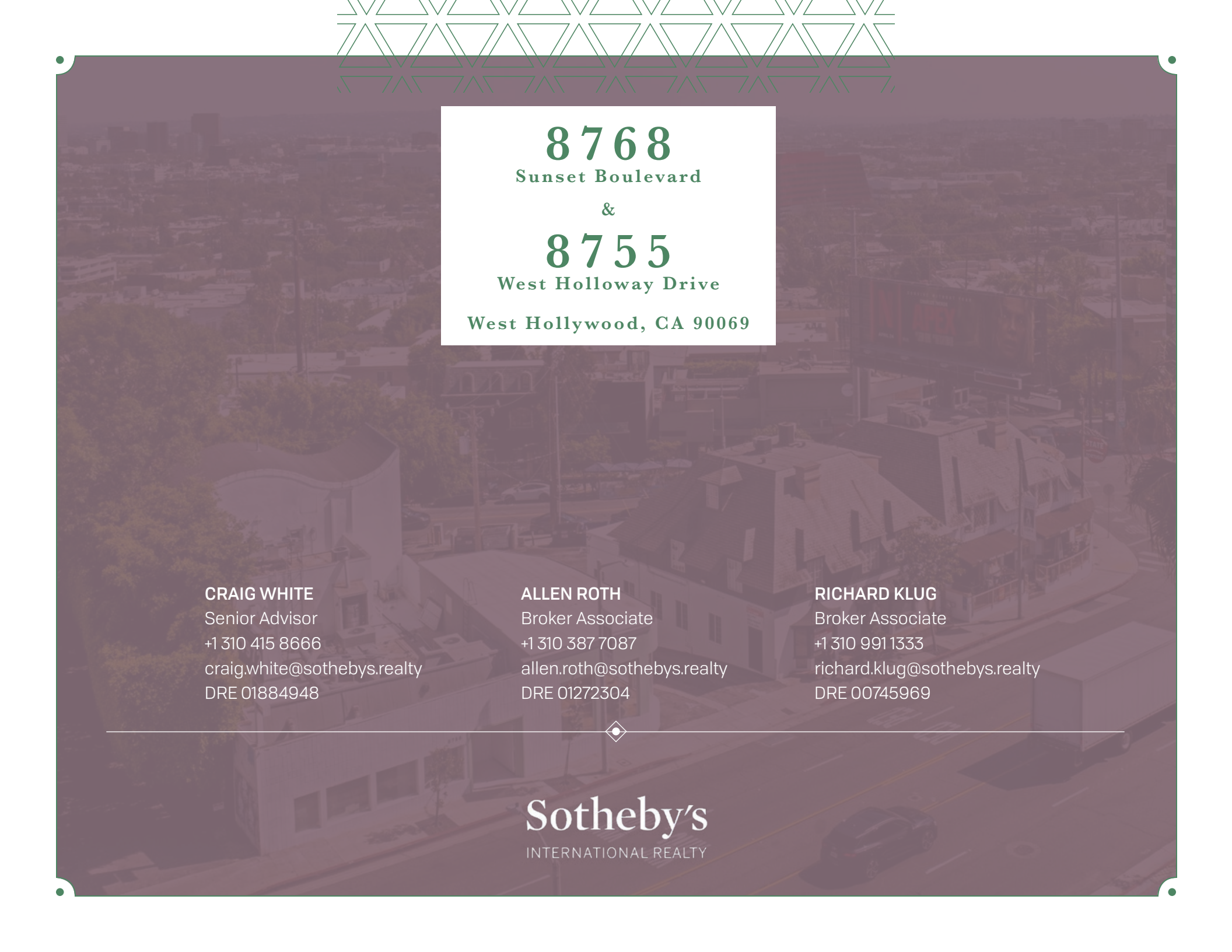
Long celebrated as one of the world's most iconic entertainment destinations, West Hollywood has evolved into one of California's most dynamic and resilient commercial markets — where culture, luxury, and creative enterprise converge.

Driven by a thriving hospitality, entertainment, and creative economy, West Hollywood continues to attract global brands, destination concepts, and forward-thinking operators seeking a flagship presence in one of Los Angeles' most high-profile corridors. The city has long been a magnet for innovation in dining, nightlife, retail, and the arts — drawing millions of visitors annually from around the world while maintaining a deeply loyal and affluent local consumer base.

The Sunset Strip remains the commercial and cultural backbone of West Hollywood, home to landmark venues, luxury hotels, premier retail, and some of the most recognizable addresses in the entertainment industry. Major hospitality and lifestyle brands continue to invest heavily along this corridor, underscoring its enduring relevance and long-term demand.

Today, West Hollywood stands as one of the most sought-after commercial markets in Southern California. With a dense, high-income residential base and an unparalleled concentration of entertainment, hospitality, and creative industries, the city offers operators and investors immediate visibility, consistent foot traffic, and access to one of the most engaged consumer audiences in the country — positioning 8768 W Sunset Blvd for long-term success from day one.





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