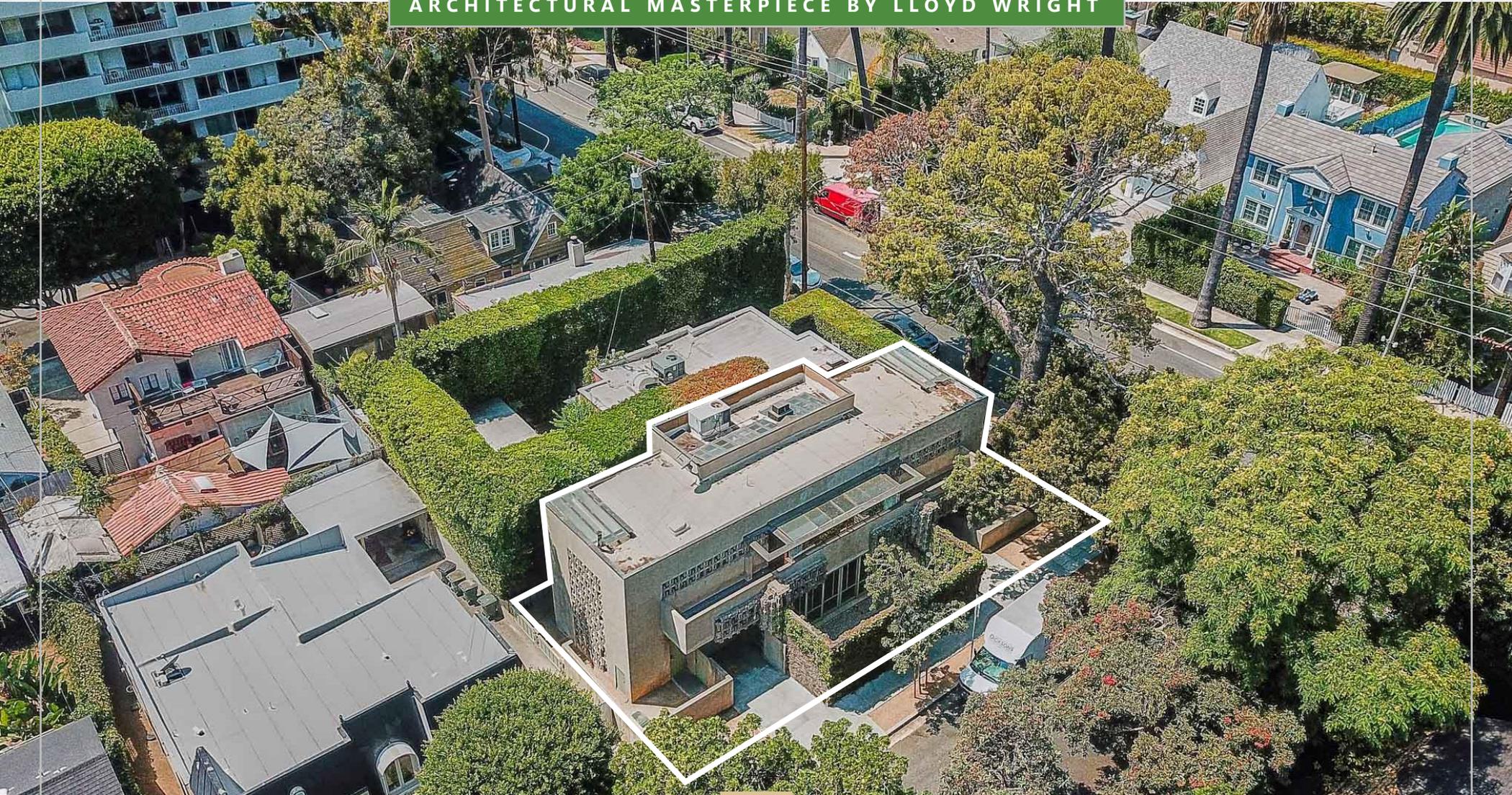


858 N. DOHENY DRIVE

West Hollywood, CA 90069 ▪ Mixed-Use Commercial/Residential

ARCHITECTURAL MASTERPIECE BY LLOYD WRIGHT



2,413 SQUARE FOOT LEASE



RARE WEST HOLLYWOOD OFFERING



2,413 Square Foot Lease Offering
Mixed-Use Commercial/Residential

858 N. DOHENY DRIVE

West Hollywood, CA 90069

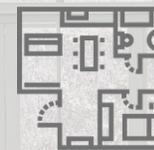
■ BUILDING TYPE	Mixed-Use Commercial/Residential
■ YEAR BUILT	1927
■ BUILDING SF	2,413
■ PARKING	2 Spaces (Attached Garage)
■ LOT SF	3,464
■ ZONING	WDR3C

AVAILABLE SPACE



\$6/SF+NNN

RATE



2,413

SPACE



USE

MIXED



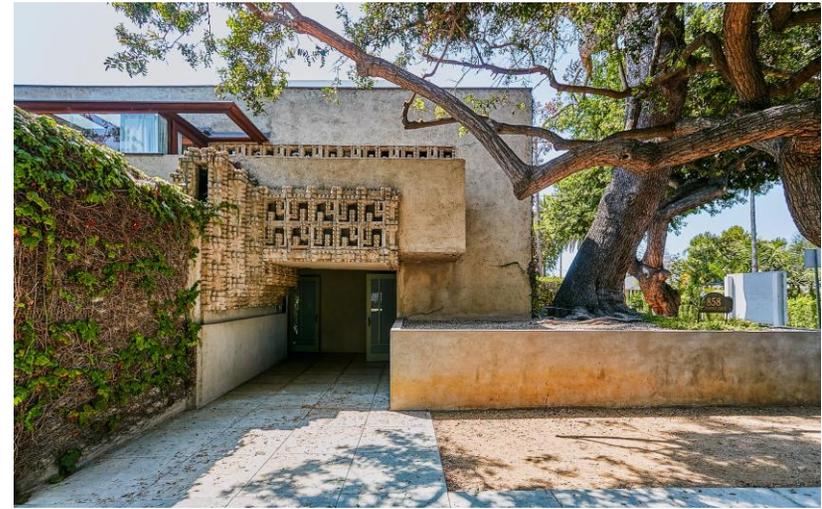
OPPORTUNITY HIGHLIGHTS

- ▶ Architectural masterpiece by Lloyd Wright, son of Frank Lloyd Wright, who oversaw his SoCal projects.
- ▶ Features signature interlocking Joshua Tree textile blocks, lovingly restored in the 1990s by Frank Lloyd Wright grandson Eric Wright.
- ▶ Includes fountain and pre-Colombian statue in the courtyard
- ▶ Rare West Hollywood commercial-residential duplex on a corner lot.
- ▶ Inspiring creative space



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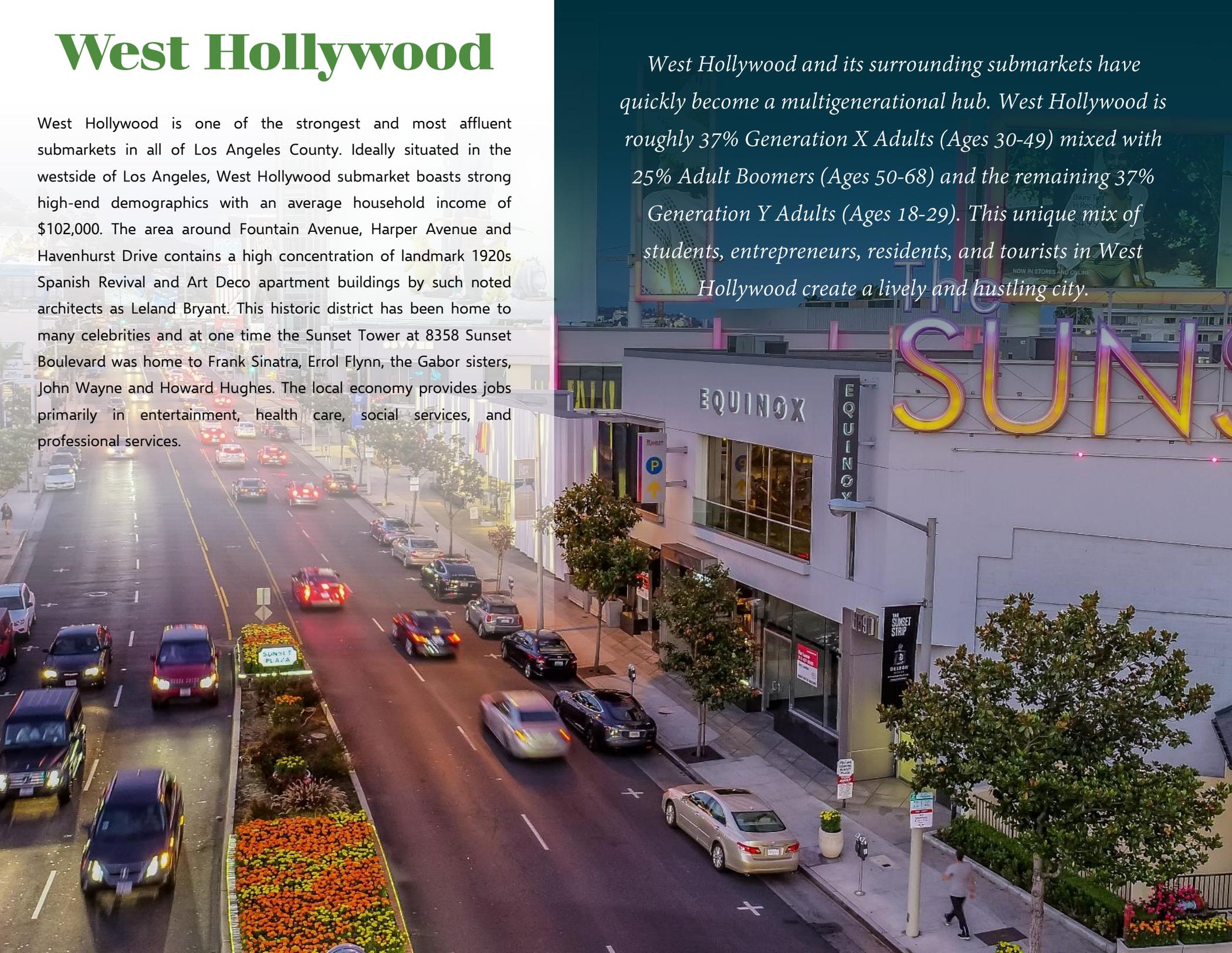




West Hollywood

West Hollywood is one of the strongest and most affluent submarkets in all of Los Angeles County. Ideally situated in the westside of Los Angeles, West Hollywood submarket boasts strong high-end demographics with an average household income of \$102,000. The area around Fountain Avenue, Harper Avenue and Havenhurst Drive contains a high concentration of landmark 1920s Spanish Revival and Art Deco apartment buildings by such noted architects as Leland Bryant. This historic district has been home to many celebrities and at one time the Sunset Tower at 8358 Sunset Boulevard was home to Frank Sinatra, Errol Flynn, the Gabor sisters, John Wayne and Howard Hughes. The local economy provides jobs primarily in entertainment, health care, social services, and professional services.

West Hollywood and its surrounding submarkets have quickly become a multigenerational hub. West Hollywood is roughly 37% Generation X Adults (Ages 30-49) mixed with 25% Adult Boomers (Ages 50-68) and the remaining 37% Generation Y Adults (Ages 18-29). This unique mix of students, entrepreneurs, residents, and tourists in West Hollywood create a lively and hustling city.



Accessibility

- Restaurants
- Shopping
- Services

BEL AIR

BEVERLY GLEN

Runyon Canyon Park

Hollywood Blvd
Sunset Blvd

Hollywood Of Fa
Sun

Virginia Robinson Gardens
Benedict Canyon Drive
N Beverly Dr
Sunset Blvd



The Abbey Food
WeHo Park
PDC

The Comedy Store
Chateau Marmot

Sunset Blvd
Fountain Ave

NOBU
The Belmont

West Hollywood

Paramou

HOLMBY HILLS

Beverly Hills

WEST HOLLYWOOD

BEVERLY CENTER
THE GROVE

CBS X

UCLA Bruins
Trader Joe's
The Boiling Crab
Whole Foods Market



The Rooftop by JG

Kreation Organic

RODEO DRIVE
LV
GUCCI
Saks Fifth Avenue
Dior
SUGAR FISH BY SUSHI NEGAMA

Planet Beauty

Color Me Mine

CEDARS-SINAI
FARMERS MARKET

Lawry's The Prime Rib

Fogo de Chao

Public Art Urban Light

LA BREA

Public Art "Urban Light"

NORDSTROM

PAVILIONS



Museum of Tolerance
Temporarily Closed

Feldmar Watch

Jeff's Gourmet

LA Burger Bar

Versailles Cuban

Wilshire Blvd

Ohio Ave

2

Westwood Blvd
W Pico Blvd

RANCHO PARK

CHEVIOT HILLS

W Olympic Blvd

Motor Ave

Hillsboro Ave

S Crescent Heights Blvd
S Fairfax Ave
Venice Blvd

S San Vicente Blvd

Washington Blvd

MIRACLE MILE
MID-WILSHIRE

W Pico Blvd
Venice Blvd

W Washington Blvd

WEST LOS ANGELES

Bundy Dr
S Barrington Ave



West Hollywood

LOCATION SNAPSHOT

Located at the base of the Hollywood Hills and adjacent to Beverly Hills, West Hollywood continues to emerge as a dynamic creative hub that embodies the quintessential L.A. lifestyle. Comprised of three main districts—the iconic Sunset Strip, the eclectic Santa Monica Blvd., and the cutting-edge West Hollywood Design District— West Hollywood packs some of L.A.'s hottest destinations, coolest restaurants, and chicest shops into just under two square miles. The subject property is the quintessential urban oasis ideally located in the heart of everything that West Hollywood has to offer.



Sunset Strip

The Sunset Strip, a stretch of Sunset Boulevard between Crescent Heights Boulevard and Doheny Drive, is one of L.A.'s most iconic neighborhoods. The Sunset Strip is a world famous historical and cultural landmark. It is often portrayed in movies and in the 1960's became a major gathering place for the counterculture movement. Today, The Strip is home to an array of world-class hotels, nightclubs, restaurants, shops and spas.

The Sunset Strip continues to launch new artists and attract crowds to legendary music venues like The Roxy Theatre, Whisky a Go Go and The Viper Room. Meanwhile, swanky hotel bars such as Tower Bar at the Sunset Tower Hotel and Skybar at Mondrian boast some of the most popular and exclusive hideaways on the Strip. Celebrities, locals, and visitors alike can find shopping, alfresco dining, and nightlife on this eclectic destination.

Santa Monica Boulevard Historic Route 66

The Western add mid city areas of Santa Monica boulevard are home to celebrity frequented restaurants, eclectic boutiques, coffee shops, gyms and nightlife establishments. On the East Side you will find Los Angeles largest Russian speaking community and a Bohemian vibe from hipsters in the entertainment/multimedia industries and join the Delhi's, cafes, and restaurants.

West Hollywood Design District

West Hollywood design district is located South of Santa Monica Boulevard bordered on the west by Doheny Drive, on the South by Beverly Boulevard on the east by a La Cienega Boulevard, the design district promotes the area as a cultural destination for a high caliber design, art fashion dining and beauty.

Sunset Strip

A world-famous cultural landmark, the Sunset Strip, bordered on the west by Beverly Hills and on the east by Hollywood features an array of world class hotels common night clubs, restaurants and spas. It is also home to music, film and entertainment companies.



The Creative City

West Hollywood has been dubbed “The Creative City,” and for good reason. Bordering Beverly Hills and Los Angeles, “WeHo” is where fashion and the arts rule, easy to see as you travel the streets of the West Hollywood Design District. This trendsetting area includes galleries and the Pacific Design Center on Melrose Avenue, and interior design showrooms along Beverly Boulevard. Shop at leading boutiques (and keep your eyes open for celebrities and stars) along ever-stylish Robertson Boulevard.

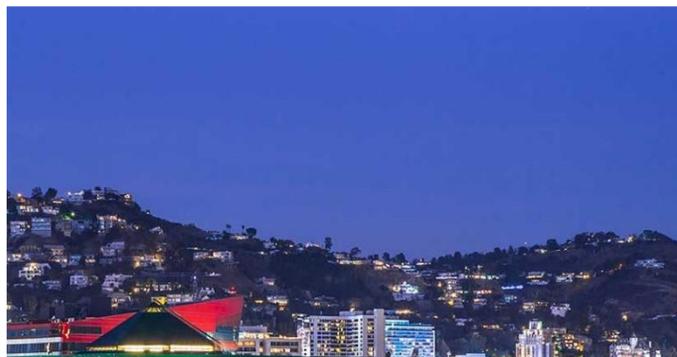
Location Advantage

The property boasts an unbeatable location in one of the most walkable areas in greater Los Angeles, guests can easily stroll to some of the city’s most sought-after restaurants, including Catch, Gracias Madre, Craig’s, Roku, Pump, and E.P./L.P. Home to L.A.’s best art galleries, WeHo’s Design District is also where you’ll find world-class boutiques like Christian Louboutin, 3.1 Phillip Lim, and Rag & Bone. The Sunset Strip’s storied music venues, including The Roxy Theatre, Whisky a Go-Go, continue to draw crowds night after night, while world-class cultural attractions like the L.A.’s Museum Row are also close by.

West Hollywood is a constant indulgence of the senses, which is exactly why its locals love it. It is considered one of the most vibrant and exciting parts of Los Angeles.

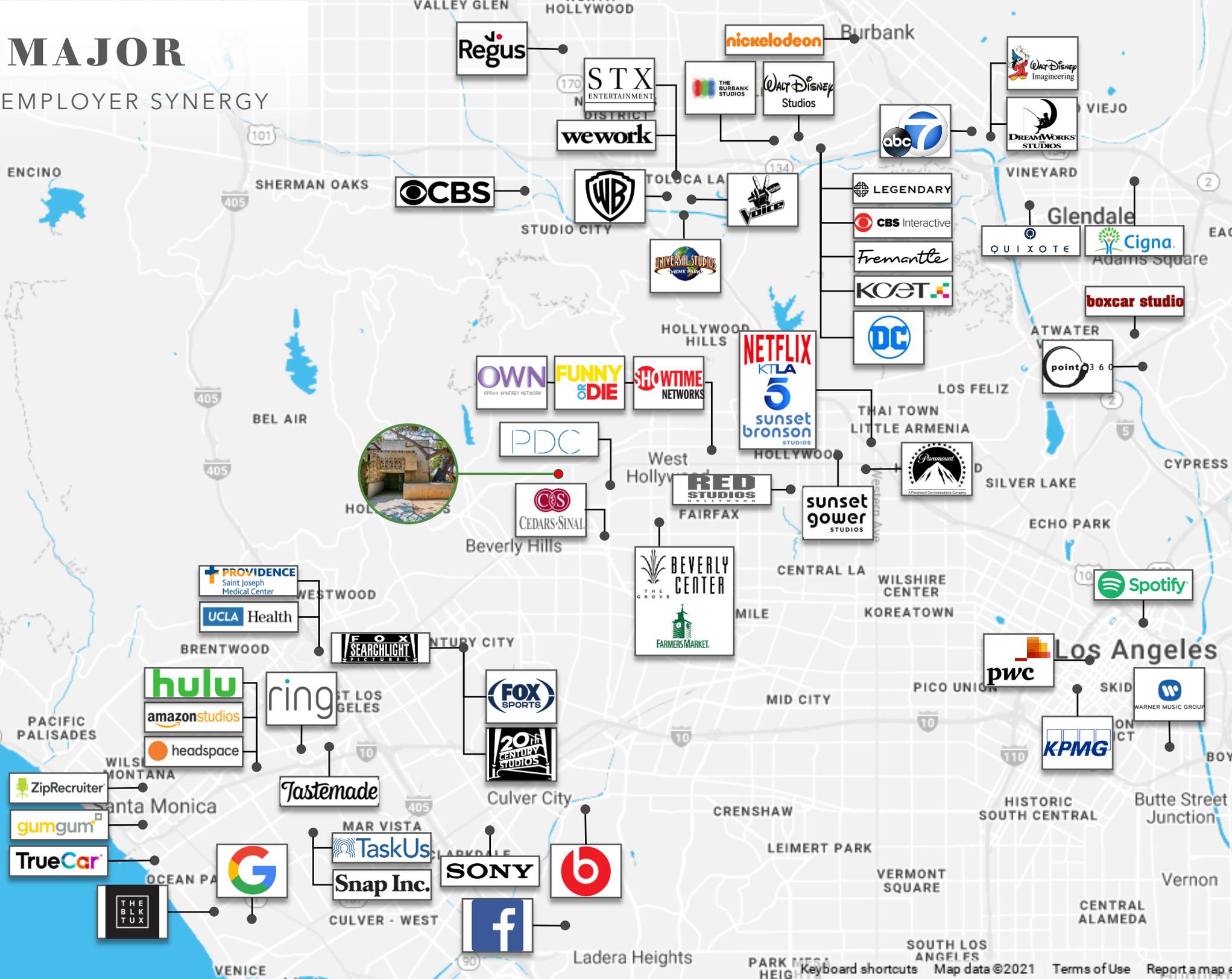
WeHo, as the locals call it, is home to fantastic restaurants, hotels, nightlife, and shopping. Its creative energy is palpable throughout the entire neighborhood, which has become a destination for modern furniture and decor. With no shortage of things to do in West Hollywood, it’s a popular place for both tourists and locals to visit.

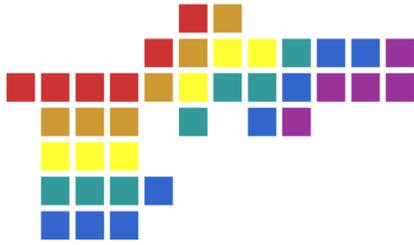




MAJOR

EMPLOYER SYNERGY





City of West Hollywood
California 1984



RETAIL SALES

\$1.09B Retail Sales
Annually



WORKFORCE

23,900 Total
Employment



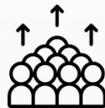
BUSINESSES

2,800 Businesses



CITY SIZE

1.9 Square Miles



DENSITY

18,225 People per Square Mile



POPULATION

34,399 People



VISITORS

1.15 Million Annual
Visitors



TOURISM

4,700 Jobs Supported by
Tourism



SPENDING

\$750M Annual Visitor
Spending

#	EMPLOYER	# OF EMPLOYEES
1	LA County Metropolitan Transportation Authority	520
2	Target	289
3	CityGrid Media / InterActive Corp	288
4	Mondrian Hotel	268
5	City of West Hollywood	236
6	Sunset Marquis Hotel	200
7	1 OAK	200
8	Laz Parking	200
9	The London West Hollywood	175
10	Pavilions	180



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ARCHITECTURAL MASTERPIECE BY LLOYD WRIGHT

SETH GROSSMAN

Sales Analyst

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LIC 02057186



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