



WEST HOLLYWOOD GATEWAY



A Property by:  
CLARION PARTNERS



7100 SANTA MONICA BOULEVARD | WEST HOLLYWOOD, CA 90046

# 100% LEASED SHOPPING CENTER

[www.westhollywoodgateway.com](http://www.westhollywoodgateway.com)



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## executive summary



### WEST HOLLYWOOD GATEWAY

West Hollywood Gateway is a 248,067-square-foot outdoor shopping mall located at the southwest corner of the highly-trafficked Santa Monica Boulevard and La Brea Avenue intersection in the city of West Hollywood. The project is well positioned to serve the densely-populated areas of West Hollywood, Hollywood, Hancock Park, Beverly Hills, Los Feliz, Sliver Lake and even Downtown Los Angeles. Additionally, there are more than 900 residential units either proposed or under construction within four blocks of the center.

Consisting of two above-ground retail levels and abundant subterranean parking, the mall is anchored by Target, Best Buy, Ulta and BevMo, and houses a number of well-established restaurant and retail tenants. The property's large outdoor plaza functions as a civic square that invites pedestrian activity, featuring outdoor eating areas, fountains, public art and lush landscaping.



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# site plan



For more information, please contact:

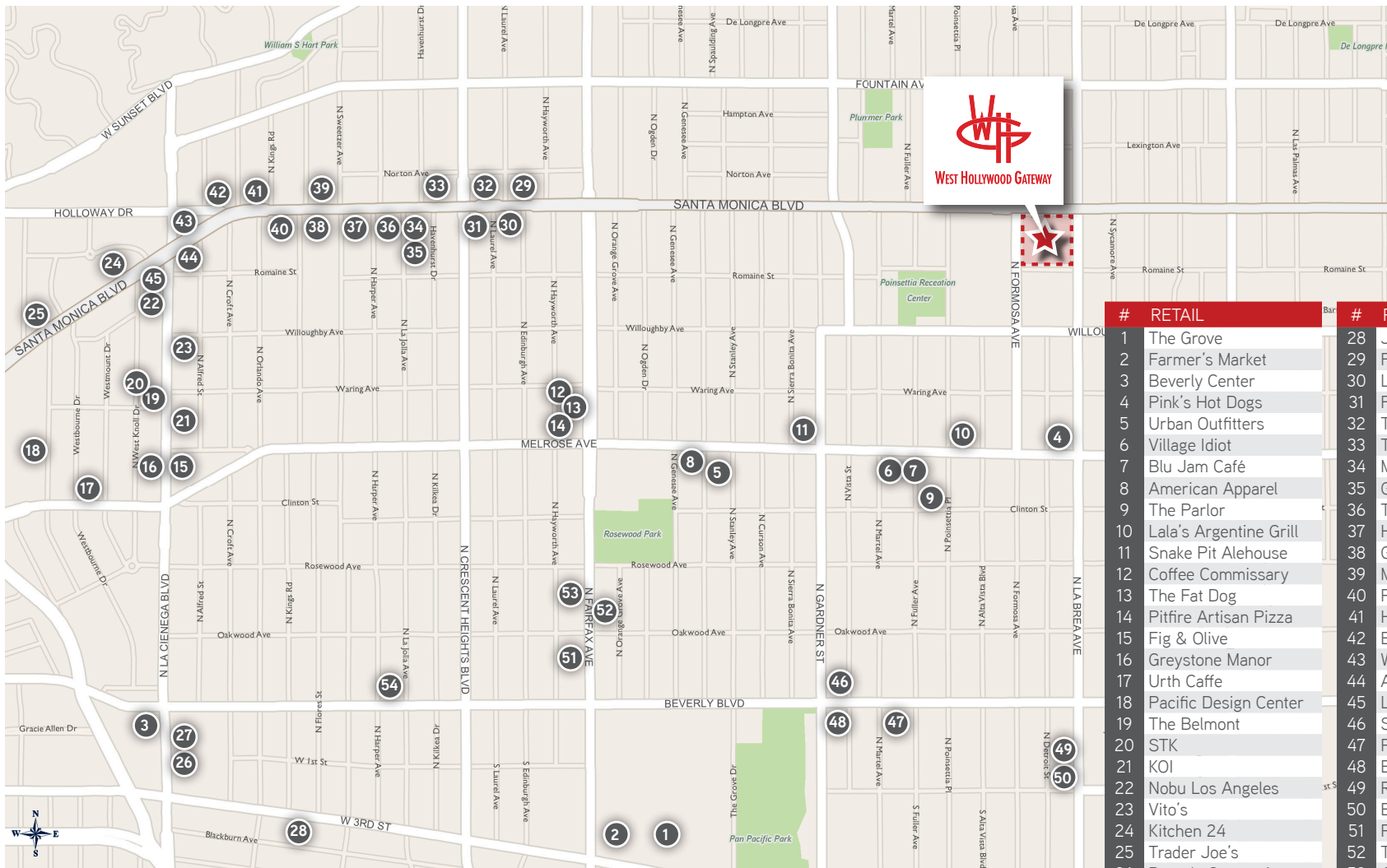
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# area amenities map



#	RETAIL	#	RETAIL
1	The Grove	28	Joan's On Third
2	Farmer's Market	29	French Quarter Restaurant
3	Beverly Center	30	Laurel Hardware
4	Pink's Hot Dogs	31	Fitrition Café
5	Urban Outfitters	32	The Hudson
6	Village Idiot	33	The Indian Kitchen
7	Blu Jam Café	34	Maro's Restaurant
8	American Apparel	35	Grind House Coffee
9	The Parlor	36	The Gold Coast Bar
10	Lala's Argentine Grill	37	Hamburger Mary's
11	Snake Pit Alehouse	38	Gelson's
12	Coffee Commissary	39	Marix Tex Mex Café
13	The Fat Dog	40	Place Croissant
14	Pitfire Artisan Pizza	41	Hugo's
15	Fig & Olive	42	Barney's Beanery
16	Greystone Manor	43	WeHo Bistro
17	Urth Caffe	44	Al Layali Restaurant & Café
18	Pacific Design Center	45	L's Scorpion
19	The Belmont	46	Stir Market
20	STK	47	Petty Cash Taqueria
21	KOI	48	BLD
22	Nobu Los Angeles	49	Room 5 Lounge
23	Vito's	50	Buffalo Exchange
24	Kitchen 24	51	Plan Check
25	Trader Joe's	52	The Golden State
26	Beverly Connection	53	Animal
27	Target	54	Jar



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# market overview

## WEST HOLLYWOOD, CALIFORNIA

Incorporated in 1984, the City of West Hollywood is centrally located in west Los Angeles County. Over 35,000 residents populate the City and its borders spans 1.9 square miles that are flanked by Beverly Hills on the west and Hollywood on the east.

West Hollywood is home to colorful and diverse communities with a strong commitment to the arts. Affectionately known as “The Creative City,” more than 40 percent of its businesses comprise such creative fields as entertainment, interior design, fashion, and art.

The area is also well known for its unique commercial corridors, vast culinary landscape, and bustling nightlife scene that have enticed visitors from around the world. West Hollywood’s 18 luxury hotels, with some 2,000 rooms, and dining available at more than 200 restaurants, are some of the most famous in the world. Patrons can also shop at more than 100 clothing stores, peruse 36 art galleries, and experience an eclectic and ever-evolving nightlife centered on the world-famous Sunset Strip and Santa Monica Boulevard. As the home of the Pacific Design Center (PDC) and the surrounding “Avenues of Art and Design,” West Hollywood is acknowledged as the West Coast’s center of interior design.

The City benefits from a very dense, compact urban form with small lots, a mix of land uses, and a walkable street grid. With a Walk Score of 89 out of 100 and a well-established public transportation network, it is touted as “The Most Walkable City in California.” Several residential neighborhoods span only a few blocks and major intersecting streets typically provide amenities within walking distance.



DEMOGRAPHICS <i>(source: Claritas)</i>			
	1-mile	3-mile	5-mile
<b>POPULATION</b>			
2022 Projection	55,068	389,854	972,403
2017 Estimate	53,230	377,462	939,458
2010 Census	51,303	364,173	904,241
2000 Census	55,740	378,306	925,523
<b>HOUSEHOLD INCOME</b>			
2017 Est. Average Household Income	\$80,989	\$90,130	\$84,207
2017 Est. Median Household Income	\$52,640	\$53,231	\$48,713



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# west hollywood gateway - property photos



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