



9021 W. Sunset Blvd

WEST HOLLYWOOD DEVELOPMENT SITE



The Offering

JLL is pleased to offer 9021 W Sunset Blvd (the “Property” or “Site”), a ±0.35-acre development opportunity located on the renowned Sunset Strip in West Hollywood, California. With neighbors including the Roxy Theatre, Rainbow Bar and Grill, the Whisky A Go Go, and the West Hollywood Edition Hotel, the Property sits along one of the most famous roads in the world. The Site is improved with a former banking center, surface parking lot, and parking garage. Flexible zoning allows for a range of redevelopment options including retail, office, hospitality, and mixed-use. The offering represents a rare opportunity to obtain an infill development site along the world renowned Sunset Strip.



INVESTMENT HIGHLIGHTS



World Famous Location. Prime location on the Sunset Strip, side-by-side with Los Angeles cultural landmarks including the Roxy Theatre and Whisky A Go Go.



Favorable Zoning. Flexible zoning allows for a range of development options including retail, office, hotel, and mixed-use.



Thriving City. West Hollywood is an affluent city, with average incomes amongst the highest in the Los Angeles region.



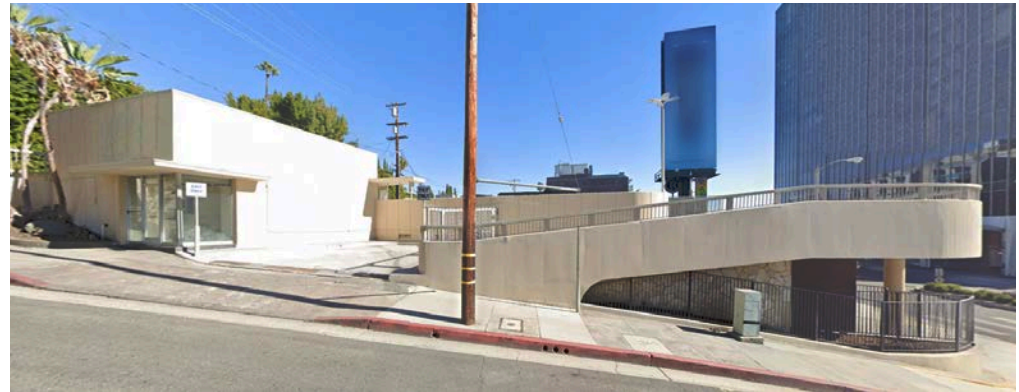
Amenity Haven. Excellent walkability and access to numerous services and amenities. Proximity to job centers and tourist attractions.



Robust Housing Market. Thriving housing market, with average home values at ±\$755,000. New luxury multifamily product commands a premium over similar product in other submarkets.

PROPERTY DESCRIPTION

The subject Property is located at 9021 West Sunset Blvd. on the world famous Sunset Strip. The boulevard is revered for its landmark entertainment venues including the Roxy Theatre, Whisky A Go Go, The Comedy Store, Bootsy Bellows, and The Viper Room. Notable high-end retailers along the Strip include Badgley Mischka, Zadig & Voltaire, H. Lorenzo, and Kith Los Angeles. It is also home to numerous luxury hotels including the Pendry West Hollywood, the West Hollywood Edition, Mondrian Los Angeles, and the Andaz West Hollywood. The Property sits at the northeast corner of Sunset Blvd. and N. Wetherly Dr., within steps of Doheny Dr. to the west and less than a quarter mile away from San Vicente Blvd to the east. The Site slopes upward to the north, and is currently improved with a former banking center, surface parking lot, and parking garage.



SITE DETAILS

Property Size	0.35 acres (15,230 SF)
Address	9021 W Sunset Blvd
City	West Hollywood, CA
Building Size	9,538 SF
Floors	1
Year Built	1955
APN	5560-029-023 & 5560-029-024
Zoning	SSP – Sunset Specific Plan
Primary Major Route	Sunset Blvd
Current Use	Former banking center



Existing Zoning

The Property is zoned SSP (“Sunset Specific Plan”) per West Hollywood’s Zoning Code. The SSP zone allows:

- Retail
- Hospitality
- Office
- Mixed Use

DUE DILIGENCE

Due Diligence materials can be found at www.bankingcentersforsale.com. Bid Due Date – 12/2/2021.

Residential Zoning Districts

- Residential, Single-Family or Two-Unit Low Density
 - R1A - 25' 2 Stories - 1 du/lot
 - R1B - 25' 2 Stories - 2 du/lot of less than 8499 SF
 - R1C - 15' 1 Story - 1 du/lot
- Residential, Low Density
 - R2 - 25' 2 Stories - 2 du/lot of less than 4000 SF
 - 3 du/lot between 4000 and 7999 SF
 - 4 du/lot between 8000 and 9999 SF
 - plus 1 additional unit/lot for each 2000 SF or fraction thereof in excess of 9999 SF
- Residential, Multi-Family Medium Density
 - R3A - 25' 2 Stories - 1 du/1210 SF of lot area
 - R3B - 35' 3 Stories - 1 du/1210 SF of lot area
 - R3C - 45' 4 Stories - 1 du/1210 SF of lot area
 - R3C-C - 45' 4 stories - 1 du/1210 SF of lot area
- Residential, Multi-Family High Density
 - R4A - 35' 3 Stories - 1 du/872 SF of lot area
 - R4B - 45' 4 Stories - 1 du/872 SF of lot area
 - R4B-C - 45' 4 Stories - 1 du/872 SF of lot area

Combination Zones

- SSP - Sunset Specific Plan
- SSP CN - Sunset Specific Plan Commercial, Neighborhood
- SSP R2 - Sunset Specific Plan Residential, Low Density
- SSP R4 - Sunset Specific Plan Residential, Multi-Family High Density

Commercial and Public Zoning Districts

- | Density (FAR) | Height |
|---------------|-----------------|
| 1.0 | 25 ft/2 Stories |
| 1.0 | 25 ft/2 Stories |
| 1.5 | 35 ft/3 Stories |
| 2.0 | 45 ft/4 Stories |
| 2.5 | 60 ft/5 Stories |
| 3.0 | 90 ft/8 Stories |
- CN1 - Commercial, Neighborhood 1
 - CN2 - Commercial, Neighborhood 2
 - CC1 - Commercial, Community 1
 - CC2 - Commercial, Community 2
 - CA - Commercial, Arterial
 - CR - Commercial, Regional Center

Overlay Zoning Districts

- Mixed-Use Incentive Overlay
- Parking Overlay
- Development Agreement Overlay
- Commercial Only Overlay
- Avenues Bonus Overlay
- Gateway Mixed-Use Overlay
- West Hollywood West Overlay
- Norma Triangle Overlay

Other Zoning Districts

- 8899 BBSP - 8899 Beverly Boulevard Specific Plan
- CEEESP - Center for Early Education Specific Plan
- MSP - Movietown Specific Plan
- PDCSP - Pacific Design Center Specific Plan
- PF - Public Facilities



Map Date: August 7, 2018

Contact Information

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