

8171
Santa Monica Blvd

Key Money Opportunity
West Hollywood Culinary Gem



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260



A Culinary Landmark on Santa Monica Boulevard

Positioned along West Hollywood's famous Santa Monica Boulevard, this restaurant space stands in the epicenter of one of LA's most vibrant dining destinations. West Hollywood's reputation as a culinary hot spot draws sophisticated diners and food enthusiasts from across Southern California, creating an ideal environment for restaurant concepts seeking an address with built-in cachet. This location benefits from the area's walkable streets, affluent residential population, and steady tourism traffic, offering restaurateurs a rare opportunity to inhabit a space with established dining heritage.



Prime Location



Population

1 MILE	3 MILES	5 MILES
50,284	280,671	840,975

Daytime Population

1 MILE	3 MILES	5 MILES
39,581	309,253	746,119

Average Household Income

1 MILE	3 MILES	5 MILES
\$156,196	\$173,192	\$153,799

Median Household Income

1 MILE	3 MILES	5 MILES
\$99,437	\$107,151	\$99,150

Total Annual Retail Expenditure

1 MILE	3 MILES	5 MILES
\$1.48 B	\$7.48 B	\$19.27 B

Source: Sites USA

Floor Plans



±6,000 SF Turnkey Restaurant located in a bustling West Hollywood along Santa Monica Blvd with state of the art fully built kitchen



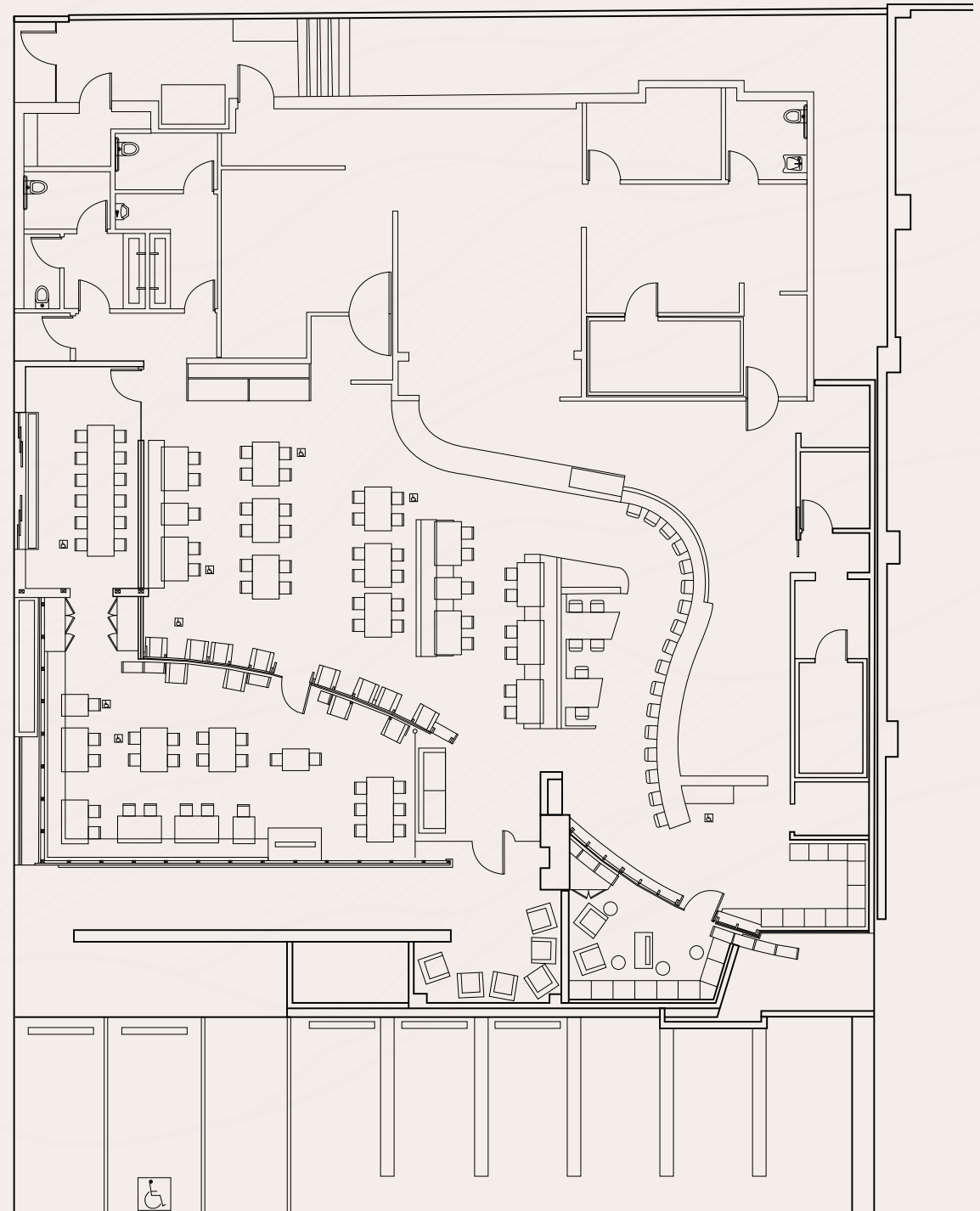
Amenities such as onsite surface parking, great natural and artificial lighting



Type 47 Liquor License



Key money negotiable





A Culinary Canvas



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