



## PROJECT FACTS

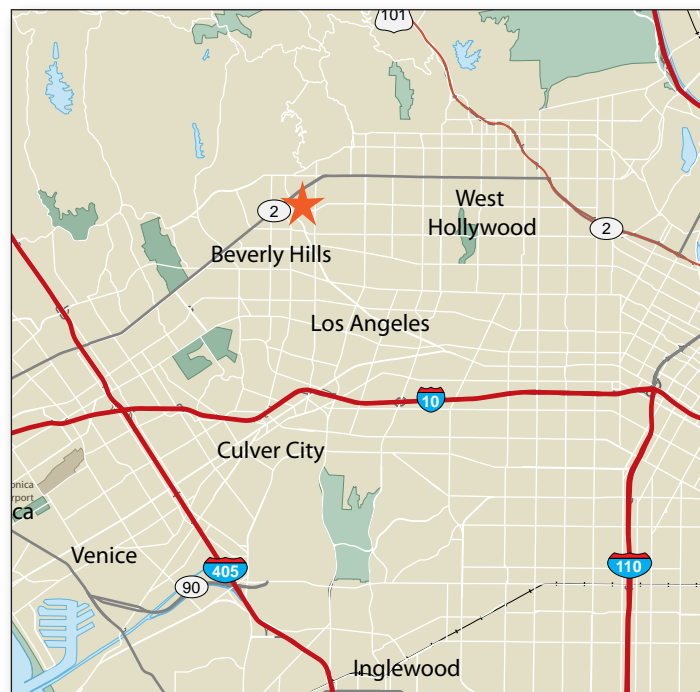
**GLA: 40,300 SF (5,850 SF retail)**

- ▶ New high-end modern design mixed-use project offering 48 apartment units and 5,850 SF of ground level retail space, in the heart of urban pedestrian West Hollywood
- ▶ Retail: depths vary between 37' and 65'; clear height 13' & 15'
- ▶ Patio area for outdoor seating (suitable for food use)
- ▶ Property is immediately across the street from a highly successful Gelson's supermarket and a public parking garage
- ▶ Apartments 100% occupied, 7 months after delivery 2Q 2017
- ▶ Neighboring tenants: Earth Bar, Basix Cafe, Connie & Ted's, Laurel Hardware, The Hudson, Shake Shack & more!

## 2017 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	43,457	\$107,225	27,090
3 mile	260,072	\$113,760	135,222
5 mile	829,215	\$ 98,671	363,590

2017 ESRI



## LEASING CONTACTS

Jacey Siller | 310.228-2963 | JSiller@combined.biz  
CA BRE ID 02023263

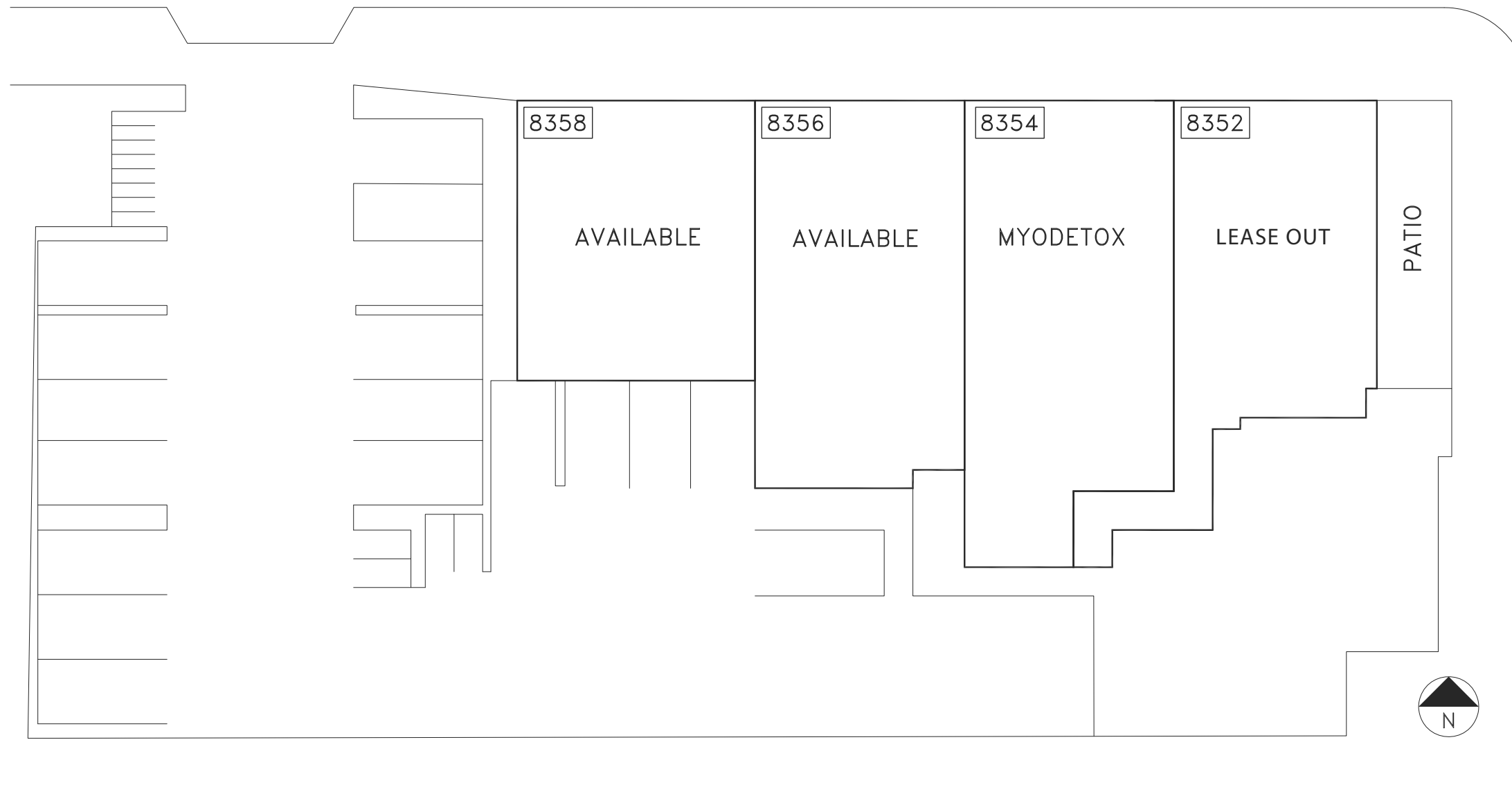


- Hotel
- Lifestyle Center
- Restaurant / Grocery
- Luxury Retail
- Entertainment

# THE CROWN

SWC SANTA MONICA BOULEVARD & KINGS ROAD, WEST HOLLYWOOD, CALIFORNIA

## SANTA MONICA BOULEVARD



### TENANT ROSTER

8352	LEASE OUT	1,560 SF
8354	MYODETOX	1,653 SF
8356	AVAILABLE	1,490 SF
8358	AVAILABLE	1,263 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	5,966 SF
ZONED =	C-6
REV. DATE =	03.28.18
PLOT DATE =	03.28.18

KINGS ROAD

## THE CROWN

8350 SANTA MONICA BLVD.  
WEST HOLLYWOOD, CA 90069

## LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN ON SAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, SELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

10' 20'  
APPROX. SCALE



COMBINED PROPERTIES INCORPORATED

9320 Wilshire Boulevard  
Suite 310  
Beverly Hills, CA 90212  
(310) 205-9616  
FAX (310) 228-2160