

# FOR LEASE



**Significant Opportunity For Lease**

**Iconic High-Profile Beverly Blvd Space or Entire Project**

**7366 – 7386 Beverly Boulevard (at N Martel Avenue)**

**West Hollywood, CA 90036**



**For Lease**  
**5,677 – 14,809 RSF**

**COREY I. SPOUND** Lic # 01142655

[E] [corey@tamarackres.com](mailto:corey@tamarackres.com)

[P] (818) 464-3215

[A] 15300 Ventura Boulevard, Suite 200 | Sherman Oaks, CA 91403



# Property Description

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue  
West Hollywood, CA 90036



## Beverly Boulevard at Martel Avenue



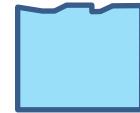
Size	<p><b>"A Significant Space"</b>: Approx. 5,677 RSF</p> <ul style="list-style-type: none"><li>7366 Beverly Blvd</li></ul> <p><b>"The Whole Enchilada"</b>: Approx. 14,809 RSF (Entire Project)</p> <ul style="list-style-type: none"><li>7366 – 7386 Beverly Blvd.</li><li>&amp; 176-178 Martel Ave.</li></ul>
NNN Lease	<p><b>\$5.00 PSF / Mo. NNN</b></p> <p><b>Very Low Nets (approx. \$.11 per foot)!</b></p>
Current Tenants	<ul style="list-style-type: none"><li>Modernica</li><li>Black Mask Studios</li><li>Blu Clothing</li><li>Stroll Garden</li><li>IGE Design</li><li>Re-Mix Vintage Shoes and</li><li>I.a. Eyeworks</li></ul>
Features	<ul style="list-style-type: none"><li>Large window line</li><li>High finished ceilings with skylights &amp; polished concrete floors</li><li>Private restroom(s)</li><li>Abundant free parking</li><li>Iconic long-standing retail project with proven successful tenants, some with 30+ year occupancy</li><li>High-traffic high-street retail environment home to a rich assortment of restaurants, furniture &amp; designer storefronts, high-end work-out studios, art, clothiers and more</li></ul>
Parking	<p>Approx. 2 spaces / 1,000 SF, Free of Charge</p> <ul style="list-style-type: none"><li>7366 Beverly Blvd: Up to 15 car parking</li><li>7366 – 7386 Beverly Blvd. &amp; 176-178 Martel Ave. (Entire Project): Up to 30 car parking</li></ul>
Zoning	LAC2

# Floor Plan

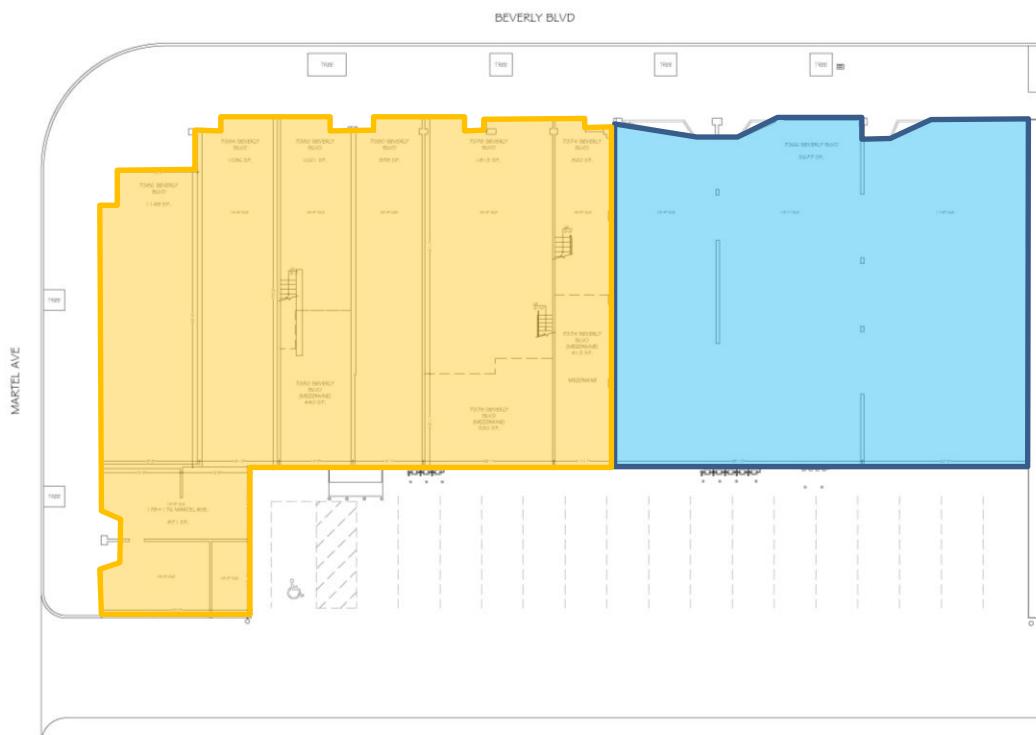
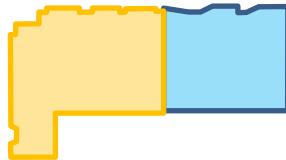
7366-7386 Beverly Boulevard & 176-178 N Martel Avenue  
West Hollywood, CA 90036



**“A Significant Space”:**  
**Approx. 5,677 RSF**  
**7366 Beverly Blvd**



**"The Whole Enchilada":**  
**Approx. 14,809 RSF**  
**7366 – 7386 Beverly Blvd.**  
**& 176-178 Martel Ave.**



**Disclaimer:** All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

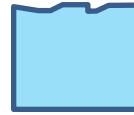
# Property Description

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue  
West Hollywood, CA 90036



**“Significance”** Approx. 5,677 RSF

7366 Beverly Blvd



- First time on market in approximately 30 years
- Iconic showroom / Creative Office / Gallery Space
- Open Plan
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Hard-Lid Ceilings
- Floated Walls
- Gimbal Recessed Adjustable Spotlighting
- Up to 15 Car Parking (tandem) Free of Charge



# Photos

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue  
West Hollywood, CA 90036



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

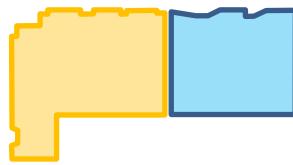
# Property Description

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue  
West Hollywood, CA 90036



**“Enchilada” Approx. 14,809 RSF**

**7366 – 7386 Beverly Blvd.  
& 176-178 Martel Ave.**

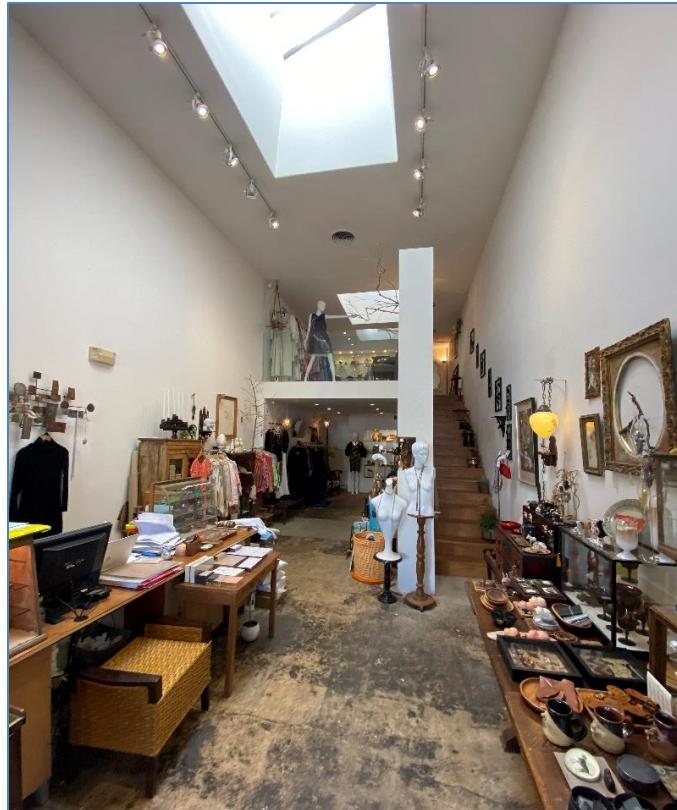


- Opportunity for a Significant Presence in a Premiere West Hollywood Location
- South-East Corner of Beverly Blvd. and Martel Ave.
- Up to 16'+ Ceiling Heights Throughout
- Architectural Mid-Century Design and Construction
- Stable Long-Term Tenant History
- Surrounded by Notable Restaurants, Design, Art Galleries, and Renowned Retail
- Up to 30 Car Parking (Tandem) Free of Charge



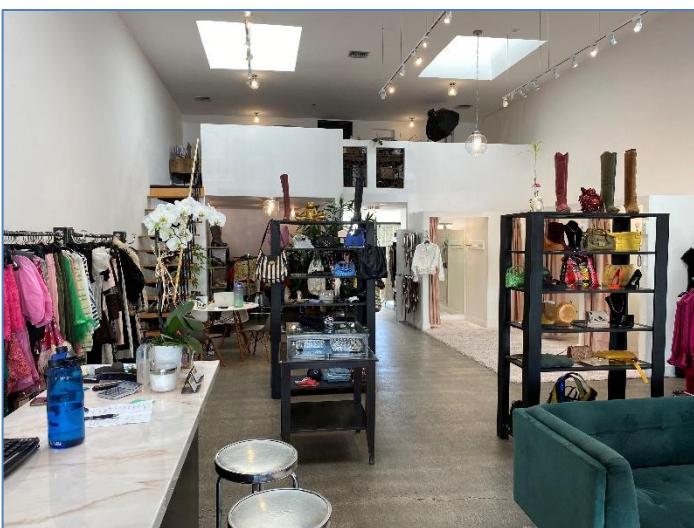
# Photos

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue  
West Hollywood, CA 90036



# Photos

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue  
West Hollywood, CA 90036

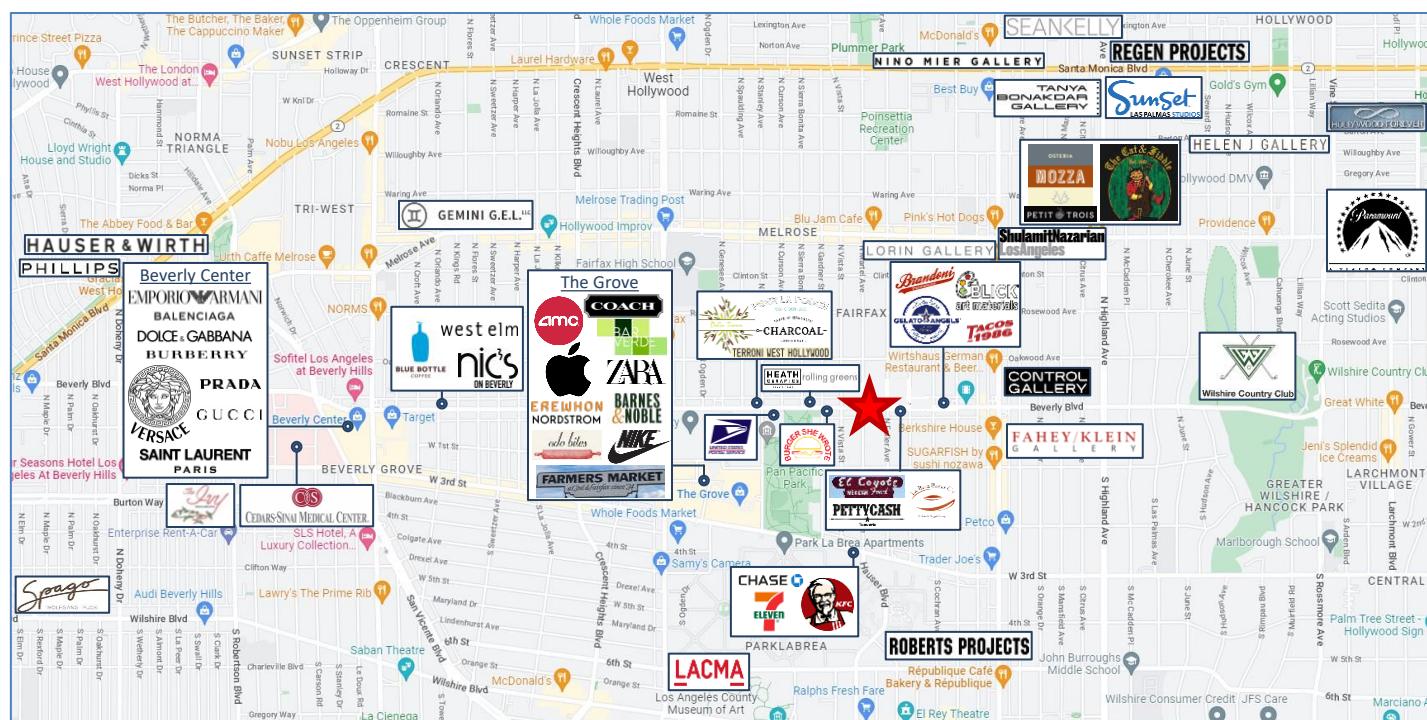


# Maps

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue  
West Hollywood, CA 90036



TAMARACK  
REAL ESTATE SERVICES



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.