

FOR LEASE



*Iconic High-Profile Beverly Blvd Space **For Lease***
A Cozy Space, Alfred Adjacent or A Significant Space

7366 – 7386 Beverly Boulevard (at N Martel Avenue)
West Hollywood, CA 90036



For Lease
Approx. 1,235 – 13,660 RSF



COREY I. SPOUND Lic # 01142655

[E] 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



Walk Score
93

Walker's Paradise
Daily errands do not require a car.


Transit Score
57

Good Transit
Many nearby public transportation options.

Bike Score
61

Bikeable
Flat as a pancake, minimal bike lanes.



| | |
|-----------------|--|
| Size | <p><u>"A Cozy Space" @ \$5.00 NNN</u> Approx. 1,235 RSF • 7374 Beverly Blvd.</p> <p><u>"Alfred Adjacent" @ \$7.50 NNN</u> Approx. 1,970 RSF – 4,405 RSF Multiple Configuration Options Available! Adjacent To Corner & New Tenant: Alfred Coffee • 7384 – 7382 Beverly Blvd. & 176 – 178 Martel Ave.</p> <p><u>"A Significant Space" @ \$5.00 NNN</u> Approx. 5,677 – 6,912 RSF • 7366 – 7374 Beverly Blvd.</p> |
| NNN Lease | Very Low Nets (<u>approx. \$.11 per foot</u>)! |
| Current Tenants | <ul style="list-style-type: none"> • Modernica • Black Mask Studios • Bleu Clothing • Stroll Garden • IGE Design • Re-Mix Vintage Shoes • Alfred Coffee *Coming Soon!*  |
| Features | <ul style="list-style-type: none"> • Large window line • High finished ceilings with skylights & polished concrete floors • Private restroom(s) • Abundant free parking • Iconic long-standing retail project with proven successful tenants, some with 30+ year occupancy • High-traffic high-street retail environment home to a rich assortment of restaurants, furniture & designer storefronts, high-end work-out studios, art, clothiers and more |
| Parking | Approx. 2 spaces / 1,000 SF, Free of Charge |
| Zoning | LAC2 |

Floor Plan

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"A Cozy Space"

Approx. 1,235 RSF

- 7374 Beverly Blvd.



"Alfred Adjacent"

Approx. 1,970 RSF – 4,405 RSF

- 7384 – 7382 Beverly Blvd.
& 176 – 178 Martel Ave.



"A Significant Space"

Approx. 5,677 – 6,912 RSF

- 7366 – 7374 Beverly Blvd.



Photos

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"A Cozy Space"

Approx. 1,235 RSF

7374 Beverly Blvd.



- Frontage on Beverly Blvd.
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Kitchenette
- Loft Layout
- Versatile In-Line Space with Impeccable Co-Tenancy



Property Description

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“Alfred Adjacent”

Approx. 1,970 RSF – 4,405 RSF

- 7384 – 7382 Beverly Blvd.
& 176 – 178 Martel Ave.



- First Time On Market in Approximately 30 Years
- Adjacent to / Surrounding Alfred Coffee in Hard Corner
- Food Use Possible
- Exceptional Co-Tenancy
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Parking = 2:1,000 SF (tandem) Free of Charge



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

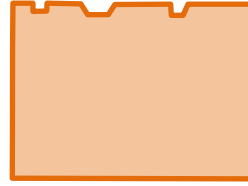
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"A Significant Space"

Approx. 5,677 – 6,912 RSF

- 7366 – 7374 Beverly Blvd.



- 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
- Iconic showroom / Creative Office / Gallery Space
- Open Plan
- Polished Concrete Floors
- Deep-Seated Skylights – Tons of Natural Light
- Hard-Lid Ceilings
- Floated Walls
- Parking = 2:1,000 SF (Tandem) Free of Charge



Photos

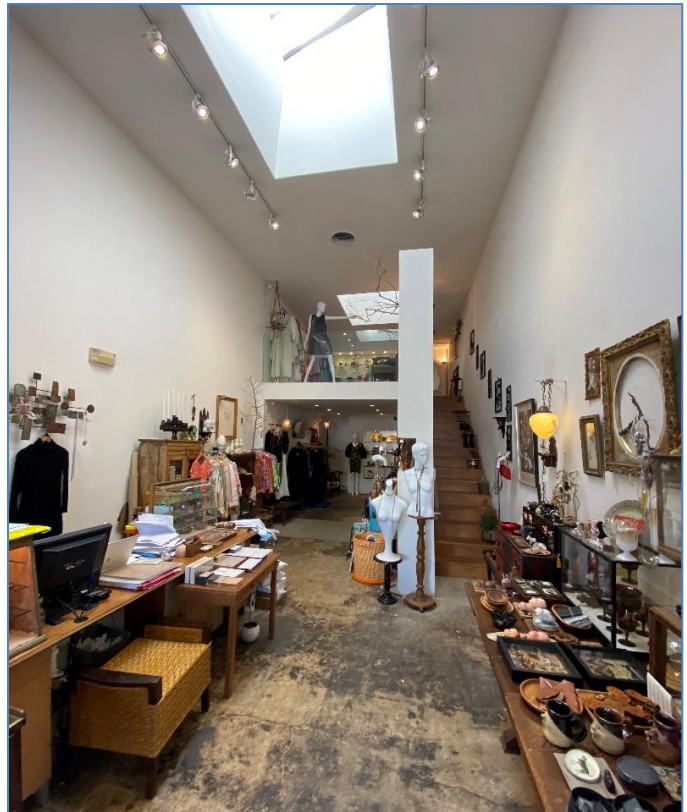
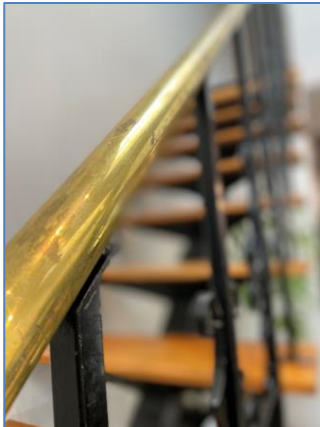
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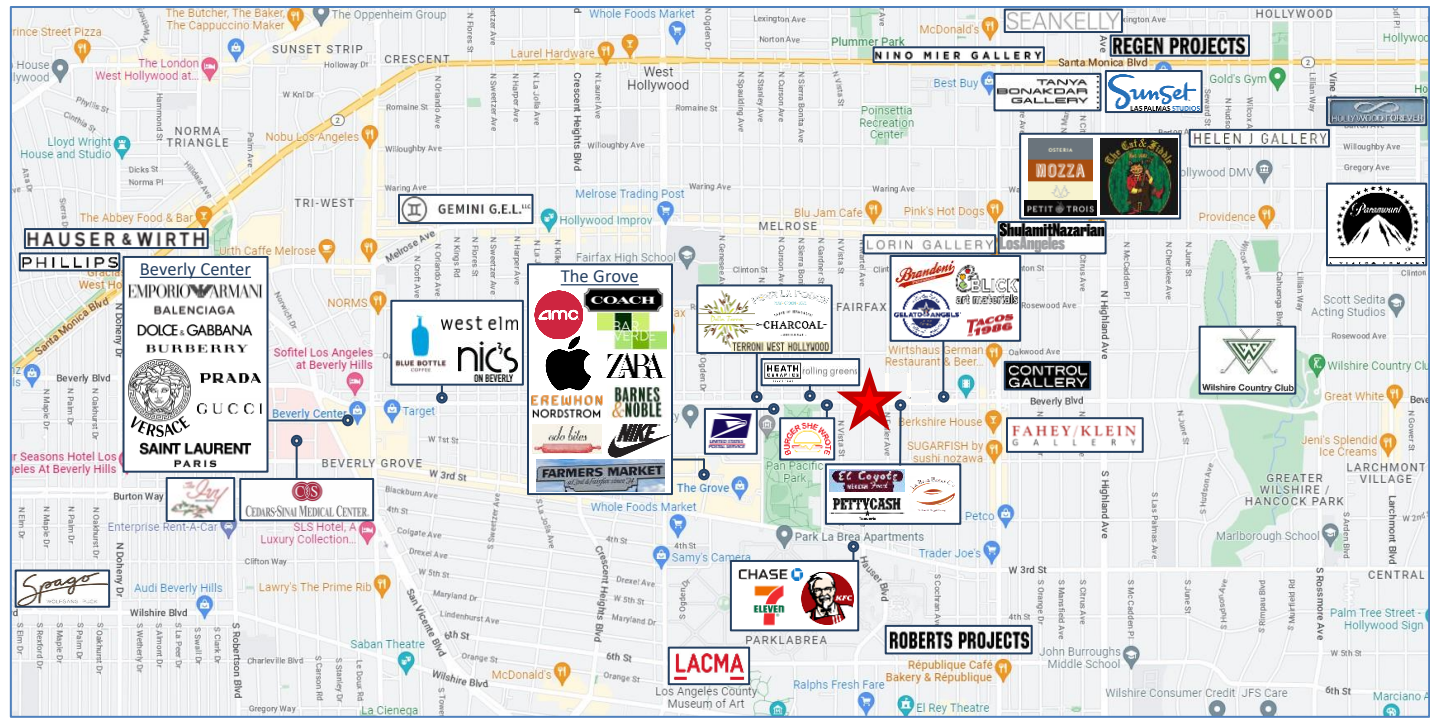
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