

FOR LEASE



Iconic High-Profile Beverly Blvd Space For Lease

**7382 – 7384 Beverly Boulevard (at N Martel Avenue)
West Hollywood, CA 90036**



For Lease

Approx. 1,460 RSF – 3,430 RSF

Boutique Rental Configurations Available



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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.

<p>Size</p>	<p>Multiple Configuration Options Available!</p> <p>"Alfred Adjacent" @ \$6.50 NNN (approx. \$.13/SF)</p> <p>1. Approx. 1,460 RSF @ \$6.50 NNN • 7382 Beverly Blvd.</p> <p>2. Approx. 1,970 RSF @ \$6.50 NNN • 176 – 178 Martel Ave. & 7384 Beverly Blvd.</p> <p>3. Approx. 3,430 RSF @ \$6.50 NNN • 176 – 178 Martel Ave. & 7384-7382 Beverly Blvd.</p>
<p>NNN Lease</p>	<p>Very Low Nets (approx. \$.13 per foot)!</p>
<p>Current Tenants</p>	<ul style="list-style-type: none"> • Modernica • Gary Gibson Designs • Bleu Clothing • Stroll Garden • IGE Design • Re-Mix Vintage Shoes • Alfred Coffee 
<p>Features</p>	<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
<p>Parking</p>	<p>Approx. 2 spaces / 1,000 SF, Free of Charge (tandem)</p>
<p>Zoning</p>	<p>LAC2</p>

Floor Plan

7366-7386 Beverly Boulevard & 176-178 N Martel Avenue
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“Alfred Adjacent”

Approx. 1,970 RSF – 3,430 RSF

Option 1: Approx. 1,460 RSF @ \$6.50 NNN (approx. \$.13/SF/mo.)

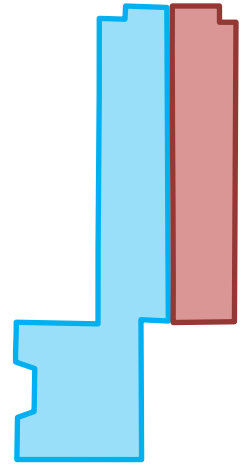
- 7382 Beverly Blvd.

Option 2: Approx. 1,970 RSF @ \$6.50 NNN (approx. \$.13/SF/mo.)

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

Option 3: Approx. 3,430 RSF @ \$6.50 NNN (approx. \$.13/SF/mo.)

- 176 – 178 Martel Ave. & 7384-7382 Beverly Blvd. (Option 1 + Option 2)



- 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.

Maps

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