

9111 W SUNSET BOULEVARD

WEST HOLLYWOOD, CA



PROPERTY HIGHLIGHTS

Location Location Location!

The Sunset Strip in the city of West Hollywood is a world renowned stretch of highway famously known for being featured on television shows, movies, music videos, commercials and advertising of all sorts. The offering is a golden opportunity for an owner/user or investor to own a trophy asset located on this famous strip of Sunset Boulevard. Opportunities like this one are far and few between and this is a Flagship location for someone looking to make a mark in their industry. With an additional 6,000 square feet of adjacent land as part of this offering, there is opportunity for an owner to create more parking, a beautiful zen garden, or even a future residence.

BUILDING SIZE

± 4,700 SF

PARKING

14 Spaces
(Potential For More)

WALK SCORE

87

CONTACT

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LOT SIZE

± 11,100 SF

STORIES

Two Story

BUILT

1935

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SALE PRICE

\$7,995,000

FRONTAGE

± 50' On Sunset

ZONING

WDC2A & LAR1
Sunset Specific Plan

PLAT MAP & DETAILS

1) 9111 W SUNSET BLVD
WEST HOLLYWOOD, CA

APN: 5560 - 034 - 021
Building: ± 4,700 SF
Land: ± 4,500 SF
Zoning: WDC2A/SSP

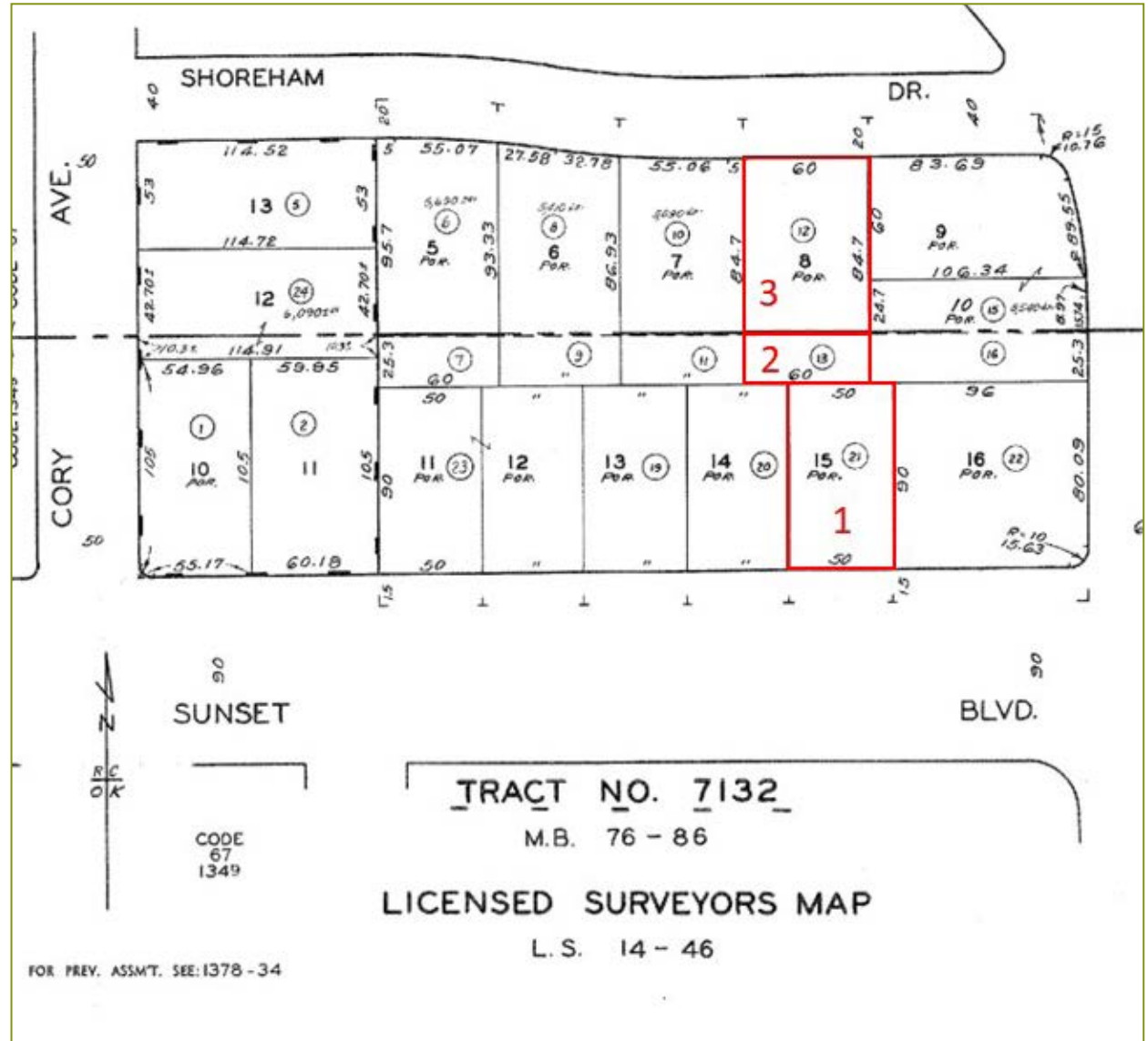
2) WEST HOLLYWOOD, CA

APN: 5560 - 034 - 013
Land: ± 1,500 SF
Zoning: LAR1

3) 9060 SHOREHAM DRIVE
LOS ANGELES, CA

APN: 5560 - 034 - 012
Land: ± 5,100 SF
Zoning: LAR1

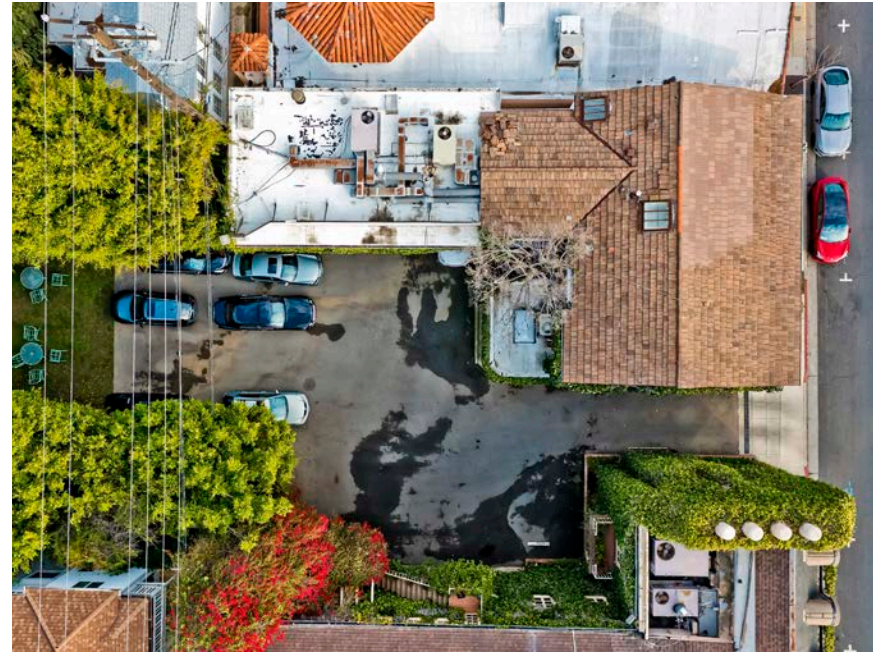
BLDG: ± 4,700 SF
LAND: ± 11,100 SF



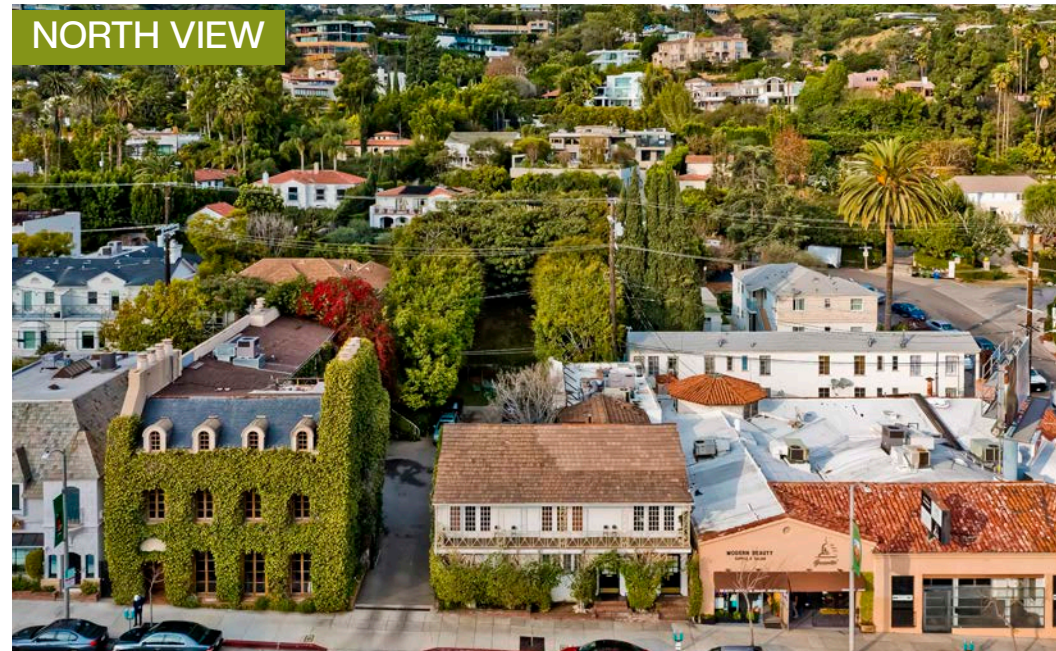
INTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS



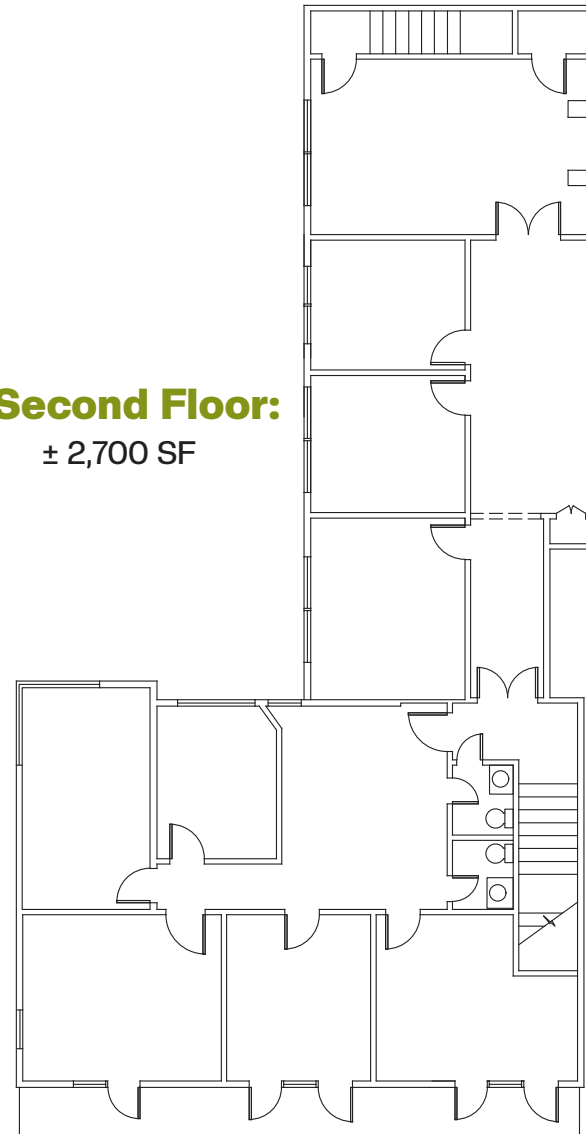
FLOOR PLAN

Total:
± 4,700 SF

First Floor:
± 2,000 SF



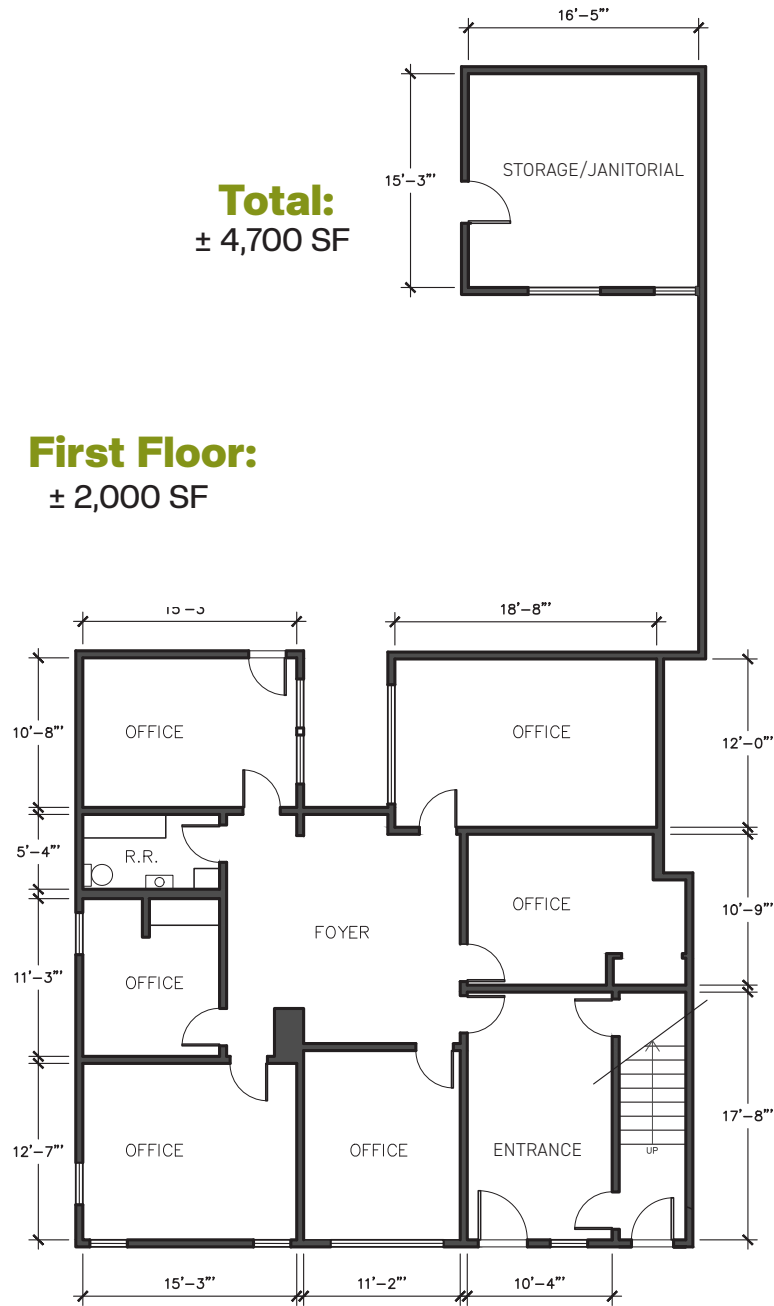
Second Floor:
± 2,700 SF



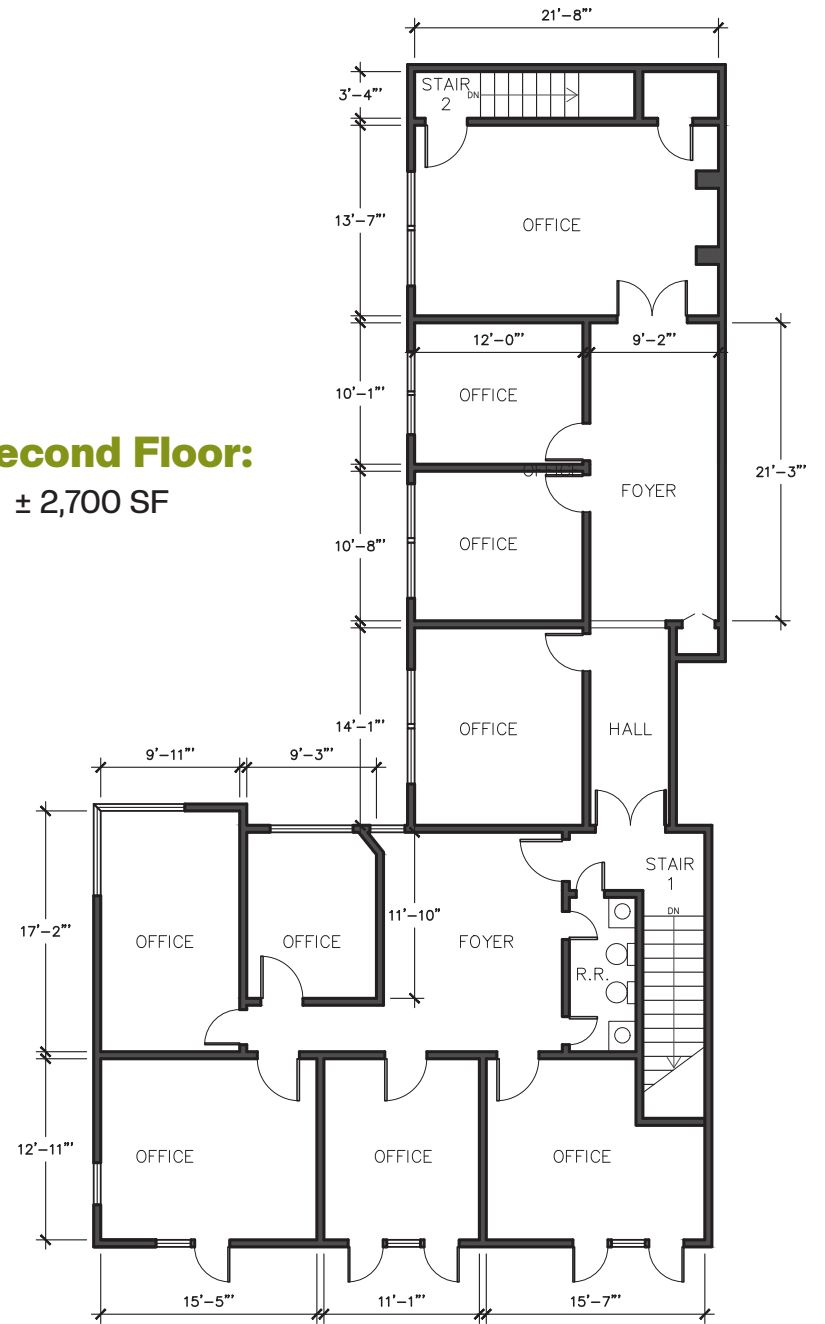
FLOOR PLAN WITH DIMENSIONS

Total:
± 4,700 SF

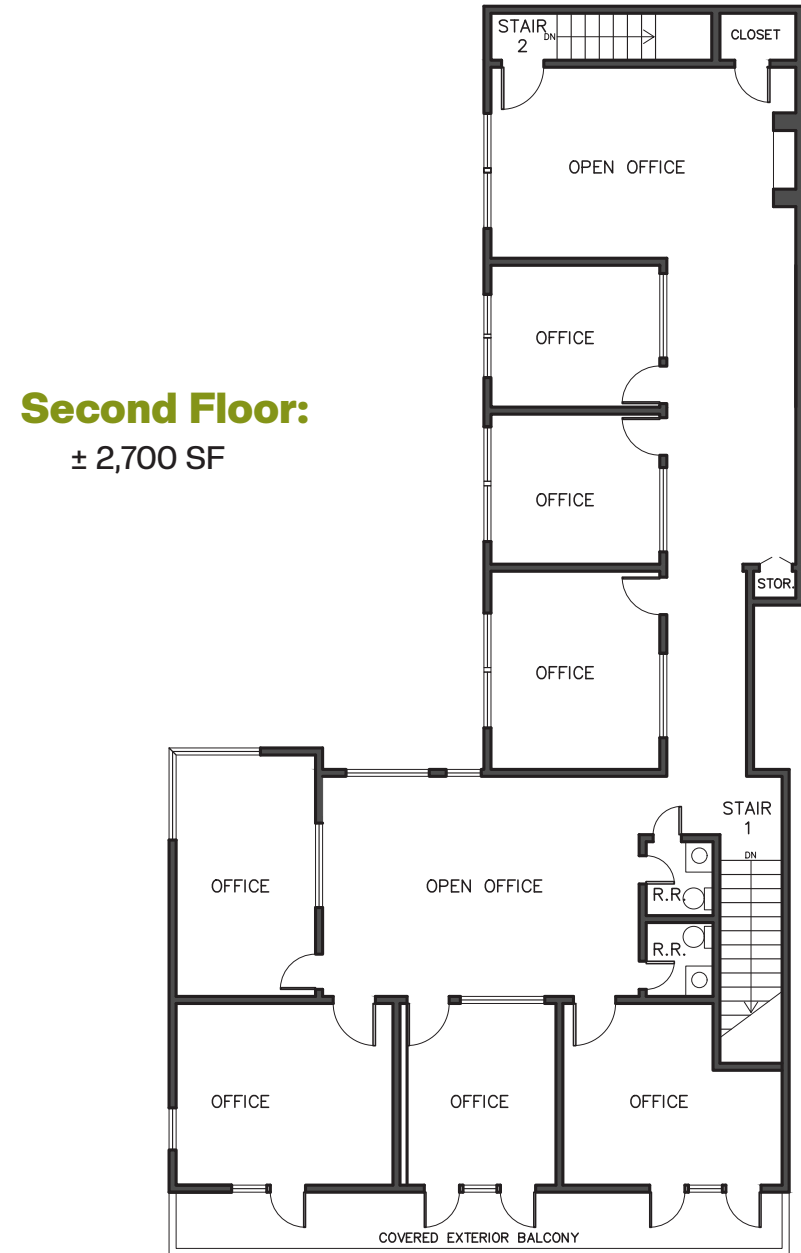
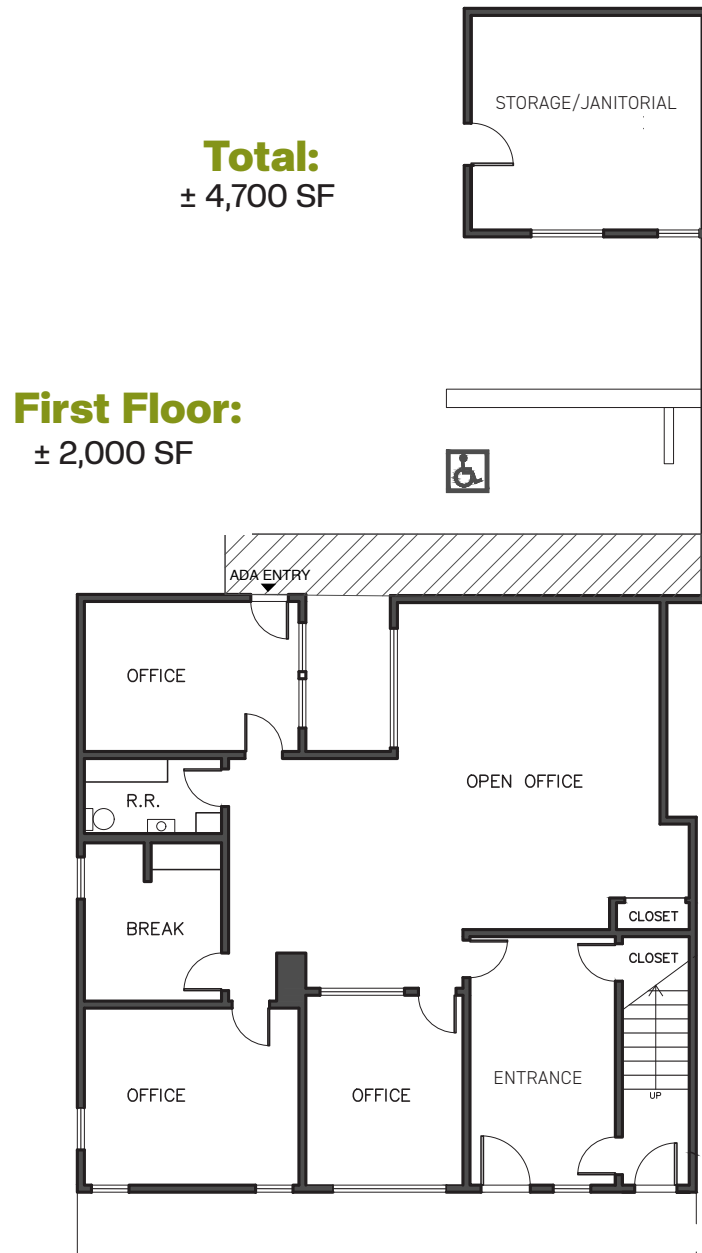
First Floor:
± 2,000 SF



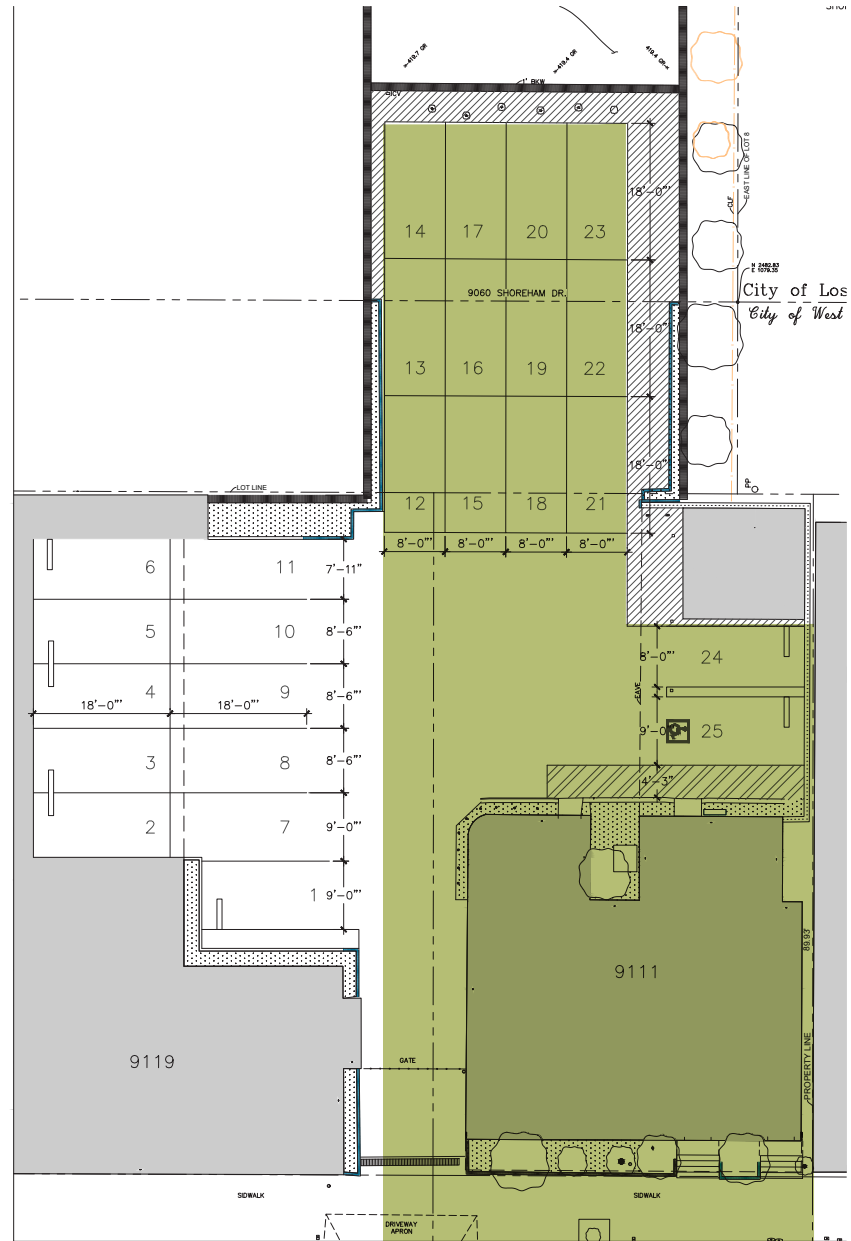
Second Floor:
± 2,700 SF



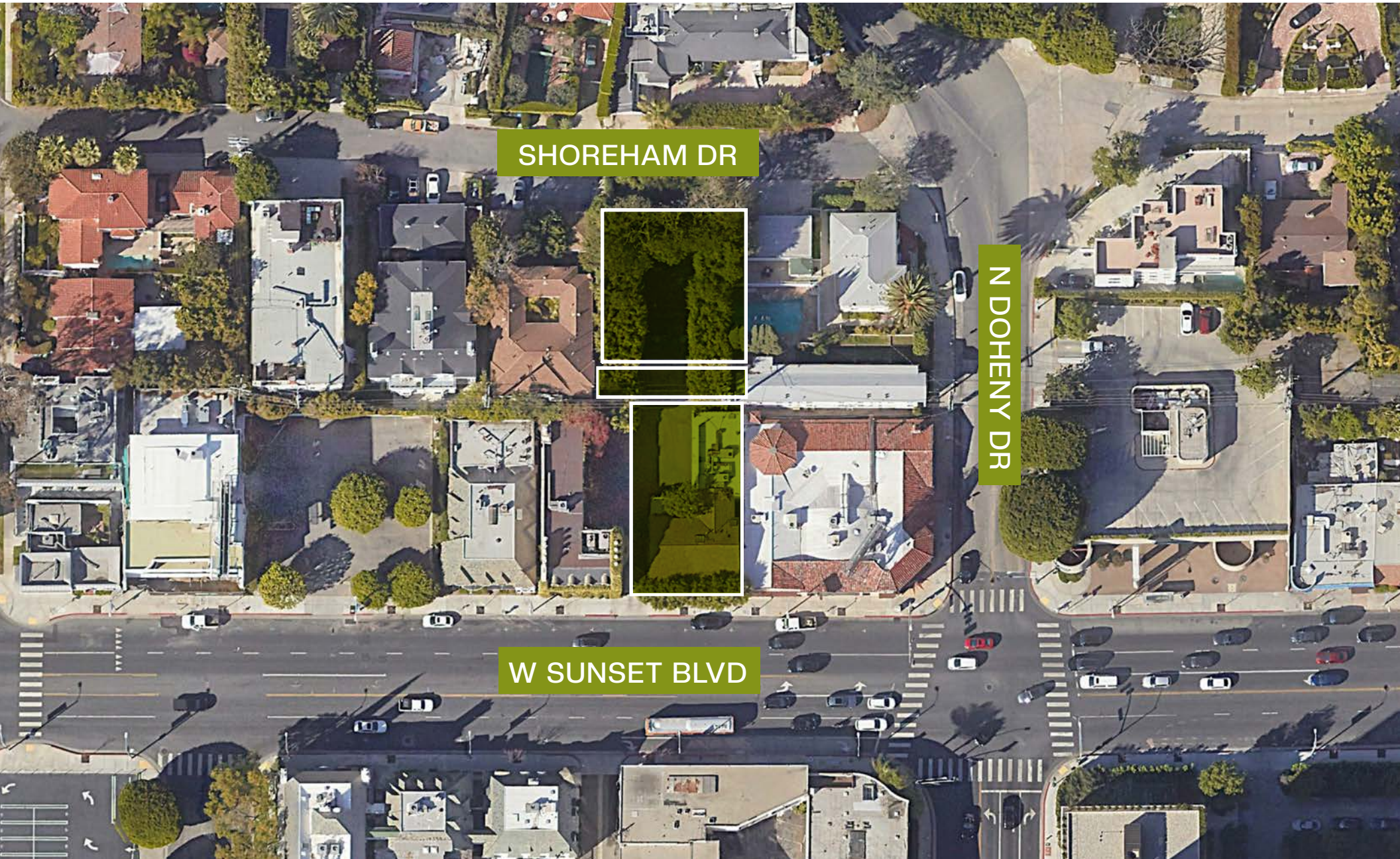
POTENTIAL FLOOR PLAN



TENTATIVE PARKING PLAN



AERIAL MAP



CITY OF WEST HOLLYWOOD ZONING MAP



City of West Hollywood Zoning Districts

Residential Zoning Districts

- Residential, Single-Family or Two-Unit Low Density**
 - R1A - 25' 2 Stories - 1 du/lot
 - R1B - 25' 2 Stories - 2 du/lot of less than 8499 SF
 - R1C - 15' 1 Story - 1 du/lot
- Residential, Low Density**
 - R2 - 25' 2 Stories - 2 du/lot of less than 4000 SF
 - 3 du/lot between 4000 and 7999 SF
 - 4 du/lot between 8000 and 9999 SF
 - plus 1 additional unit/lot for each 2000 SF or fraction thereof in excess of 9999 SF
- Residential, Multi-Family Medium Density**
 - R3A - 25' 2 Stories - 1 du/1210 SF of lot area
 - R3B - 35' 3 Stories - 1 du/1210 SF of lot area
 - R3C - 45' 4 stories - 1 du/1210 SF of lot area
 - R3C-C - 45' 4 stories - 1 du/1210 SF of lot area
- Residential, Multi-Family High Density**
 - R4A - 35' 3 Stories - 1 du/872 SF of lot area
 - R4B - 45' 4 Stories - 1 du/872 SF of lot area
 - R4B-C - 45' 4 Stories - 1 du/872 SF of lot area

Combination Zones

- SSP - Sunset Specific Plan
- SSP CN - Sunset Specific Plan Commercial, Neighborhood
- SSP R2 - Sunset Specific Plan Residential, Low Density
- SSP R4 - Sunset Specific Plan Residential, Multi-Family High Density

Commercial and Public Zoning Districts

District	Density (FAR)	Height
CN1 - Commercial, Neighborhood 1	1.0	25 ft/2 Stories
CN2 - Commercial, Neighborhood 2	1.0	25 ft/2 Stories
CC1 - Commercial, Community 1	1.5	35 ft/3 Stories
CC2 - Commercial, Community 2	2.0	45 ft/4 Stories
CA - Commercial, Arterial	2.5	60 ft/5 Stories
CR - Commercial, Regional Center	3.0	90 ft/8 Stories

Overlay Zoning Districts

- Mixed-Use Incentive Overlay
- Parking Overlay
- Development Agreement Overlay
- Commercial Only Overlay
- Avenues Bonus Overlay
- Gateway Mixed-Use Overlay
- West Hollywood West Overlay
- Norma Triangle Overlay

Other Zoning Districts

- 8899 BBSP - 8899 Beverly Boulevard Specific Plan
 - CEESP - Center for Early Education Specific Plan
 - MSP - Movietown Specific Plan
 - PDCSP - Pacific Design Center Specific Plan
 - PF - Public Facilities
- du = dwelling unit

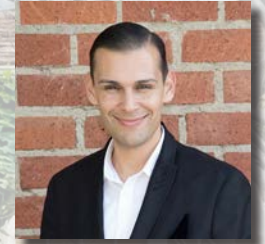


Map Date: August 7, 2015

AMENITIES MAP



CONTACTS



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