

WEST HOLLYWOOD, CALIFORNIA

WEST HOLLYWOOD

G A T E W A Y

248,067 SF URBAN RETAIL CENTER



For leasing, please contact:

RANDI COHEN | LIC. 02135211
T 424 499 0018 E Randi.Cohen@BetaAgency.com

RICHARD RIZIKA | LIC. 01044064
T 310 430 7790 x101 E Richard.Rizika@BetaAgency.com

JAKE GORDON | LIC. 02225974
T 310 430 7790 x140 E Jake.Gordon@BetaAgency.com

beta.

**CLARION
PARTNERS**

©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.

Renderings are subject to change



PROPERTY SUMMARY

- **Exciting center refresh planned, slated for completion early 2025**
- **Few spaces remaining for 2nd-Generation restaurant & retail!**
- Come join the exciting new tenants: Crumbl Cookies, LAN Noodle, Rob's Place and more to be announced soon!
- 1,100 dedicated parking spaces
- Annual Visitors: Per RetailStat, we achieved 2.1M visitors in 2023
- Anchor Tenants include Target, Best Buy, Ulta and BevMo & Co-tenants: Mendocino Farms, Starbucks, Jersey Mike's and more

PROPERTY OVERVIEW

Address:	7100 Santa Monica Blvd West Hollywood, CA 90046
GLA:	248,067 SF
Acres:	4.80
Anchor Tenants:	Target, Best Buy, Ulta and BevMo
Parking:	Garage: 1,100 spaces
Traffic:	Santa Monica Blvd – 34,336 CPD La Brea Ave – 33,086 CPD

PROJECT RENDERINGS



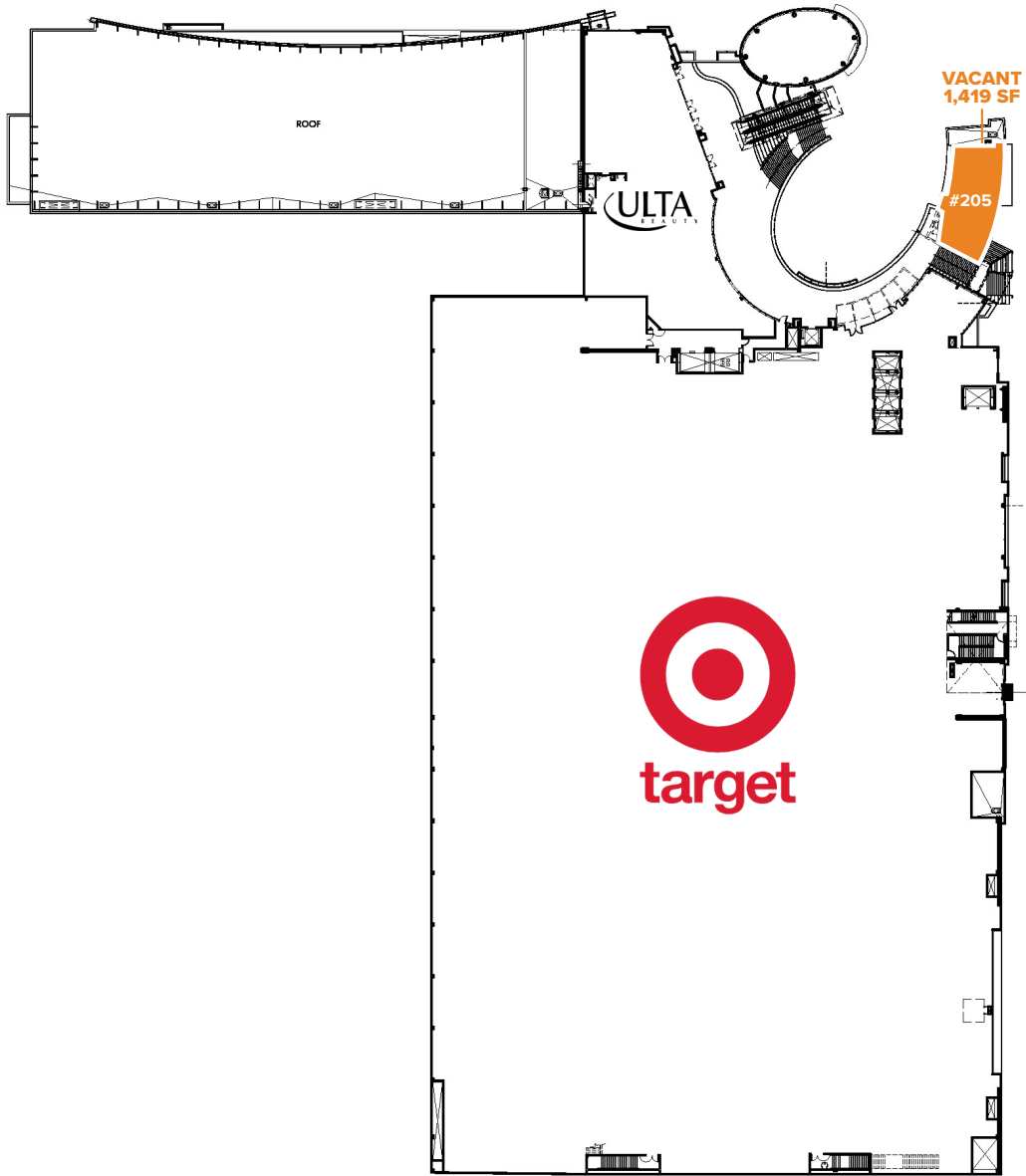
LOWER LEVEL SITE PLAN

UNIT #	TENANT	SF
101	Best Buy	45,752
110	AVAILABLE	1,437
117	Crumb!	1,339
115	Verizon	1,265
120	Supercuts	1,105
125	AVAILABLE	1,205
130	LAN Noodle	1,802
135	AVAILABLE (2nd-Gen Restaurant)	779
140	Starbucks	1,389
145	AVAILABLE (2nd-Gen Restaurant)	2,579
150	Rob's Place	3,237
151	AVAILABLE (2nd-Gen Restaurant) Virtual Tour	1,798
153	Jersey Mike's Subs	1,397
158	Crazy Rock'n Sushi	1,580
165	BevMo!	10,508
180	AVAILABLE	2,688
185	AVAILABLE (2nd-Gen Restaurant) Virtual Tour	5,600
195	Mendocino Farms	2,961
201	Target	144,409
P1	Formosa Cafe	3,600
TOTAL GLA		248,067 SF

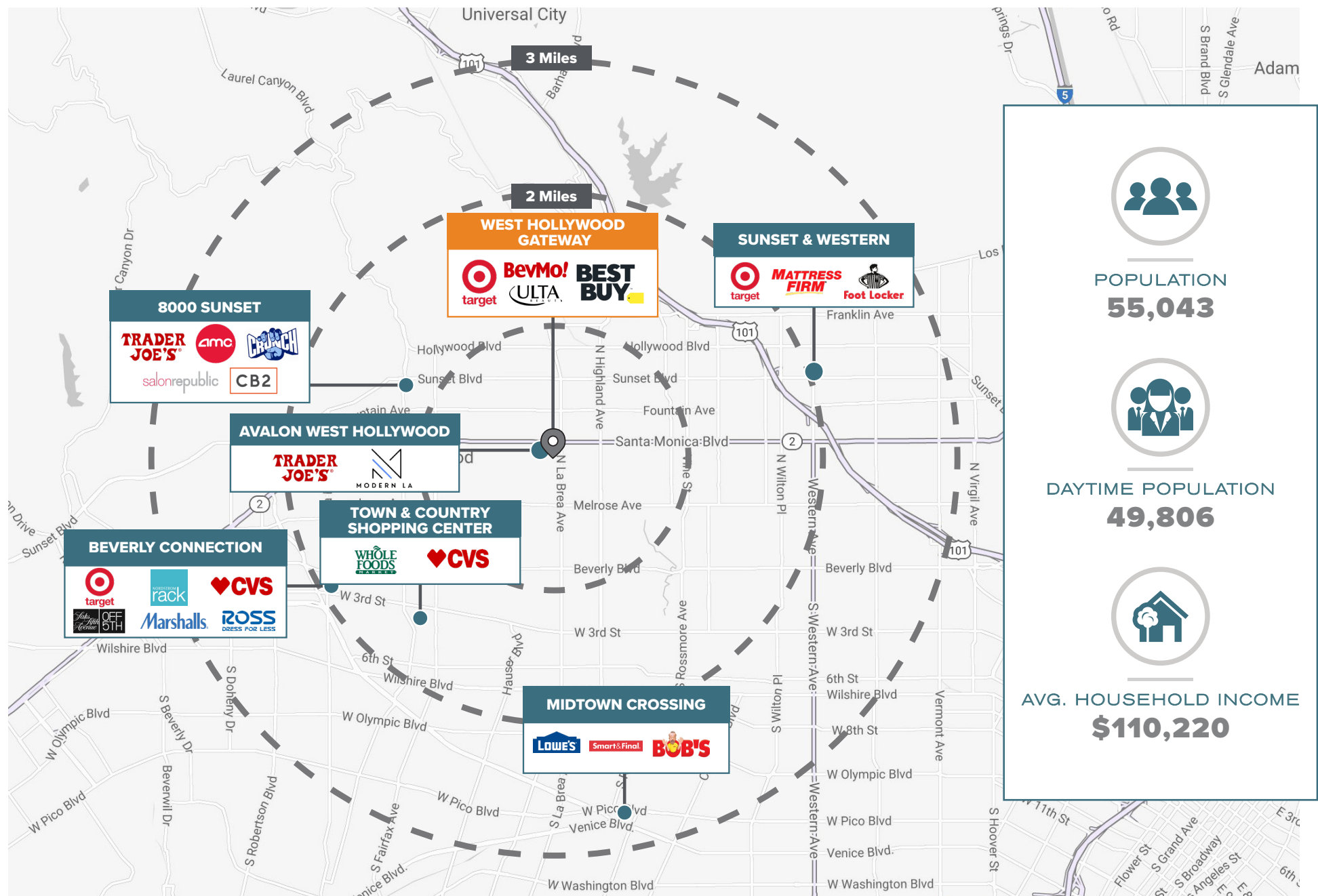


UPPER LEVEL SITE PLAN

UNIT #	TENANT	SF
201	Target	144,409
205	AVAILABLE	1,419
210	ULTA	10,106
TOTAL GLA		248,067 SF



COMPETITIVE OVERVIEW





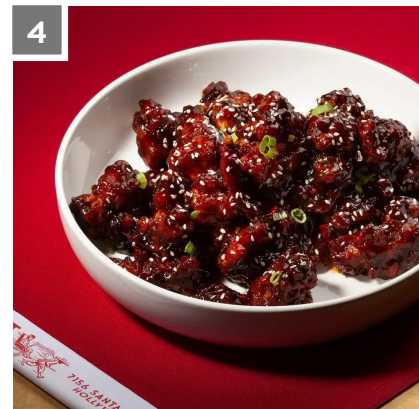
FOOD & BEVERAGE

\$351.82M

Annual Spending on Food &
Beverage in West Hollywood

NOTABLE CUISINES IN WEST HOLLYWOOD

1. E.P. & L.P.
2. Tesse
3. Connie and Ted's
4. The Formosa Cafe
5. Merois
6. Madre
7. Pizzana



WEST HOLLYWOOD

G A T E W A Y

248,067 SF URBAN RETAIL CENTER



Randi Cohen

Vice President

Randi.Cohen@BetaAgency.com

o 424 499 0018

Richard Rizika

Partner & Co-Founder

Richard.Rizika@BetaAgency.com

o 310 430 7790 x101

Jake Gordon

Account Manager

Jake.Gordon@BetaAgency.com

o 310 430 7790 x140



©2025 Beta Agency, Inc. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While Beta Agency, Inc. and Owner does not doubt its accuracy, Beta Agency, Inc. and Owner have not verified it and makes no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy. Any projections, opinions, assumptions, approximations or estimates used are for example only and do not represent the current or future characteristics or performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.