eight thousand

SUNSET

SOMETHING NEW UNDER THE SUN

Shopping, Fitness, Food & Film

the sunset story

Sunset Boulevard has been writing its own legend since the earliest days of Hollywood, when studio lots and star-struck dreamers turned this stretch of road into the epicenter of American entertainment, framed by views of the Hollywood Hills rising just beyond its edge.

It became the heartbeat of the music industry through the decades that followed, its clubs and studios launching the sounds that shaped generations. Storied hotels like the Chateau Marmont lined its curves, offering old Hollywood glamour to icons and outlaws alike, while towering neon signs and oversized billboards became a canvas for culture itself, visible for miles and impossible to ignore. Tourists have traced this path for generations, drawn by the same magnetic charm that first put Sunset on the map.

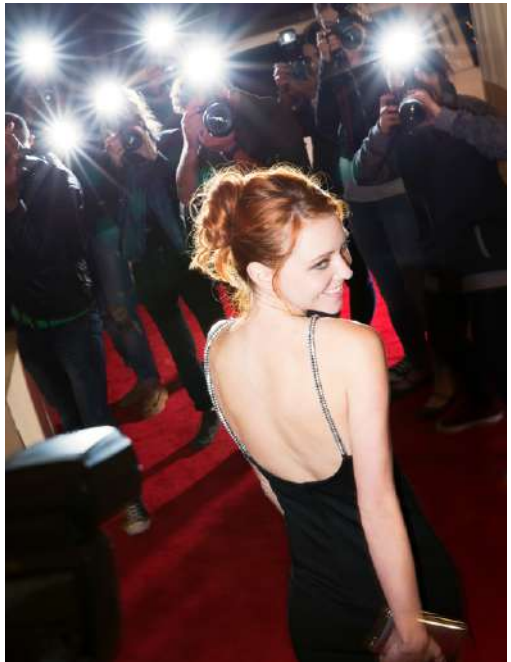
Eight Thousand Sunset has long been part of that story, standing at the crossroads of this storied boulevard — rooted in history and shaping what's next.. Now is the moment to become part of that legacy.












eight thousand SUNSET
eight thousand SUNSET
CVS pharmacy
CB2
TRADER JOE'S
salon republic
EoS FITNESS
CVS/pharmacy
SUNSET CAFE
LANDMARK THEATRES
TRADER JOE'S
LANDMARK THEATRES
CVS pharmacy
EoS FITNESS
CB2
SUSHI BAR
salon republic
SUNSET CAFE
buddha jones.
GLOW AESTHETICS
eight thousand SUNSET

overview

The phrase "location, location, location" exists for a reason, and Eight Thousand Sunset delivers.

Positioned on iconic Sunset Boulevard at the highly trafficked intersection with Crescent Heights Blvd, with views of the Hollywood Hills, the property offers unmatched centrality and strong visibility, anchored by a stable local customer base with added lift from tourist traffic.

Spanning 169,775 SF of GLA, Eight Thousand Sunset is a retail hub built for daily life, from morning workouts to evening movies and dinners.

The center is **currently undergoing a curated reinvestment**, anchored by strong existing tenants including Trader Joe's, CB2, CVS and Landmark Theatres, with EōS Fitness opening in 2027.



amenities

Eight Thousand Sunset sits at the crossroads of five of Los Angeles' most affluent and in-demand neighborhoods West Hollywood, Hollywood Hills, Beverly Hills, Beverly Grove and Sherman Oaks, combining for a trade area of well over 240K+ residents with some of the highest household incomes in Southern California.

Fronting Sunset Blvd, the property is minutes from the Strip's tourist-heavy hotel and nightlife corridor, giving it a rare dual pull: steady foot traffic spilling over from one of the most visited stretches of road in the country, layered on top of the daily, repeat business of the affluent locals who actually live here.

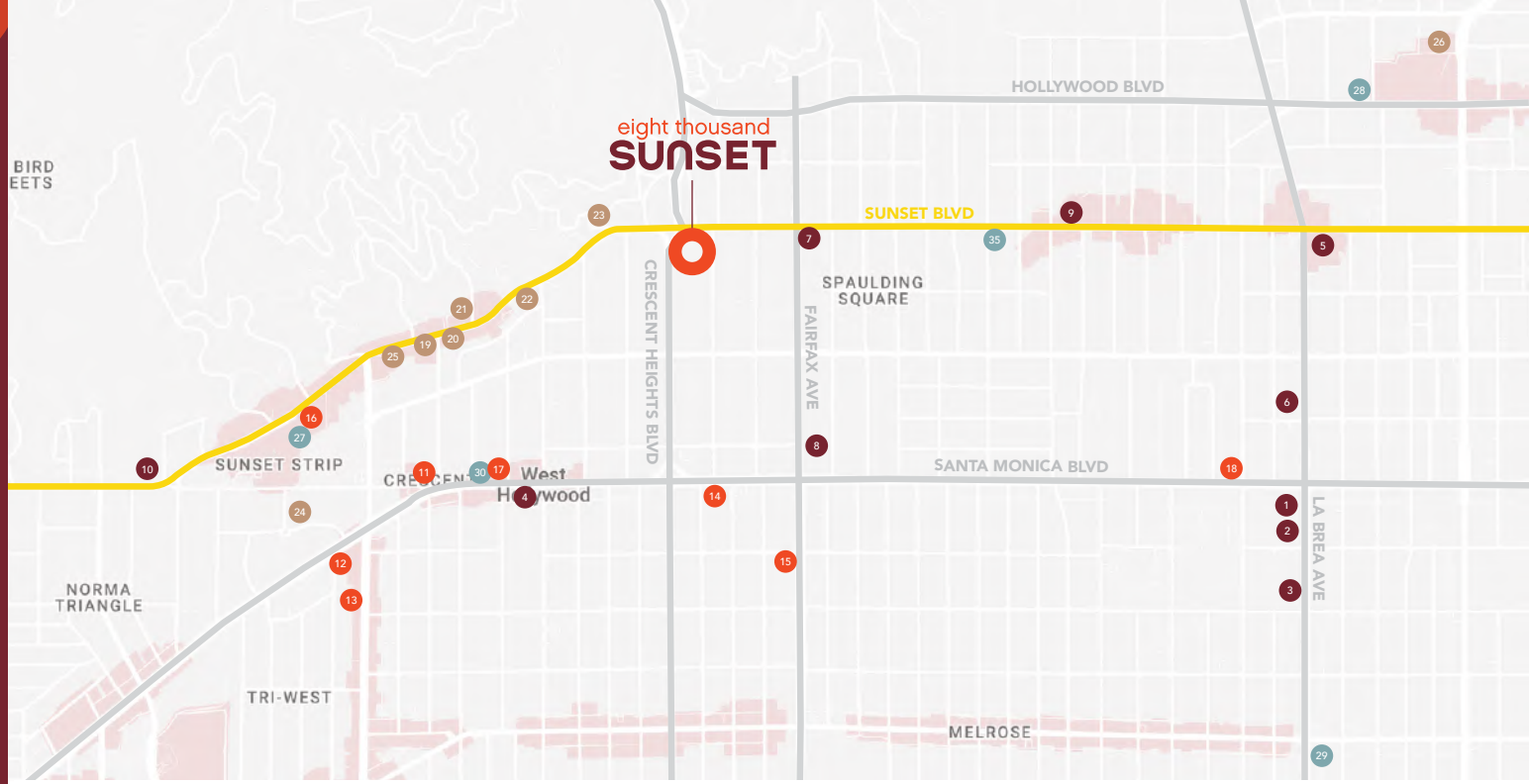
$178,407
AHHI
(3 Mile)

240,462
Population
(3 Mile)

1.8 X
National Average
% Educated
(3 Mile)

1.64 M
Median Home
Value
(3 Mile)

* Popstats, 4Q 2025, Kalibrate



SHOPPING

1	Target
2	Best Buy
3	Sprouts Farmers Market
4	Gelson's
5	Ross
6	Ralphs
7	Bristol Farms
8	Whole Foods Market
9	Guitar Center
10	Supreme

FOOD

11	Barney's Beanery
12	Shake Shack
13	Nobu Los Angeles
14	Laurel Hardware
15	Ysabel
16	Sweetgreen
17	Earthbar
18	Jones Hollywood

HOTELS

19	The Valorian Los Angeles
20	The Sun Rose West Hollywood
21	Andaz West Hollywood
22	PUBLIC West Hollywood
23	Chateau Marmont
24	Chamberlain West Hollywood
25	1 Hotel West Hollywood
26	Loews Hollywood Hotel

FITNESS

27	Equinox
28	LA Fitness
29	Orangetheory Fitness
30	Barry's Bootcamp



EVOLUTION IN PROGRESS

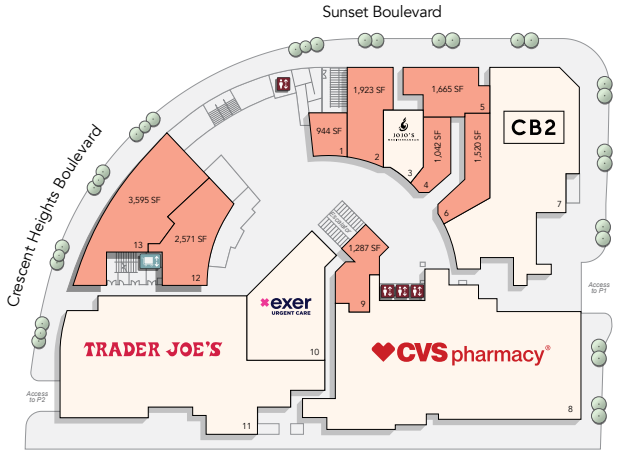
Pedestrian entrance offers prominent visibility to the intersection of Crescent Heights Blvd and Sunset Blvd with over 82,000 CPD



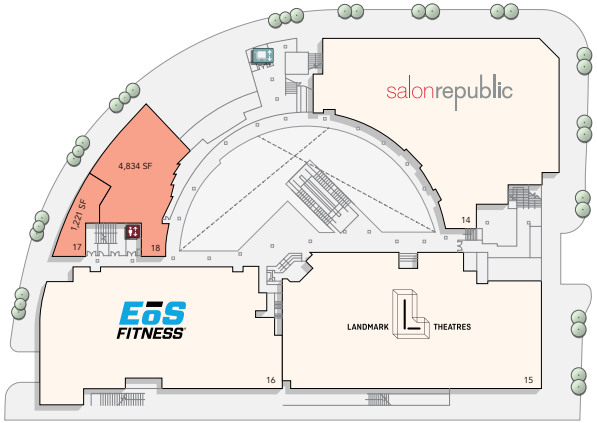
EVOLUTION IN PROGRESS

Level 1 - Enhancing the Gathering Spaces

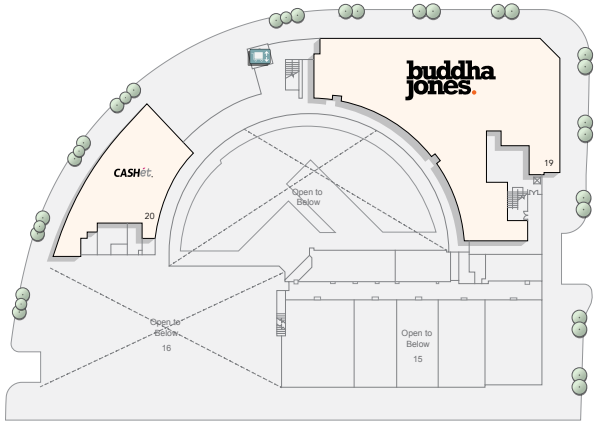
site plan



GROUND LEVEL



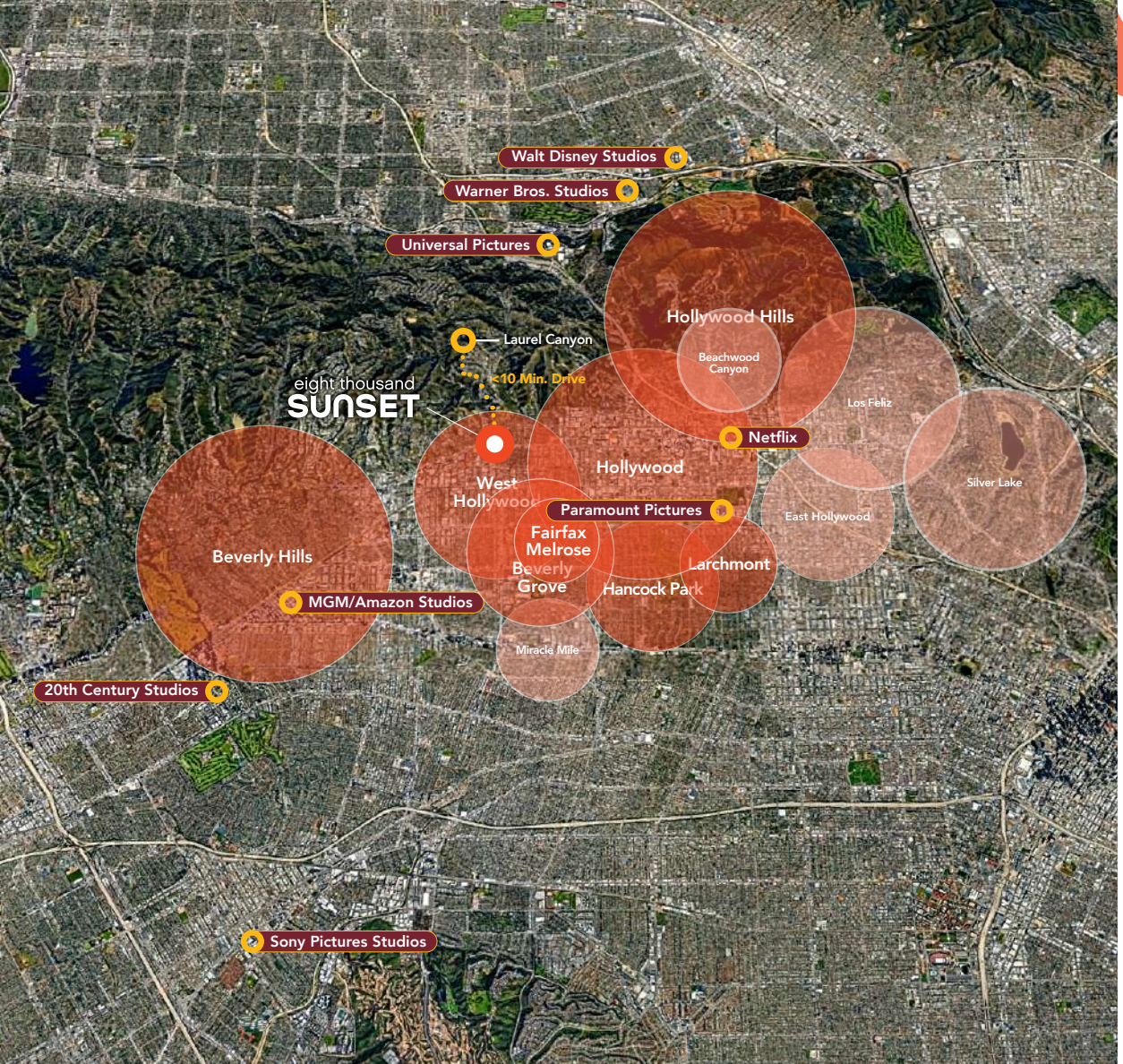
LEVEL 2



LEVEL 3

Available Existing Tenant Parking Elevator Freight Elevator

FRICTIONLESS PARKING GARAGE WITH **900+ STALLS** AND **CHARGING STATIONS**



market highlights

Eight Thousand Sunset's location is at the intersection of everything that makes this market thrive, established neighborhoods, major employers, steady tourism, and ongoing growth. It's a rare corridor where daily life, business, and visitation all converge in one place.

NEIGHBORHOODS

1.4M Residents

within 15 min drive time of affluent neighborhoods West Hollywood, Hollywood Hills, Beverly Hills, Beverly Grove, Fairfax/Melrose, Hancock Park and Larmont

BUSINESS

830K Employees within 15 Min Drive Time

Eight Thousand Sunset is at the center of Southern California's premier entertainment and media employment corridor with 8 major studios.

TOURISM

44% of All West Hollywood Visits

in 2023 included a stop on the Sunset Strip.

GROWTH

~4,000 Units

of new housing mandated for West Hollywood by 2029, driving growth around 8000 Sunset.

eight thousand SUNSET

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