

# 9045 SANTA MONICA BLVD. WEST HOLLYWOOD 90069

NEW CONSTRUCTION TURN KEY RESTAURANT & PATIO IN WeHo



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Building Details



## Price:

\$16,000/mo NNN

## Key Money:

Negotiable

## Year Built:

2022 (new equipment and finishes)

## Parking:

On-site with reserved spaces and valet capability

## Building Features

- Type 2 hood
- Grease interceptor
- Walk-in cooler
- 3 compartment sink
- Mop sink
- 2 ADA restrooms

## Location SF:

Interior:	1,450 SF
Exterior:	633 SF
	<b>2,083 SF</b>

## Key Highlights:

- Newly built restaurant
- Indoor/outdoor capabilities with retractable glass door
- Amazing signage opportunity on the corner of Santa Monica Blvd X Nemo Street
- Next to Dan Tana's, Doheny Room, and Olivetta

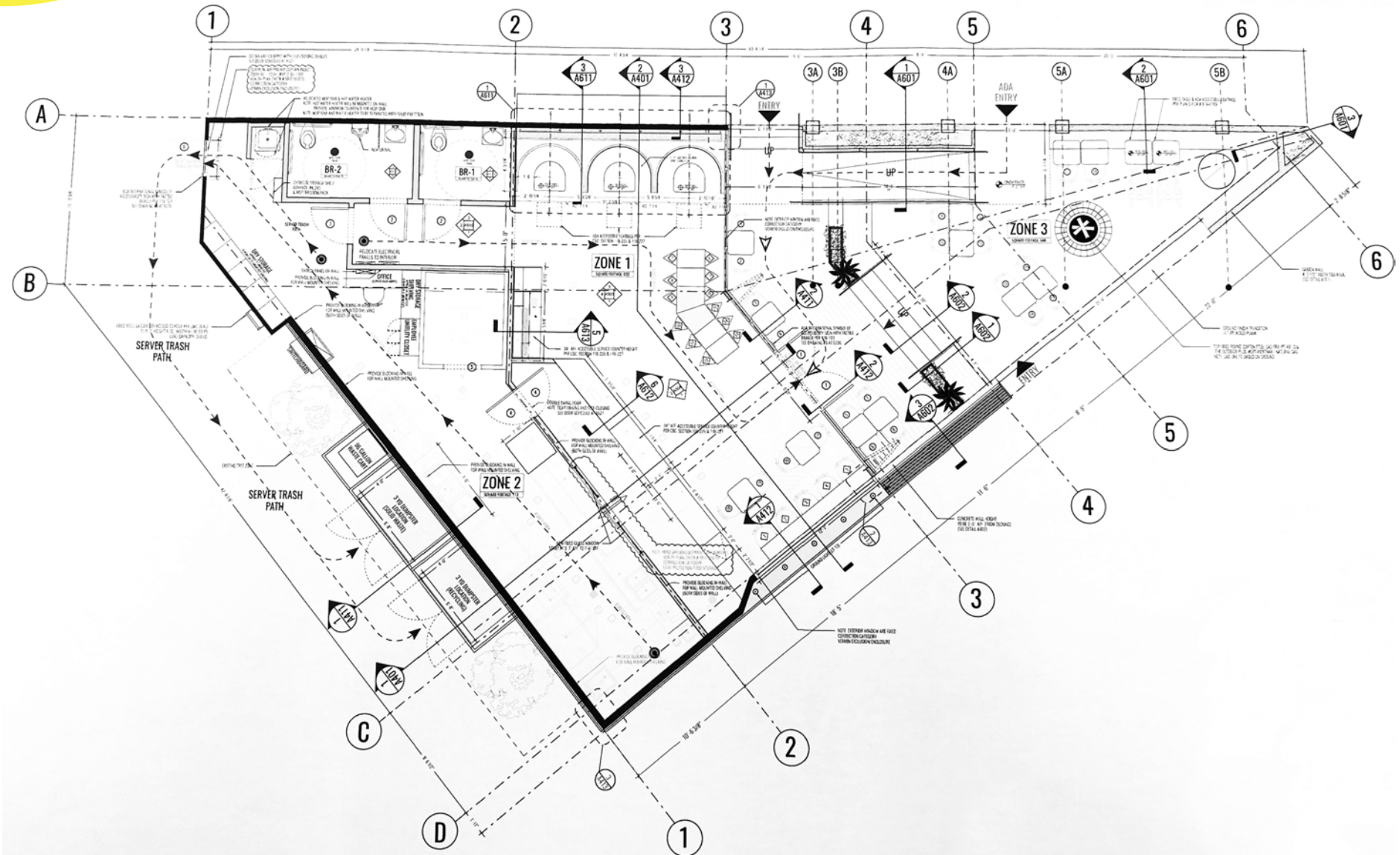
# Property Photos



# Property Photos



# Floor Plan



# Aerial Map



BEVERLY HILLS

WEST HOLLYWOOD

SITE

MELROSE TRIANGLE

SANTA MONICA BLVD

N ALMONT DR

Troubadour

BR  
AVO

DOHENY ROOM

Dan Tana's

Olivetta

GANNI

VERVE  
COFFEE ROASTERS

# Contact Info

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