



Eight Thousand Sunset

Los Angeles, CA

Los Angeles-Long Beach-Anaheim (CA)



Todd Buckstein

Leasing Representative

(949) 252-3852

tbuckstein@kimcorealty.com

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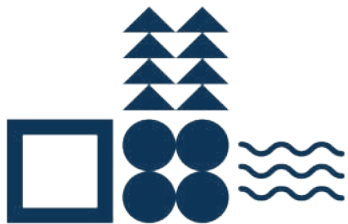
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AERIAL



GROSS LEASABLE AREA (GLA)

172,148 SF

PARKING SPACES

870

PARKING RATIO

5.05 per 1,000 SF

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DENSITY AERIAL



Property Overview

Something New Under the Sun. Shopping, Fitness, Food & Film. 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 EoS Fitness opening in 2027. Click on the brochure below to learn more about this exciting Redevelopment.

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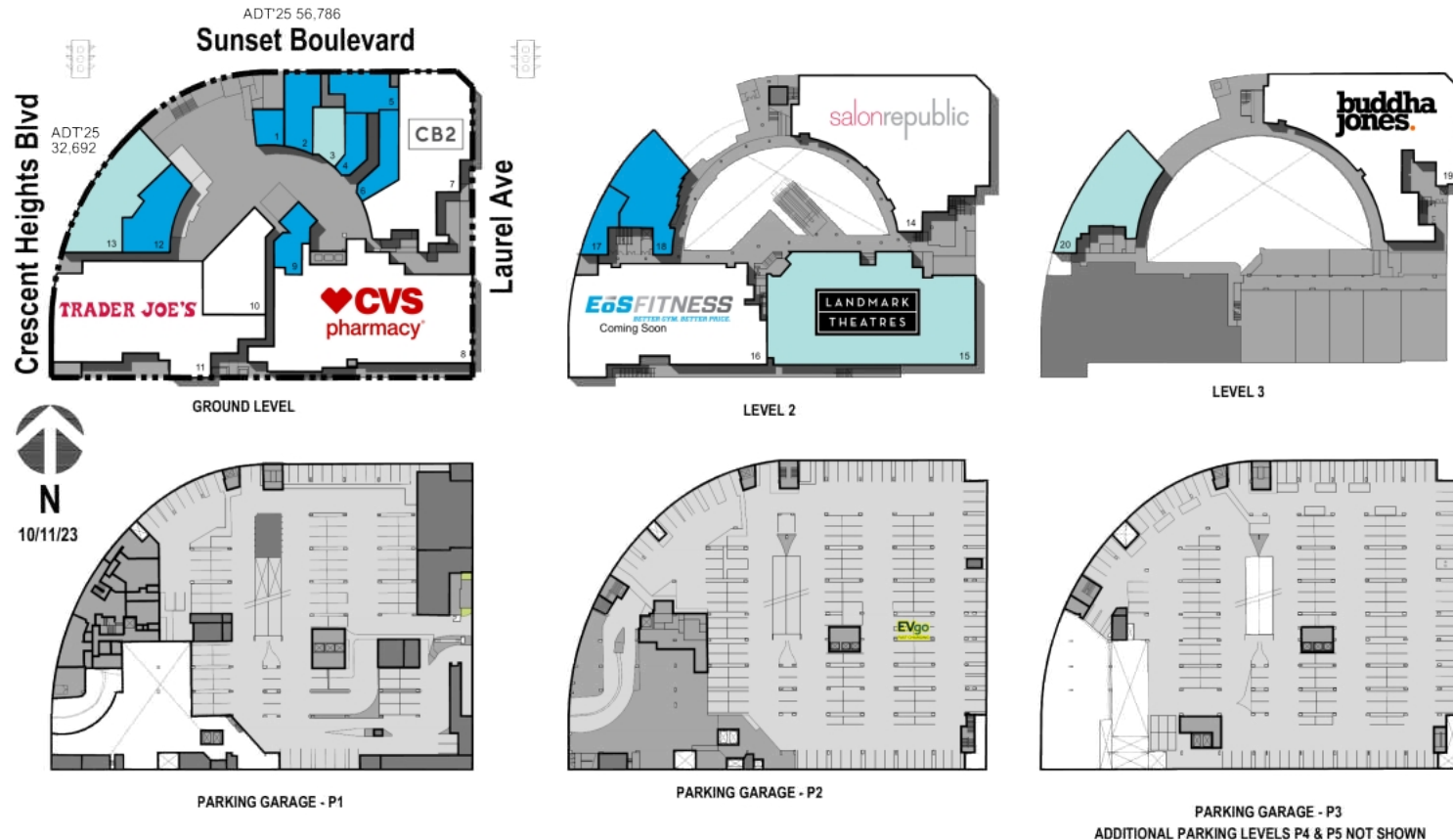


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Available Potentially Available



	TENANT	SQ FT
1	Available (Former Restaurant)	944
2	Available	1,923
3	JoJo's Mediterranean Grill	1,300
4	Available	1,042
5	Available	1,665
6	Available	1,520
7	CB2	15,096
8	CVS Pharmacy	15,451
9	Available	1,278
10	Exer Urgent Care	4,357
11	Trader Joe's	13,860
12	Available (Former Restaurant)	2,571
13	Wokcano Asian Lounge	3,595
14	Salon Republic	18,185
15	Landmark Theatres Sunset	24,693
16	EOS Fitness	33,329
17	Available	1,221
18	Available (Former Restaurant)	4,834
19	Buddha Jones	17,247
20	Cashet	5,664
	D1X Available	150

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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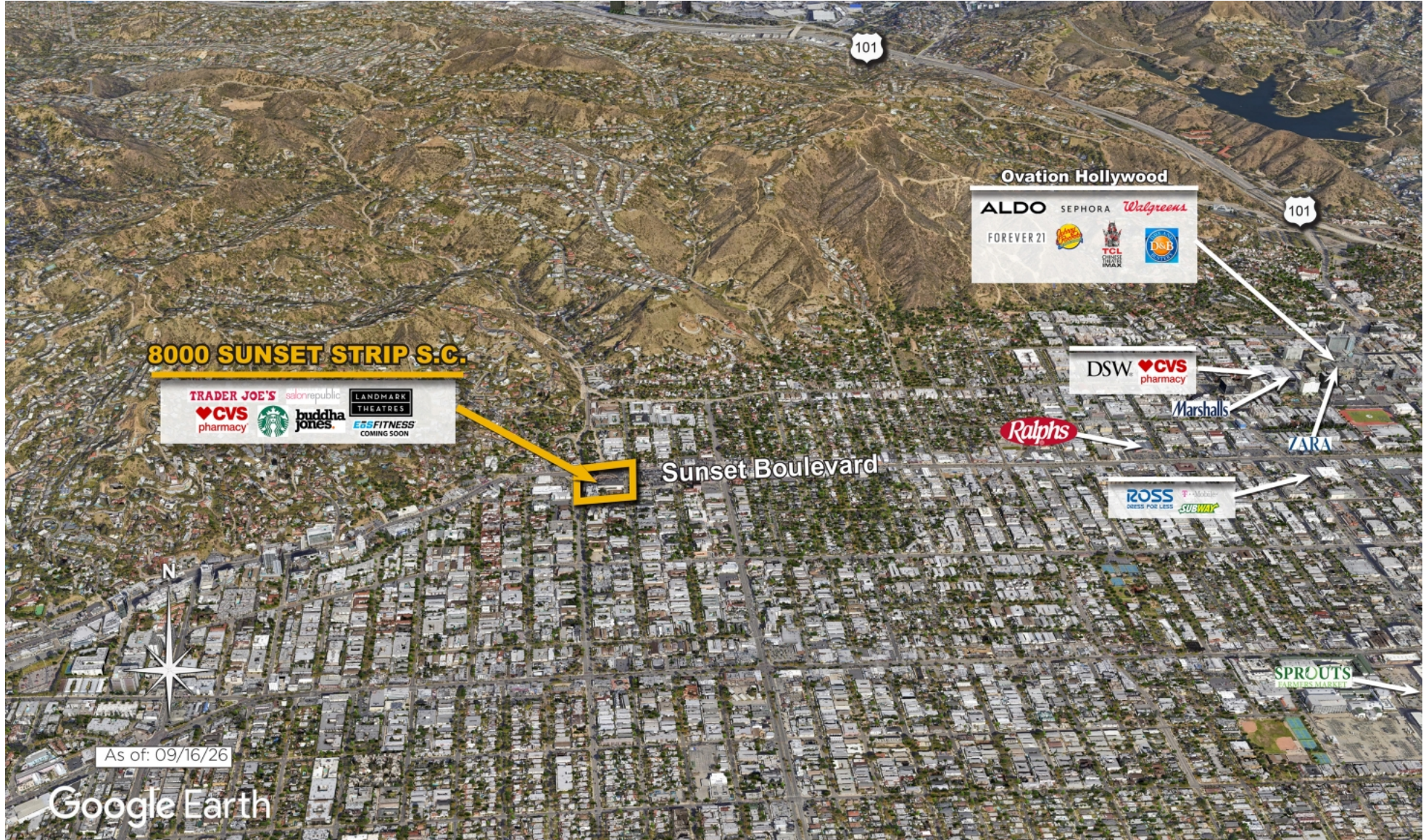
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COMPETITION MAP

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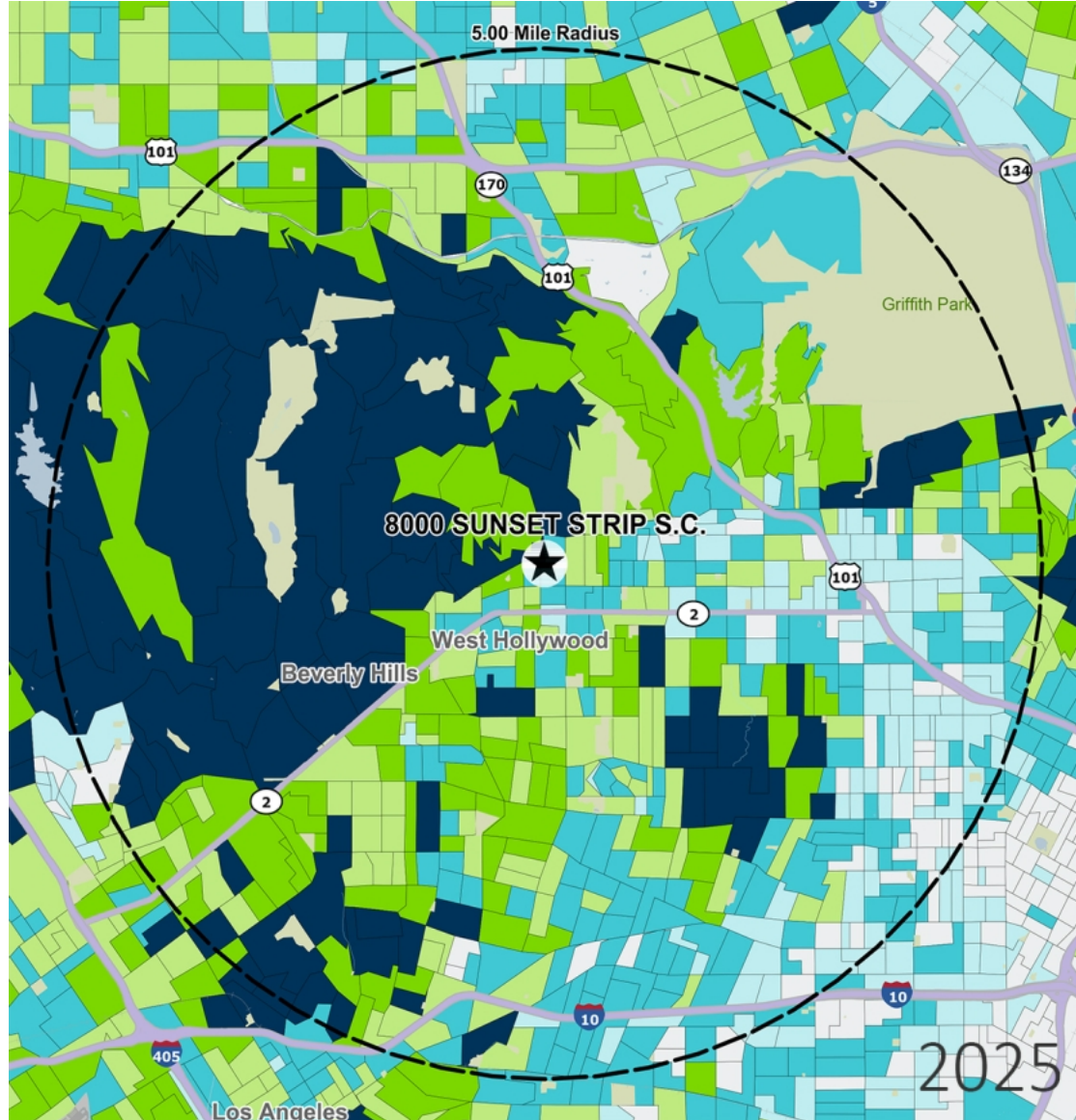
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by Block Group

Demographics

2025 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	40,001	240,462	782,297
Population Density	12,761	8,523	9,982
Daytime Pop	39,055	341,639	1,011,124
Households	24,869	129,010	361,062
Average HH Income	\$163,565	\$178,407	\$161,151
Median HH Income	\$107,542	\$110,352	\$99,161
Per Capita Income	\$102,380	\$96,761	\$75,088

Popstats, 4Q 2025, Kalibrate

Average Household Income

■ \$300K and up	■ \$100K - \$150K
■ \$200K - \$300K	■ \$75K - \$100K
■ \$150K - \$200K	■ < \$75K



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