

West Hollywood Dental Practice

9201 W. Sunset Blvd. Suite 615, West Hollywood CA 90069



OFFERING MEMORANDUM

PEAK
COMMERCIAL

West Hollywood Dental Practice

Exclusively Marketed by:

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DRE#01411477



5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

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INVESTMENT HIGHLIGHTS

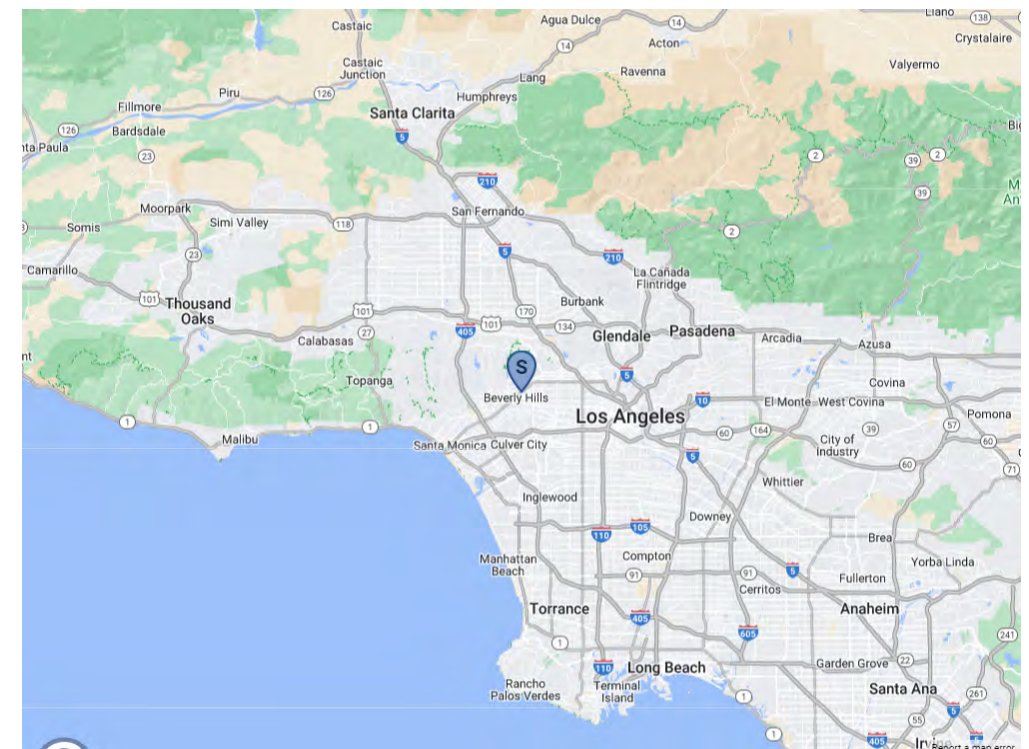
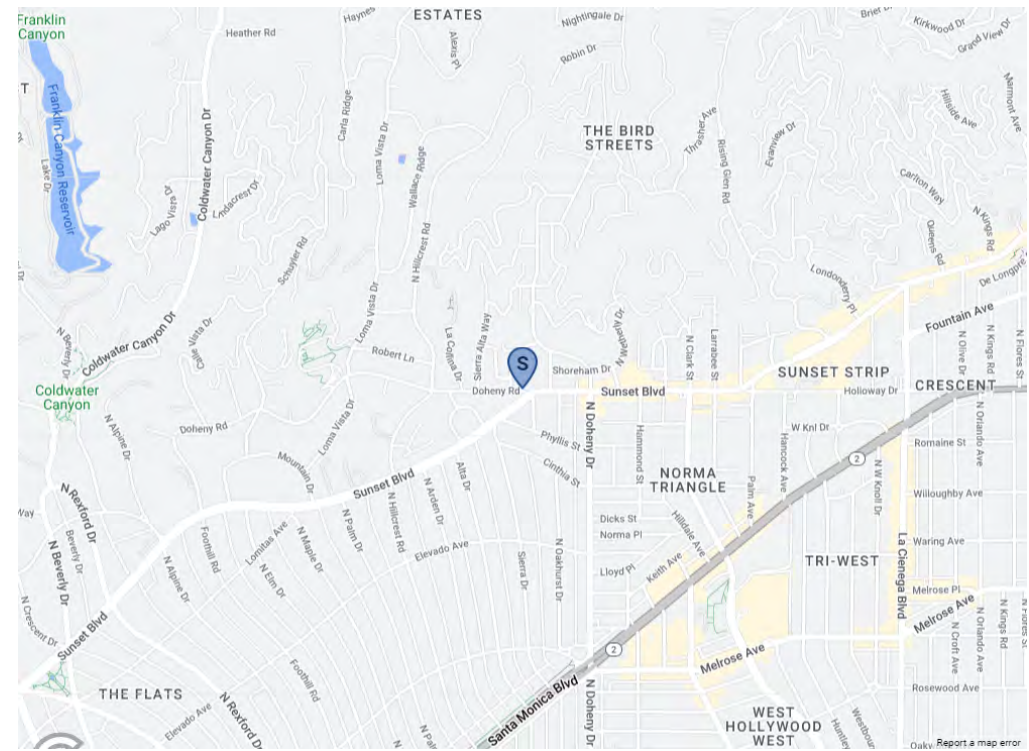
BUSINESS NAME	West Hollywood Dental Practice
OFFERING PRICE	\$675,000
Year Built	1963

Property Features

BUILDING SF	178,208
LAND SF	81,457
LAND ACRES	1.87
YEAR BUILT	1963
YEAR RENOVATED	2012
# OF PARCELS	1
NUMBER OF BUILDINGS	1
ZONING TYPE	C2A
NUMBER OF PARKING SPACES	423

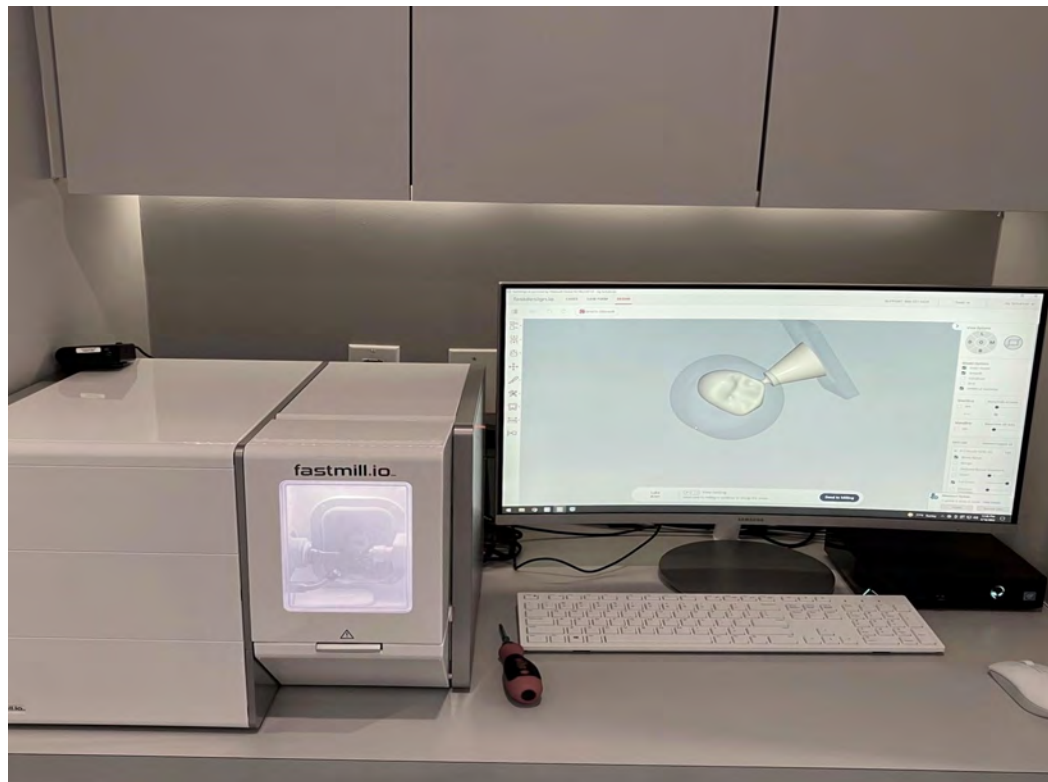
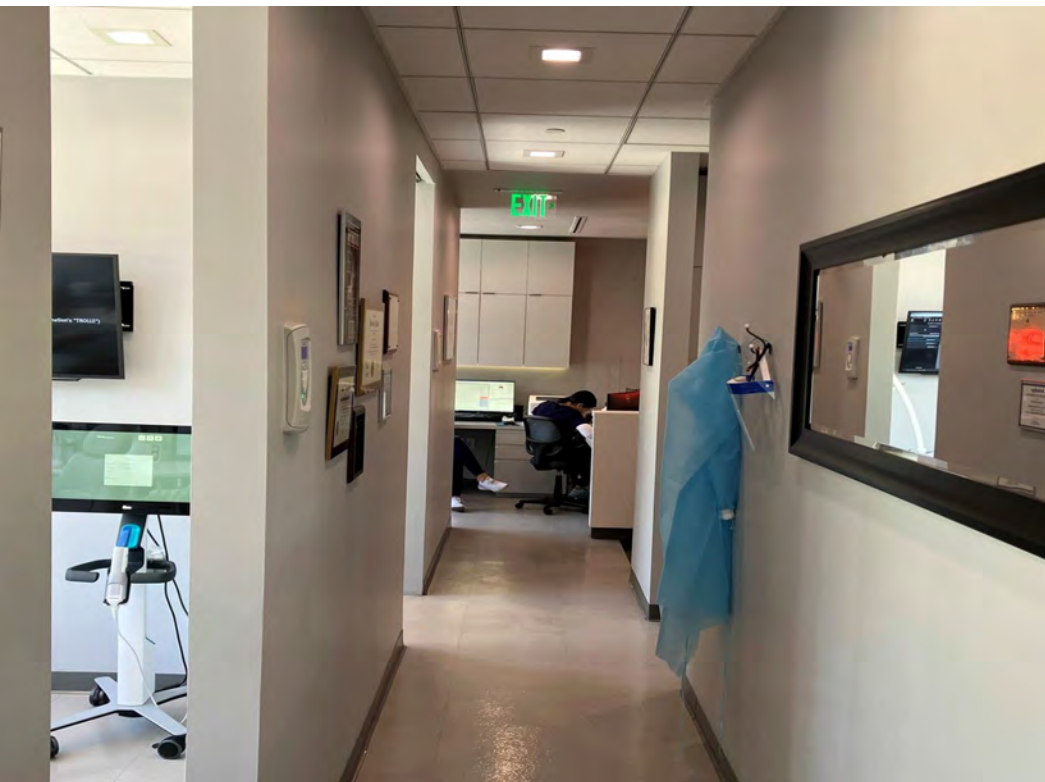
Description

Available- Dental practice for sale West Hollywood, CA
Rare opportunity to purchase Local Dental Practice in the West Hollywood/ Beverly Hills area.
Located at 9201 W. Sunset Blvd, in one the most well known dental office buildings in Beverly Hills adjacent.
Business for sale for \$675,000.
Existing practice with all high end Dental Improvements and equipment in excellent condition.
Located on the corner of the city of Beverly Hills & West Hollywood on Sunset Blvd and Doheny Dr.
Great Dental Office with 2 Operatories and small lab
Office 800 Sqft building with building parking









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,645	195,754	646,721
2010 Population	18,555	196,676	653,586
2022 Population	18,175	202,057	680,888
2027 Population	17,781	200,111	678,111
2022 African American	504	7,785	44,159
2022 American Indian	40	641	5,573
2022 Asian	1,277	18,565	93,704
2022 Hispanic	1,745	20,764	139,891
2022 Other Race	640	8,416	77,405
2022 White	13,974	146,376	384,052
2022 Multiracial	1,722	20,092	75,175
2022-2027: Population: Growth Rate	-2.20 %	-0.95 %	-0.40 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	737	8,417	27,854
\$15,000-\$24,999	286	4,701	16,760
\$25,000-\$34,999	464	4,331	16,436
\$35,000-\$49,999	619	6,556	23,440
\$50,000-\$74,999	1,067	13,297	43,109
\$75,000-\$99,999	1,232	11,967	37,371
\$100,000-\$149,999	1,942	19,296	55,898
\$150,000-\$199,999	1,057	11,038	30,974
\$200,000 or greater	3,370	27,081	67,365
Median HH Income	\$120,523	\$107,556	\$95,566
Average HH Income	\$185,808	\$166,904	\$149,314

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,903	109,118	316,071
2010 Total Households	10,877	103,658	304,082
2022 Total Households	10,774	106,685	319,208
2027 Total Households	10,573	106,055	318,892
2022 Average Household Size	1.69	1.88	2.04
2000 Owner Occupied Housing	5,207	33,858	95,065
2000 Renter Occupied Housing	5,982	70,324	206,617
2022 Owner Occupied Housing	4,935	34,477	100,759
2022 Renter Occupied Housing	5,839	72,209	218,448
2022 Vacant Housing	1,427	11,139	31,396
2022 Total Housing	12,201	117,824	350,604
2027 Owner Occupied Housing	4,800	34,158	99,974
2027 Renter Occupied Housing	5,774	71,897	218,918
2027 Vacant Housing	1,477	11,643	32,572
2027 Total Housing	12,050	117,698	351,464
2022-2027: Households: Growth Rate	-1.90 %	-0.60 %	-0.10 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,853	20,387	65,014
2022 Population Age 35-39	1,824	19,721	59,749
2022 Population Age 40-44	1,462	15,989	50,272
2022 Population Age 45-49	1,464	14,218	44,735
2022 Population Age 50-54	1,439	13,249	42,365
2022 Population Age 55-59	1,367	12,464	39,991
2022 Population Age 60-64	1,245	11,830	36,988
2022 Population Age 65-69	1,081	10,350	31,699
2022 Population Age 70-74	969	9,308	26,588
2022 Population Age 75-79	760	7,000	19,238
2022 Population Age 80-84	522	5,020	12,943
2022 Population Age 85+	500	6,658	15,826
2022 Population Age 18+	16,556	175,702	581,847
2022 Median Age	46	42	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$109,242	\$101,251	\$89,512
Average Household Income 25-34	\$157,997	\$139,821	\$124,886
Median Household Income 35-44	\$132,116	\$118,607	\$106,450
Average Household Income 35-44	\$192,088	\$179,449	\$162,417
Median Household Income 45-54	\$163,725	\$143,184	\$123,315
Average Household Income 45-54	\$225,572	\$208,716	\$186,440
Median Household Income 55-64	\$147,038	\$133,305	\$113,771
Average Household Income 55-64	\$214,616	\$201,428	\$178,248
Median Household Income 65-74	\$103,171	\$96,466	\$85,730
Average Household Income 65-74	\$169,452	\$158,881	\$142,446
Average Household Income 75+	\$140,722	\$122,989	\$112,199

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,461	17,440	60,133
2027 Population Age 35-39	1,763	17,926	56,438
2027 Population Age 40-44	1,632	17,180	51,993
2027 Population Age 45-49	1,402	14,644	45,628
2027 Population Age 50-54	1,337	12,969	40,811
2027 Population Age 55-59	1,339	12,220	39,384
2027 Population Age 60-64	1,202	11,215	35,461
2027 Population Age 65-69	1,138	10,426	32,192
2027 Population Age 70-74	989	9,489	28,158
2027 Population Age 75-79	832	7,775	22,204
2027 Population Age 80-84	594	5,853	15,561
2027 Population Age 85+	549	6,735	16,568
2027 Population Age 18+	16,114	174,917	584,321
2027 Median Age	47	43	39

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$122,345	\$113,133	\$105,502
Average Household Income 25-34	\$187,423	\$167,039	\$151,243
Median Household Income 35-44	\$153,839	\$143,506	\$127,319
Average Household Income 35-44	\$223,424	\$212,619	\$192,885
Median Household Income 45-54	\$182,353	\$165,433	\$147,666
Average Household Income 45-54	\$253,467	\$238,836	\$215,580
Median Household Income 55-64	\$169,127	\$159,086	\$139,363
Average Household Income 55-64	\$244,122	\$232,172	\$208,662
Median Household Income 65-74	\$127,307	\$122,365	\$109,394
Average Household Income 65-74	\$207,041	\$193,587	\$174,673
Average Household Income 75+	\$186,498	\$161,629	\$147,450

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