

6SIX6

ROBERTSON BOULEVARD

West Hollywood



ZACUTO GROUP
COMMERCIAL REAL ESTATE



BUILDING FOR SALE

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BOULEVARD
West Hollywood

Matthew Luchs of Zacuto Group is pleased to exclusively present *666 North Robertson Boulevard*, a premier ±10,120 square foot (per BOMA) office/showroom situated on a ±6,266 square foot lot in the heart of West Hollywood, California. The property is prominently located along North Robertson Boulevard, immediately adjacent to West Hollywood Park and just steps from the signalized intersection of Robertson Boulevard and Santa Monica Boulevard, one of the most active and recognizable commercial corridors in the city.



BROKER CONTACT



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EXECUTIVE SUMMARY

This offering represents a rare opportunity for owner-users, investors, and lifestyle-oriented buyers seeking a highly visible, identity-driven property in a supply-constrained West Hollywood submarket.

FOR SALE

PROPERTY SUMMARY

666 NORTH ROBERTSON BOULEVARD
WEST HOLLYWOOD, CALIFORNIA 90069

PRICE: *Request for Offers*

BUILDING SF 10,120 SF (per BOMA)

LOT SIZE 6,266 SF

YEAR BUILT 1955

ZONING WDC1A

PARKING Ample Parking in the Immediate Area

CROSS STREETS N Robertson Blvd & Santa Monica Blvd

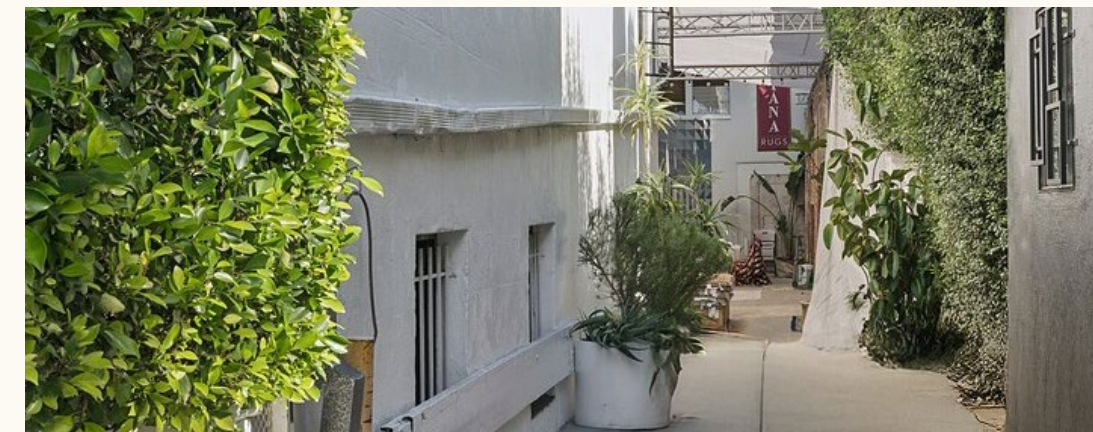
TRAFFIC COUNTS 20,000+ vehicles per day

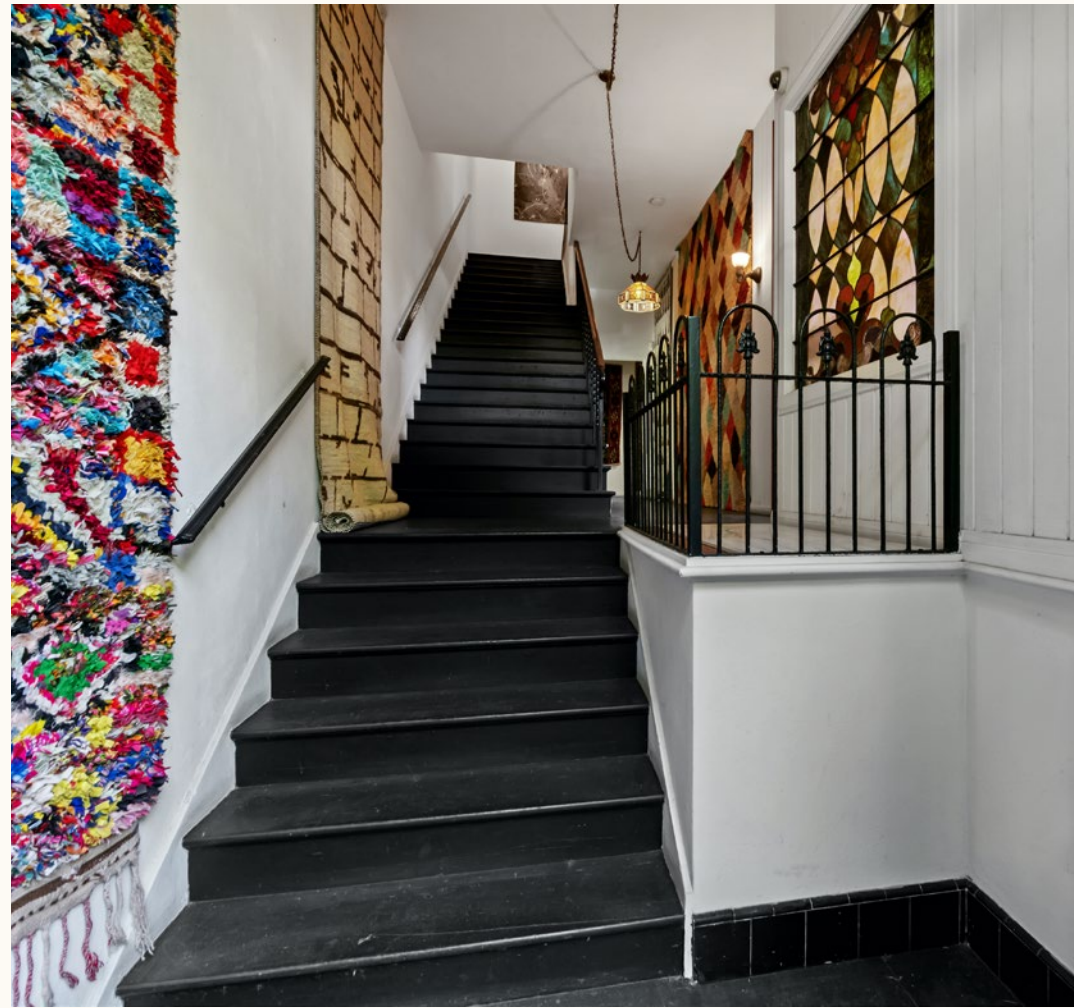


OVERVIEW

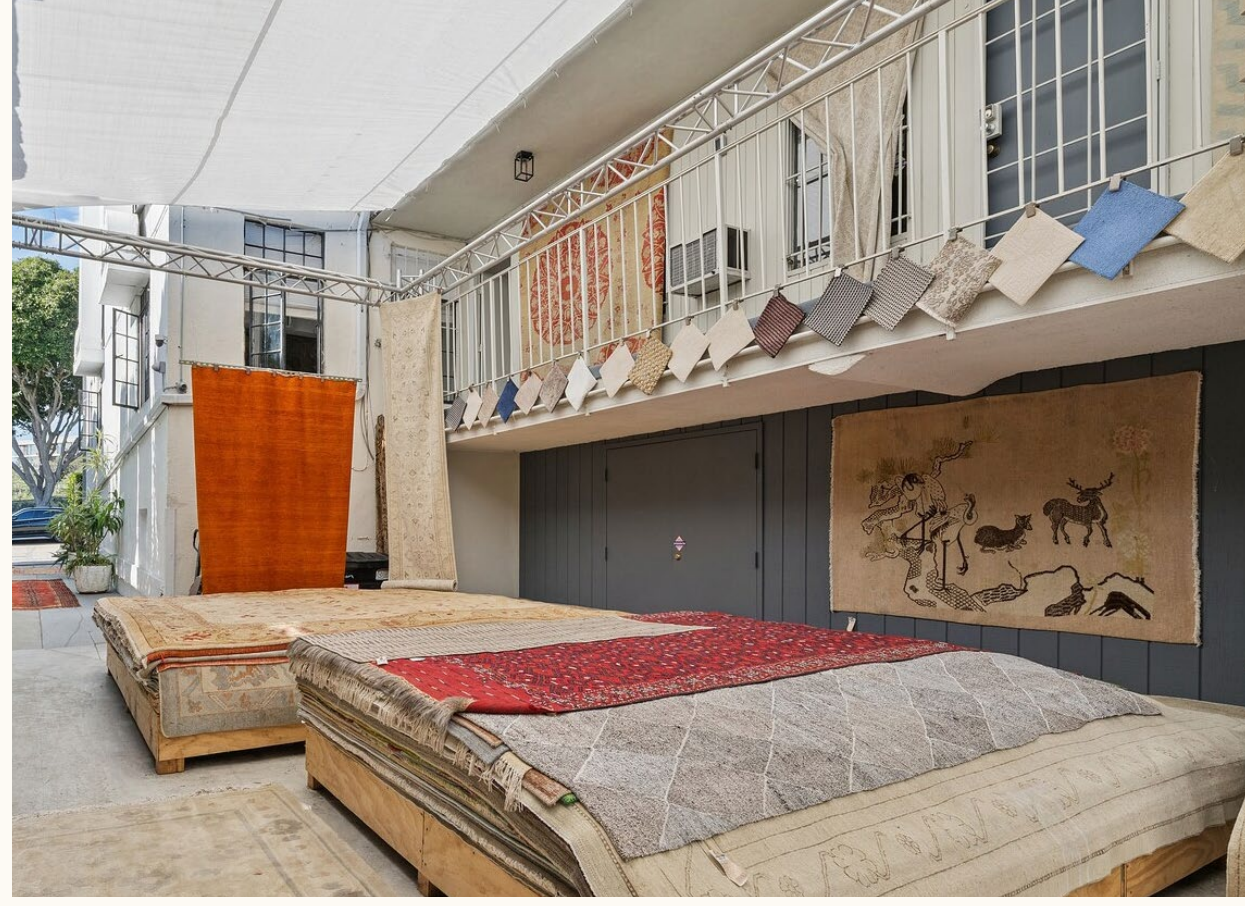
The building's scale, frontage, and flexibility make it particularly well suited for office, showroom, creative, restaurant, hospitality, and experiential uses, a tenant profile that continues to outperform traditional office demand in West Hollywood.

With its irreplaceable location, adjacency to civic open space, and flexible use profile, 666 N Robertson Blvd offers buyers a rare opportunity to control a cornerstone property in one of Southern California's most desirable and competitive commercial corridors.





The intersection of Robertson and Santa Monica benefits from traffic counts exceeding 20,000 vehicles per day, combined with strong pedestrian volumes generated by nearby restaurants, nightlife, retail, and West Hollywood Park. This convergence of vehicular exposure and walkability creates a powerful branding and visibility platform for businesses seeking a flagship presence.



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INVESTMENT HIGHLIGHTS

An Art Deco asset hidden within the crossroads of LA's most creative corridor of cutting-edge design, fashion, and art. The property is anchored by icons like the Pacific Design Center and a vibrant mix of galleries and boutiques and cafes.

Ideal for Owner- User Office, Showroom, and Creative Users

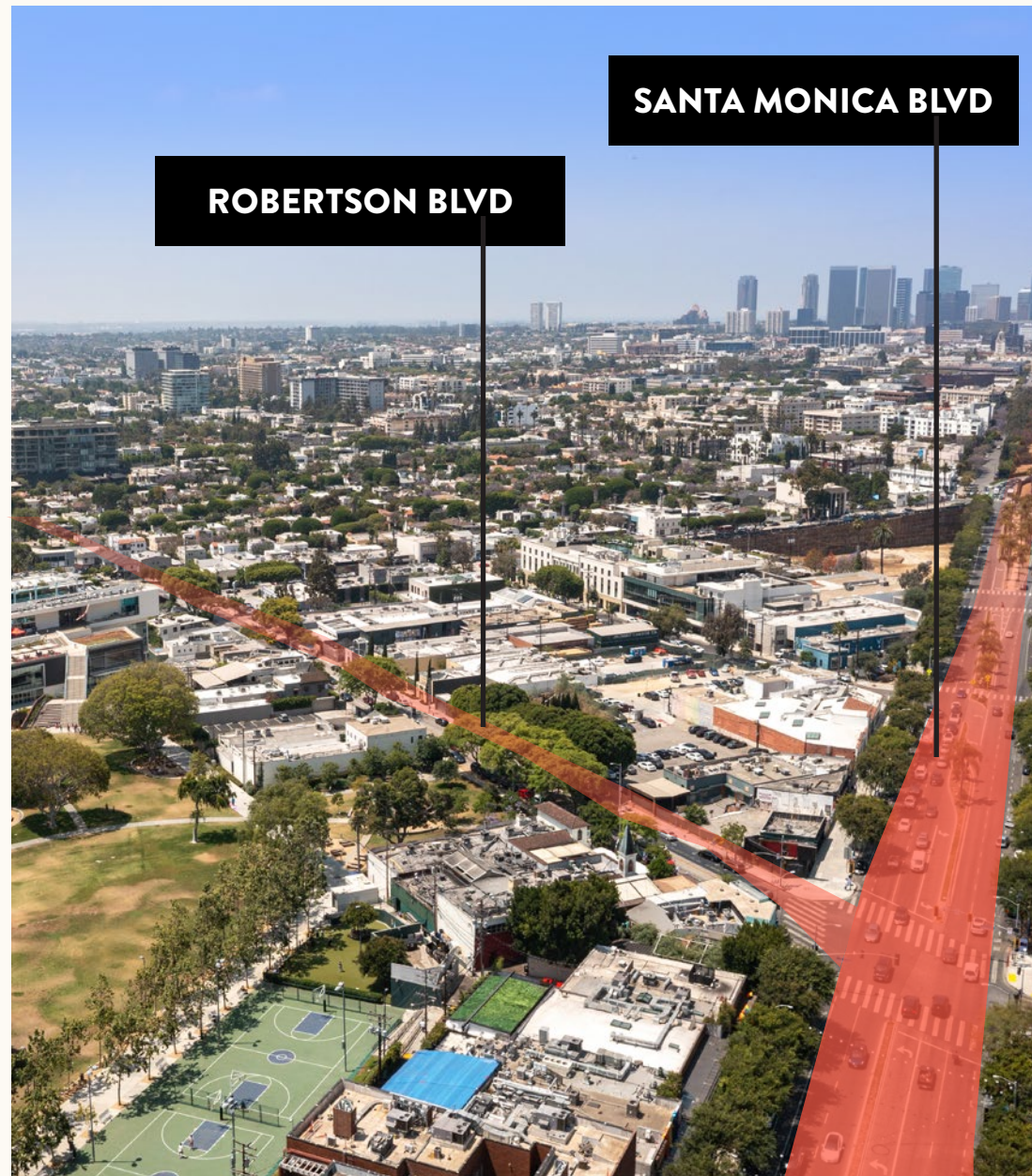
The property's ±10,120 square foot building size is exceptionally well suited for owner-users seeking a headquarters-style environment with strong street presence. The Robertson Boulevard address, combined with park views and proximity to Santa Monica Boulevard, provides an elevated branding opportunity for professional services, creative firms, design studios, production companies, fashion showrooms, and technology or media users.



Compelling Opportunity for Restaurant, Hospitality, and Lifestyle Concepts

The property's location along a highly trafficked, pedestrian-oriented corridor makes it ideal for restaurant, hospitality, and lifestyle-driven operators seeking a flagship West Hollywood presence. Robertson Boulevard is internationally recognized for its dining and nightlife scene, and this stretch benefits from consistent day-to-night activity supported by locals, employees, and visitors.





Prime Visibility at a Major Commercial Intersection

Located near the signalized intersection of North Robertson Boulevard and Santa Monica Boulevard, the property benefits from 20,000+ vehicles per day, providing exceptional exposure for both branding and customer acquisition. Santa Monica Boulevard serves as a primary east-west arterial connecting Beverly Hills, West Hollywood, and Hollywood, while Robertson Boulevard is a destination corridor in its own right.

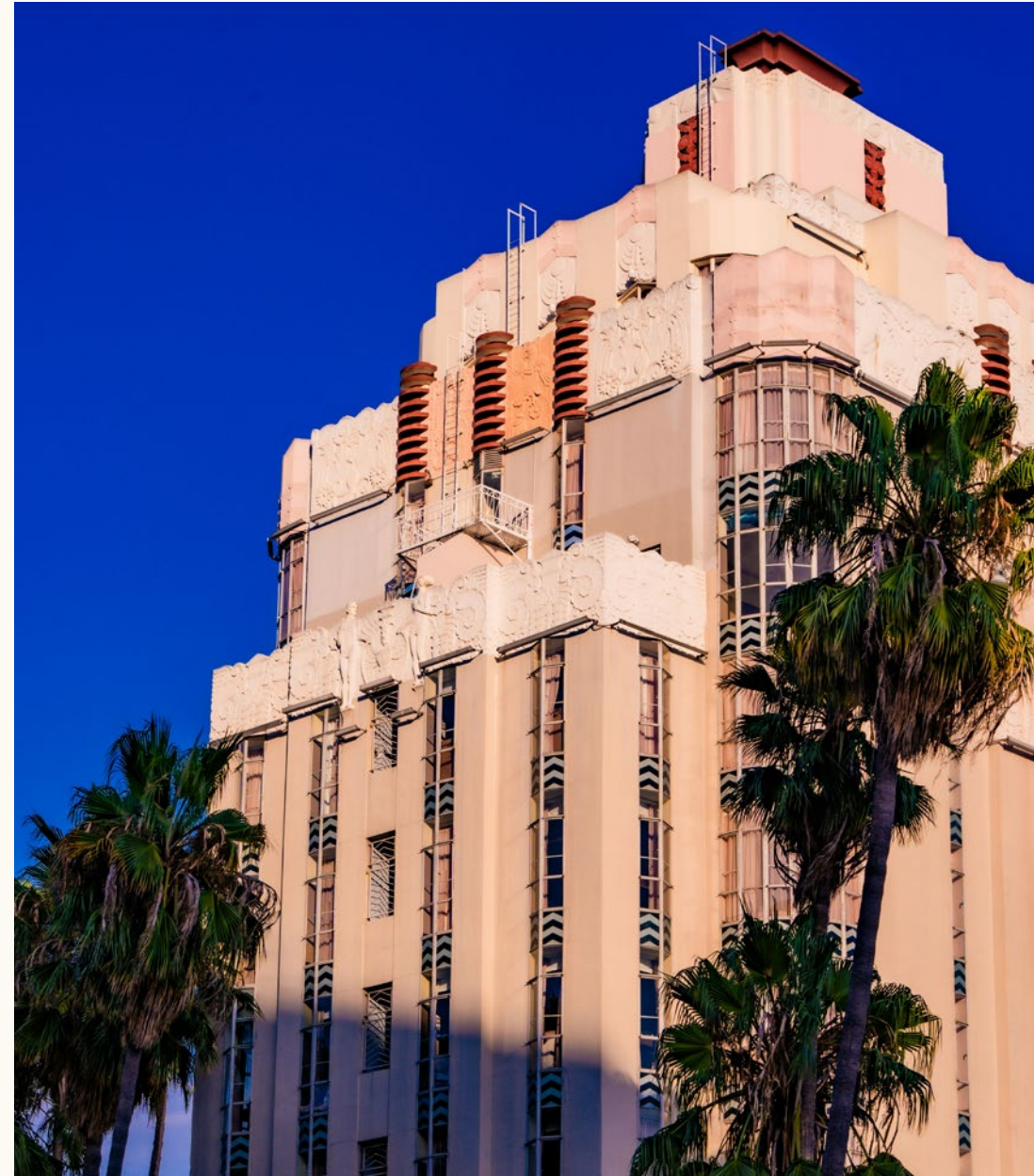


Overlooks West Hollywood Park

Immediate adjacency to West Hollywood Park further enhances the property's appeal for food and beverage operators, as the park acts as a daily activity generator and event venue that drives consistent foot traffic throughout the week. Lifestyle-oriented buyers benefit from the ability to create an experiential destination that leverages outdoor energy, visibility, and a built-in customer base.

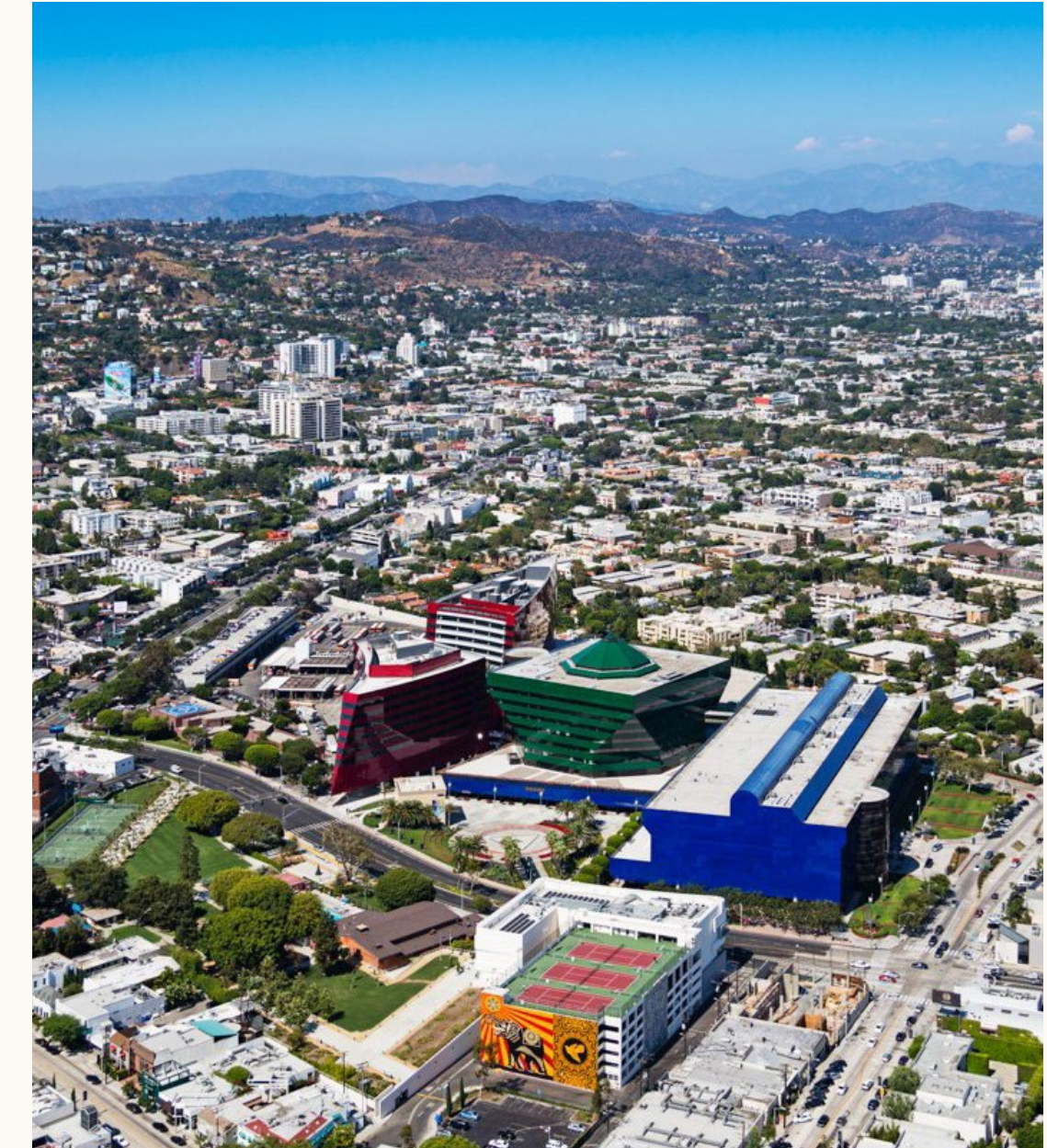
Dense, Affluent Trade Area

The surrounding trade area is characterized by high household incomes, strong discretionary spending, and a dense residential population. West Hollywood remains one of the most affluent and supply-constrained cities in Los Angeles County, consistently supporting strong demand for well-located commercial space.



High Barriers to Entry and Long- Term Stability

West Hollywood's strict zoning, limited land availability, and community-oriented planning environment significantly restrict new commercial development. These barriers have historically resulted in low vacancy rates, strong rent growth, and durable long-term asset values, particularly along Robertson Boulevard and Santa Monica Boulevard.



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LOCATION OVERVIEW

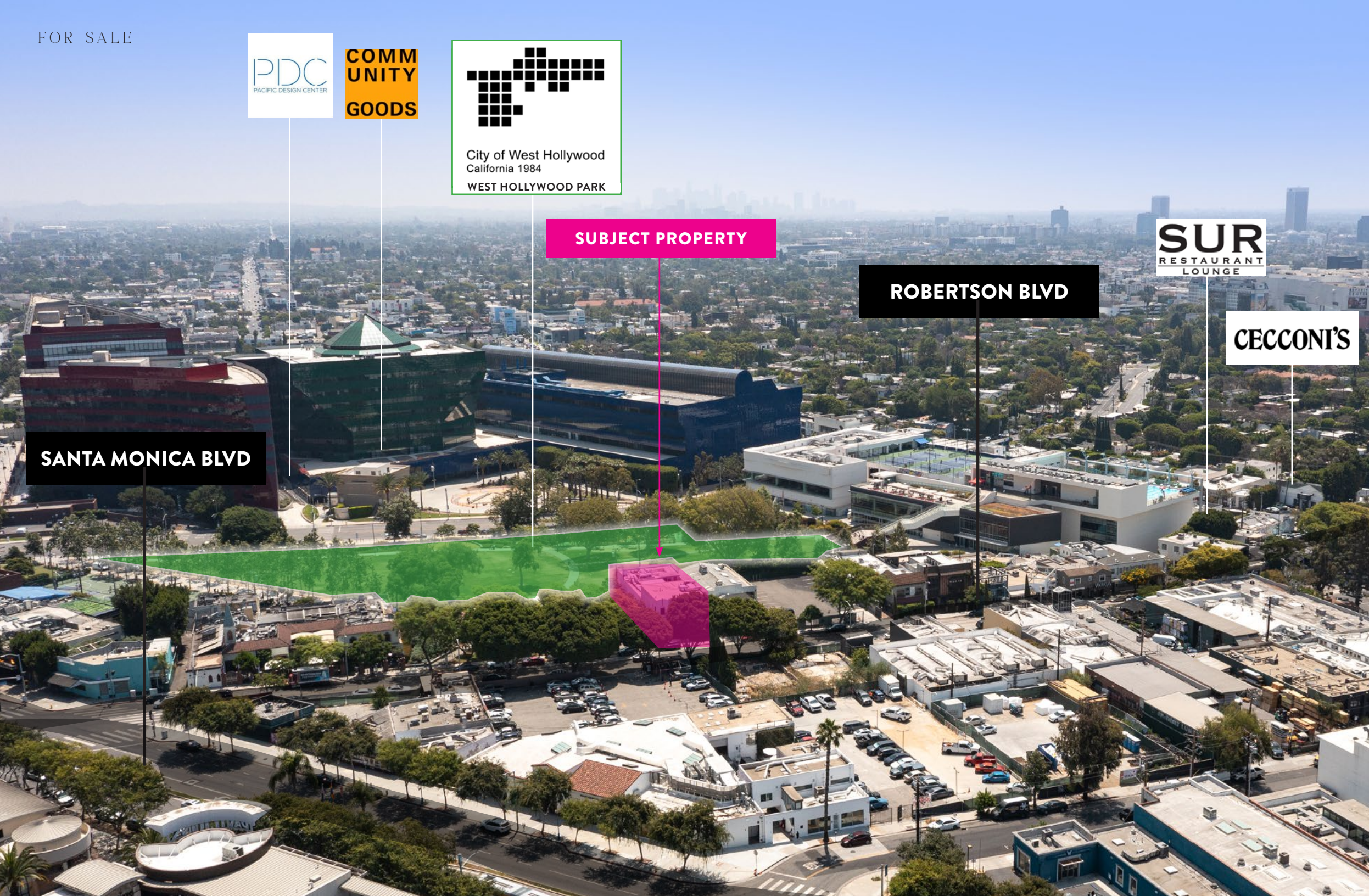
666 N Robertson Blvd is located along North Robertson Boulevard, one of West Hollywood's most iconic and pedestrian-friendly commercial corridors. The property sits near the intersection of Robertson Boulevard and Santa Monica Boulevard, a major east-west artery connecting Beverly Hills, West Hollywood, and Hollywood.

WEST HOLLYWOOD

LOS ANGELES

This portion of Robertson Boulevard is defined by its vibrant mix of office, showroom, dining, nightlife, and boutique retail uses. The street's walkable scale, active sidewalks, and strong daytime and evening traffic create a dynamic environment that supports a wide range of commercial tenants.





A distinguishing feature of the property is its direct proximity to West Hollywood Park, a central civic amenity that hosts community events, recreational uses, and year-round programming. The park contributes to consistent pedestrian activity and enhances the overall character of the surrounding area.

West Hollywood's compact urban form, limited develop-able land, and strong planning controls have created one of the most competitive commercial real estate markets in Southern California. Robertson Boulevard, in particular, continues to attract tenants seeking visibility, brand presence, and access to an affluent and diverse customer base. As a result, 666 N Robertson Blvd offers investors exposure to a highly desirable West Hollywood

DEMOGRAPHICS



	1-MILE	3-MILE
<i>Population</i>	~60,435	~352,179
<i>Median Household Income</i>	~\$103,325	~\$129,911
<i>Average Age</i>	~35.6	~37.7
<i>Households</i>	~34,407	~177,578
<i>Daytime Employees</i>	~41,280	~159,690



666

ARIANA RUCS

DESIGN IN THE DISTRICT
REPRESENT



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