

NIGHT CLUB

2nd Generation Restaurant

SUNSET STRIP

ASSET SALE

INVESTMENT HIGHLIGHTS

Keller Williams Commercial Realtors is pleased to present the opportunity to acquire a night club/bar/2nd generation restaurant located on prime Sunset Strip, a stretch of 1.7 miles famous for its classic party nightlife scene, one of California's most famous & recognized club rows where neighborhood tenants are, amongst others, the SOHO House, The Viper Room, The Back Room, The West Hollywood Edition, The Sunset House, The Roxy Theater, The Rainbow, etc., etc.

Custom built out with no expense spared, this is a rare opportunity for a skilled operator looking for a prime location in one of California's most famous addresses.

Continue the current concept or bring your own.

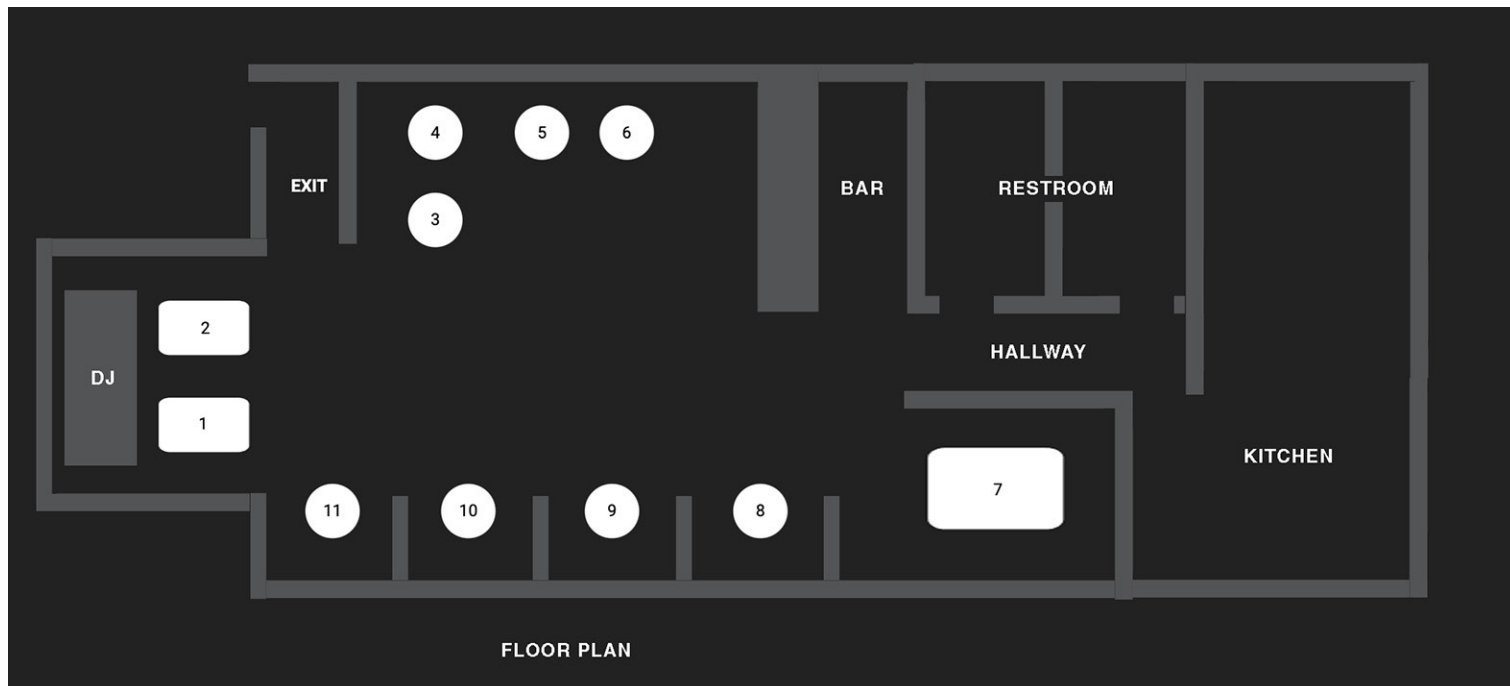
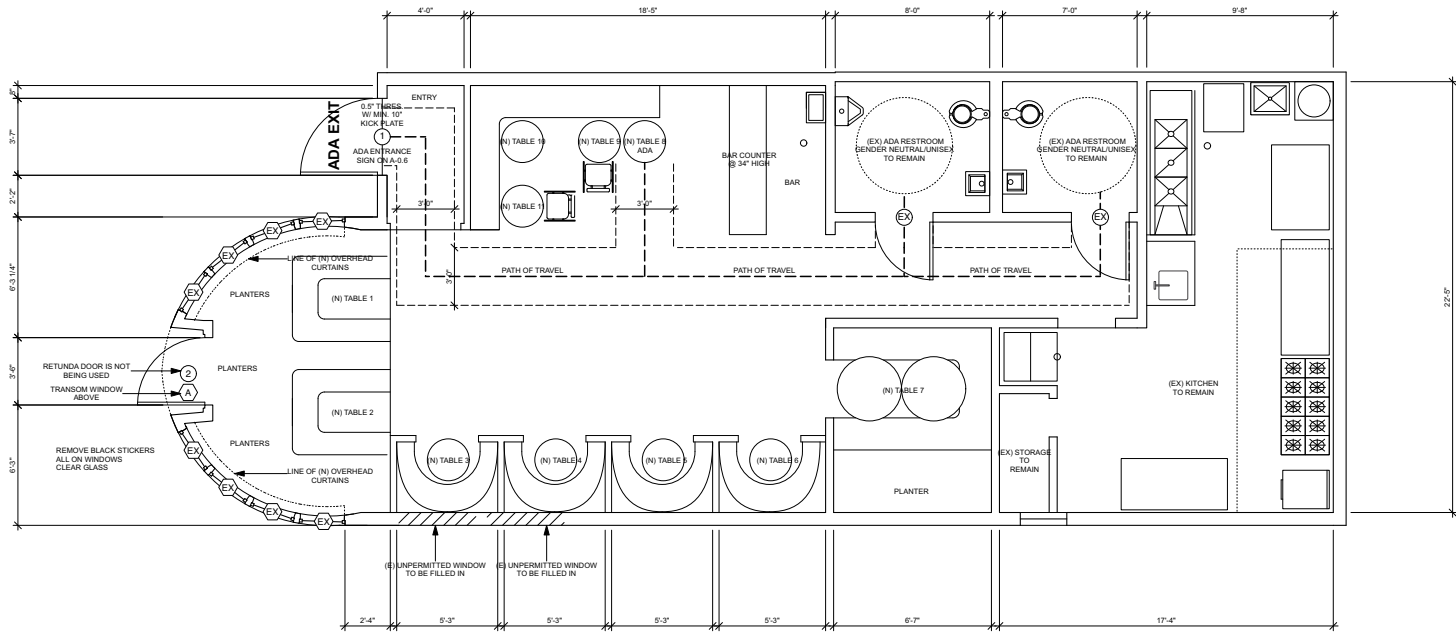
Contact Broker for Pricing

- BUSINESS ASSET SALE
- NIGHT CLUB - BAR - 2ND GENERATION RESTAURANT
- ABC 47 11 AM TILL 2 AM DAILY - INCLUDES LIVE ENTERTAINMENT
- OCCUPANCY 100 PEOPLE
- FULLY EQUIPPED. Top of the Line kitchen Hood 10FT
- DJ BOOTH with NIGHT CLUB AMPLIFIED SOUND SYSTEM, VOID SPEAKER FOR DJ BOOTH & 4 SUBROOFER DOUBLE 15
- RENT: \$12,566/MO + \$1,500 APPROX CAO
- LEASE: CURRENT LEASE WITH OPTIONS.
- LANDLORD WILL PROVIDE A NEW LEASE FOR A QUALIFIED TENANT.
- SQUARE FOOTAGE APPROX. 1,600 SF
- PROMINENT LOCATION ON FAMOUS SUNSET STRIP









NEIGHBORHOOD TENANTS



WHY CHOOSE KELLER WILLIAMS



POWERBROKER
AWARD

2024
ANNUAL
AWARDS

WINNER
TOP FIRM



OFFERING MEMORANDUM

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