



OFFERING MEMORANDUM

751 N. Virgil Avenue

Silver Lake, CA 90029

A rare turnkey restaurant opportunity
in the heart of Virgil Village

The Opportunity

751 N. Virgil Avenue, Silver Lake CA

Positioned in the heart of Virgil Village, 751 N. Virgil Avenue presents a rare opportunity to acquire or lease a turnkey restaurant property along one of East Hollywood's most dynamic dining corridors. The freestanding 1910 bungalow offers approximately 1,699 square feet on a 6,060-square-foot lot, combining historic character with prime corner visibility near Virgil and Marathon.

Designed for a seamless transition, the property is offered with all fixtures, furniture and equipment, including a full kitchen, bar and dining equipment. A private patio creates an inviting indoor-outdoor dining experience, while more than 12 on-site parking spaces provide a significant advantage in this highly walkable neighborhood. The property also benefits from a prior Type 41 beer and wine license history.

Formerly home to a beloved wine bar and pop-up destination for eight years, the space carries established neighborhood goodwill and is well suited for a chef-driven, bar-forward or hospitality concept. Surrounded by acclaimed destinations including Sqirl, Courage Bagels and KinKan—and moments from Silver Lake and Los Feliz—751 N. Virgil Avenue offers exceptional flexibility, visibility and potential for its next operator or owner. Available for sale or lease, with long-term NNN lease opportunities for qualified restaurant operators.

Property Overview

\$13,592 / month

Lease Price

1,699 SF

Building SF

6,060 SF

Lot Size

\$8.00 SF

Lease Price Per SF

12+

On Site Parking Spaces

LAR3

Zoning

1910

Year Built

5+ Years NNN

Lease Terms

Contact Broker for
Sale Pricing + Information

Location Overview

Silver Lake, California



Silver Lake is one of Los Angeles' most recognizable and sought-after neighborhoods, celebrated for its creative energy, distinctive architecture and vibrant independent business community. Centrally positioned between Downtown Los Angeles and Hollywood, the area offers convenient connectivity to Echo Park, Los Feliz, East Hollywood and many of the city's leading employment and entertainment centers.

Its commercial corridors feature an eclectic mix of chef-driven restaurants, cafés, boutiques, nightlife and neighborhood-serving businesses. Within this dynamic setting, Virgil Village has emerged as a distinctive culinary destination bridging Silver Lake and East Hollywood. Centered along Virgil Avenue, the walkable district is home to acclaimed establishments including Sqirl, Courage Bagels and KinKan, each contributing to the neighborhood's reputation for independent, locally rooted hospitality.

Located near the prominent intersection of Virgil Avenue and Marathon Street, 751 N. Virgil Avenue benefits from excellent visibility, strong neighborhood recognition and immediate access to this active hospitality corridor. The area's residential density, cultural relevance and proximity to several of Los Angeles' most desirable neighborhoods create a compelling environment for restaurant, retail and creative concepts.

Market Overview

Silver Lake, California

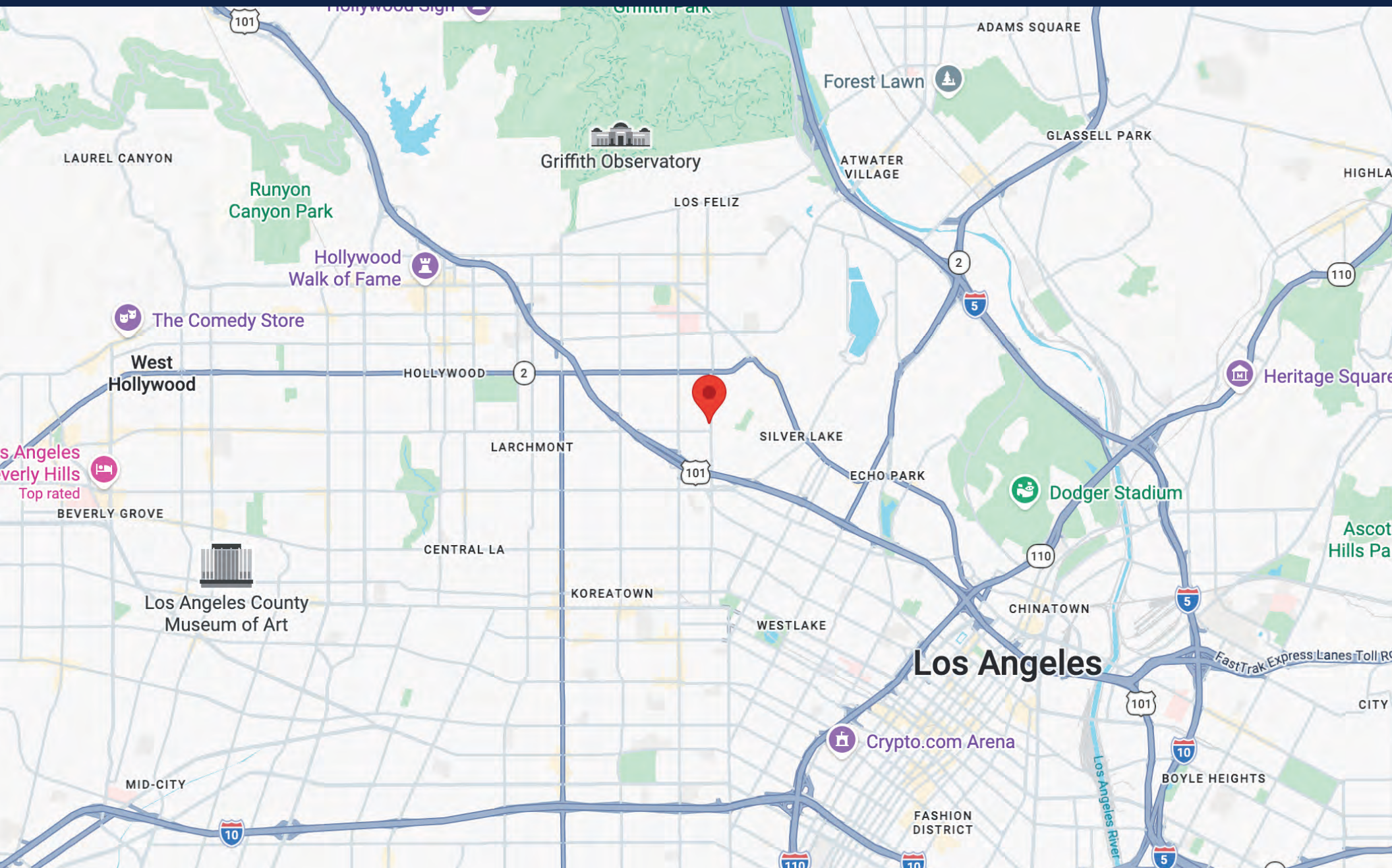
Silver Lake remains one of Los Angeles' most desirable and supply-constrained urban markets, supported by its central location, distinctive neighborhood identity and enduring appeal among creative professionals, entrepreneurs and affluent residents. Positioned between Downtown Los Angeles and Hollywood, the neighborhood provides convenient access to major employment centers while maintaining the character of a close-knit residential community.

The local commercial market is driven by strong demand for experiential dining, boutique retail and neighborhood-serving concepts. Sunset Boulevard serves as the area's primary commercial artery, complemented by smaller destinations along Silver Lake Boulevard, Hyperion Avenue and nearby Virgil Avenue. These corridors attract consistent activity from both local residents and visitors drawn to the neighborhood's acclaimed restaurants, cafés, independent businesses and nightlife.

Silver Lake's dense residential base, limited commercial inventory and preference for distinctive, character-rich properties create an attractive environment for operators and investors. Freestanding buildings, outdoor dining areas and dedicated parking are particularly valuable in a market where such features are increasingly difficult to replicate. Together, these fundamentals support Silver Lake's continued position as one of Los Angeles' most compelling markets for hospitality, retail and creative commercial investment.



Location Map



Additional Photography



Exterior Photos



Interior Photos



Interior Photos / Kitchens



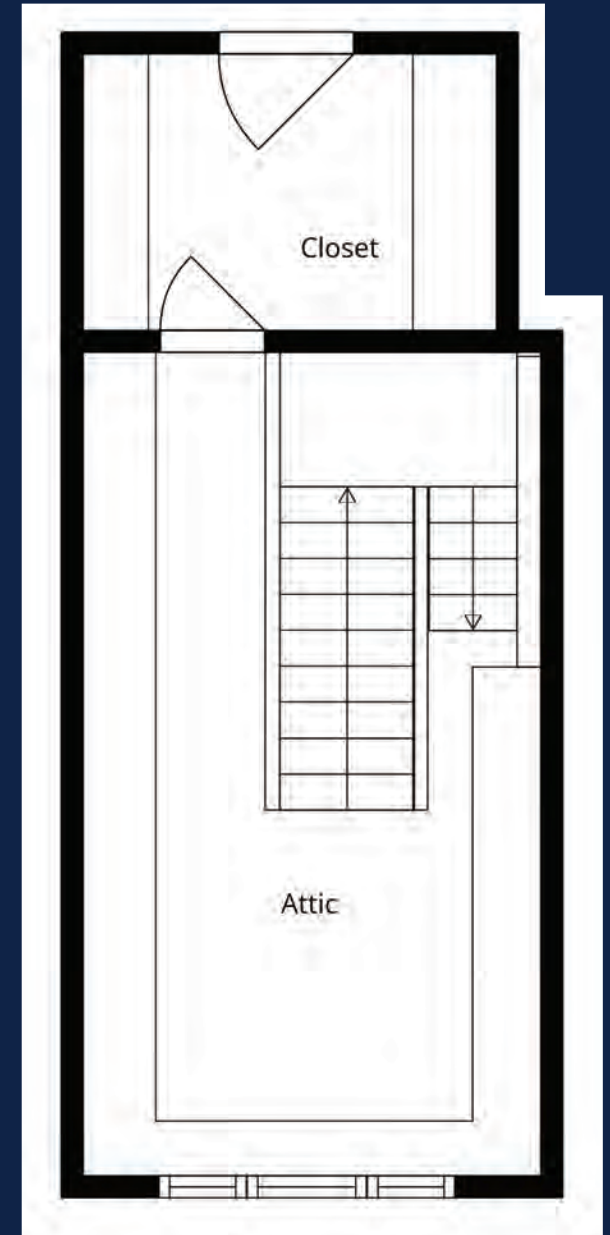
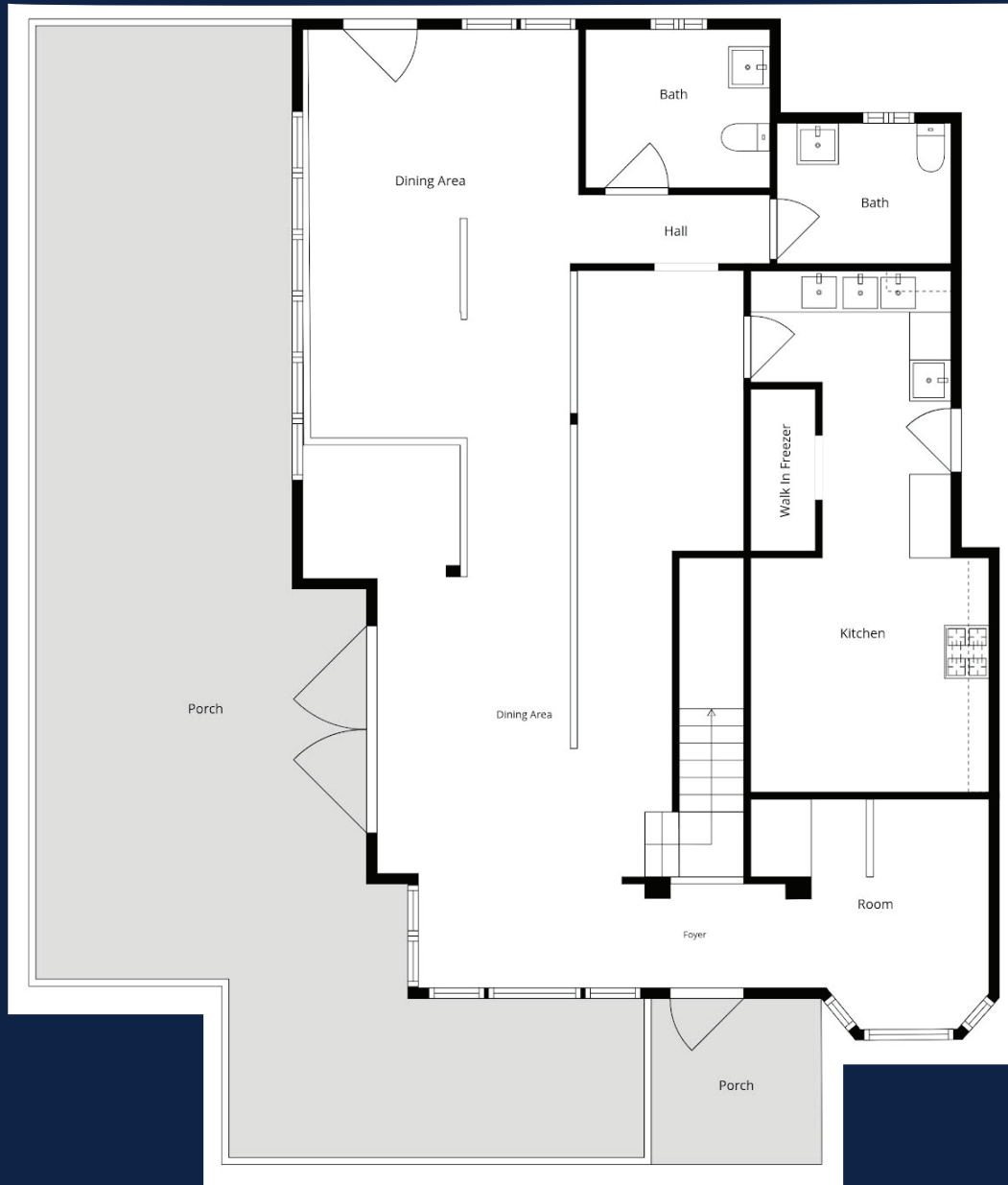
Interior Photos / Bedrooms



Interior Photos / Bedrooms + Bathrooms



Floorplans



Please do not disturb occupants - Call broker for showing.

Ian Brink

Broker

818.216.2599

ian.brink@sothebys.realty

DRE 02035925

www.epochteam.com

Lorena Medina

Realtor

626.923.0577

orena.medina@sothebys.realty

DRE 02140002

www.lorenamedinarealtor.com

1801 N. Hillhurst Avenue | Los Angeles, CA 90027



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