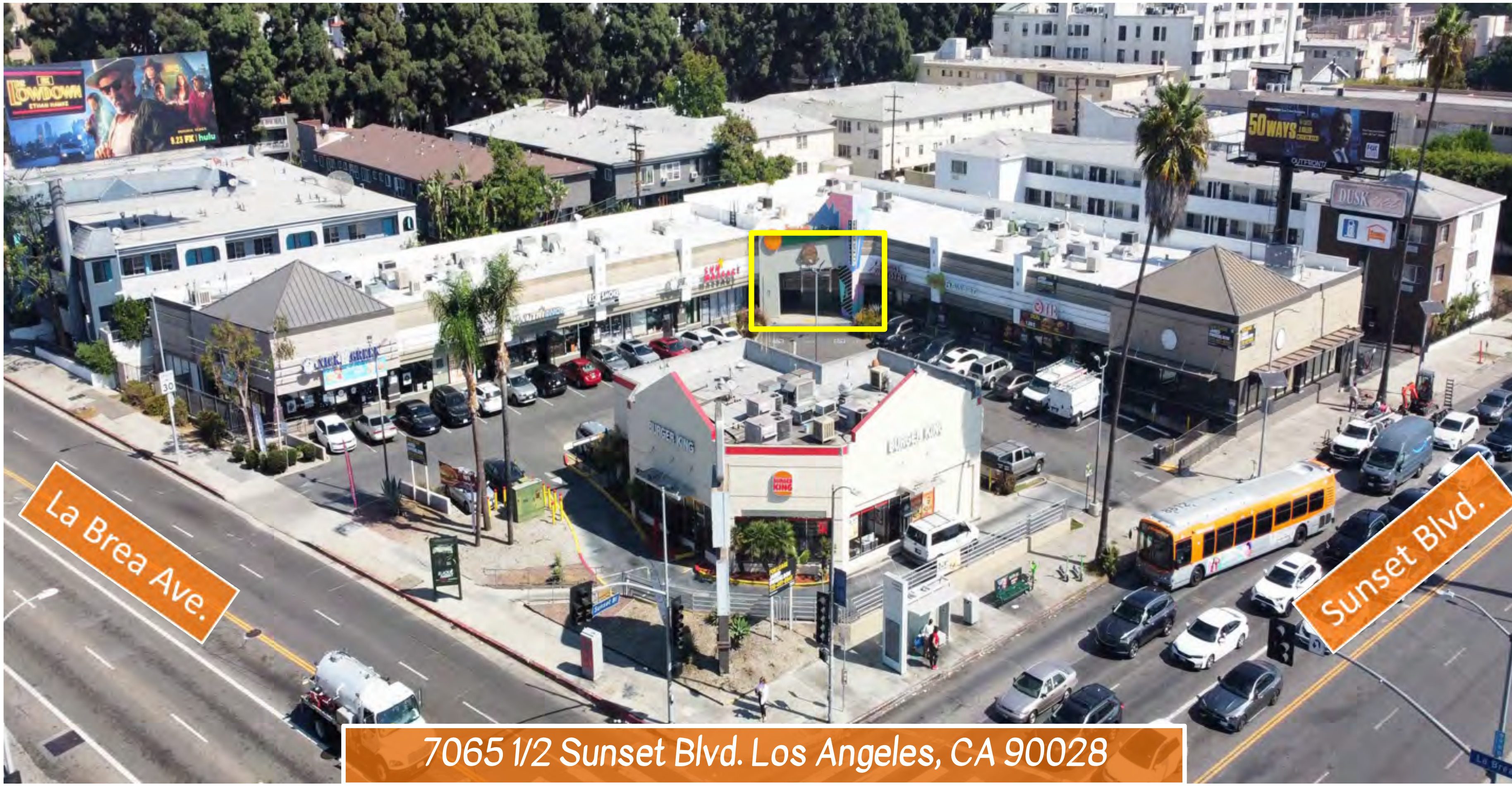
Hollywood Turnkey Bar
W / Type 48 License to 4 AM
Key Money Asset Sale

detour



7065 1/2 Sunset Blvd. Los Angeles, CA 90028

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High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

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THE DETAILS

KEY MONEY:	CONTACT BROKER

CURRENT RENT & NNN's:

TOTAL MONTHLY RENT:	$8,240/mo.
MONTHLY NNN:	None

CURRENT LEASE TERM & OPTIONS

TERM:	Expires April 30, 2035
OPTION PERIOD:	1 x 5 Years
INCREASES:	3% Annual Increases
SIZE	≅ 2,468 Sq. Ft.

VENUE HIGHLIGHTS:

Licensing & Operating Advantages

- Type 48 Full Liquor License
- Alcohol service permitted until 2:00 AM
- Approved after-hours permitted until 4:00 AM
- Strong positioning for nightclub, lounge, EDM, hip-hop, Latin, Afrobeats, or hybrid entertainment concepts
- Existing nightlife infrastructure reduces time-to-market for new operator

Operational Specifications

Occupancy Capacity	300 Guests
Stage Capacity	60 Guests
VIP Seating	9 Booths + 2 High Tops
Bathrooms	4
DJ Equipment Included	2× Pioneer CDJ-3000s
Mixer Included	Pioneer DJM-A9 Mixer

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Hollywood Nightclub & Afterhours Venue Opportunity

Positioned in the heart of Hollywood's entertainment corridor, Detours presents a highly coveted opportunity to acquire a fully built-out nightlife venue with strong operational infrastructure, premium late-night licensing, and immediate upside potential. Detours is strategically positioned to capitalize on both destination nightlife traffic and the area's deep after-hours ecosystem.

Unlike many venues constrained by standard operating limitations, Detours benefits from a valuable Type 48 Full Liquor License and a Conditional Use Permit permitting alcohol service until 2:00 AM, combined with approved after-hours operations through 4:00 AM — an increasingly rare entitlement in the Los Angeles nightlife market.

Designed for high-energy nightlife programming, celebrity-hosted events, DJ-driven experiences, private buyouts, and bottle-service revenue models, the venue delivers the operational components sophisticated nightlife operators actively seek but rarely find available in turnkey condition**.** Detours is exceptionally well suited for:

- Experienced nightclub operators
- Hospitality groups seeking Hollywood presence
- Celebrity-backed nightlife concepts
- Latin nightlife operators
- EDM / house music promoters
- Boutique hospitality collectives
- Event-driven nightlife brands
- Restaurant groups expanding into nightlife

Detour offers immediate operational scalability for an incoming operator. See what the Press is saying here:

Why Detours Stands Out

Prime Hollywood Nightlife Positioning

Detours benefits from immediate proximity to some of Hollywood's highest-traffic nightlife destinations, creating natural customer spillover and strong visibility within LA's nightlife circuit. The facility and location supports:

- Destination-based nightlife traffic
- Celebrity & influencer presence
- Touring DJ/event programming
- Hospitality partnerships
- High-margin VIP/bottle-service operations

Revenue Model Flexibility

The venue layout and infrastructure support multiple revenue channels:

- Bottle service
- VIP table minimums
- Ticketed DJ nights
- Private events
- Brand activations
- Industry events
- Afterhours programming

Turnkey Infrastructure / Competitive Market Advantage

Detours established nightclub infrastructure substantially reduces startup costs, eliminates construction risk, entitlement risk, and downtime for incoming operators. Very few Hollywood venues combine:

- Type 48 licensing with service to 2AM
- Existing afterhours approvals to 4 AM
- 300-person capacity
- Established DJ booth configuration
- Stage capability
- Turnkey nightclub infrastructure

Floor & Site Plan

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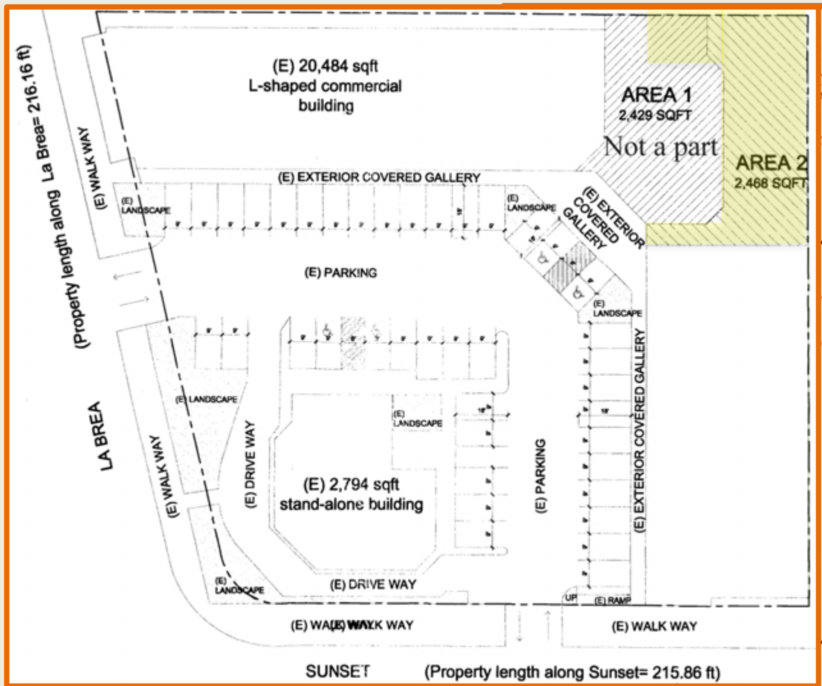

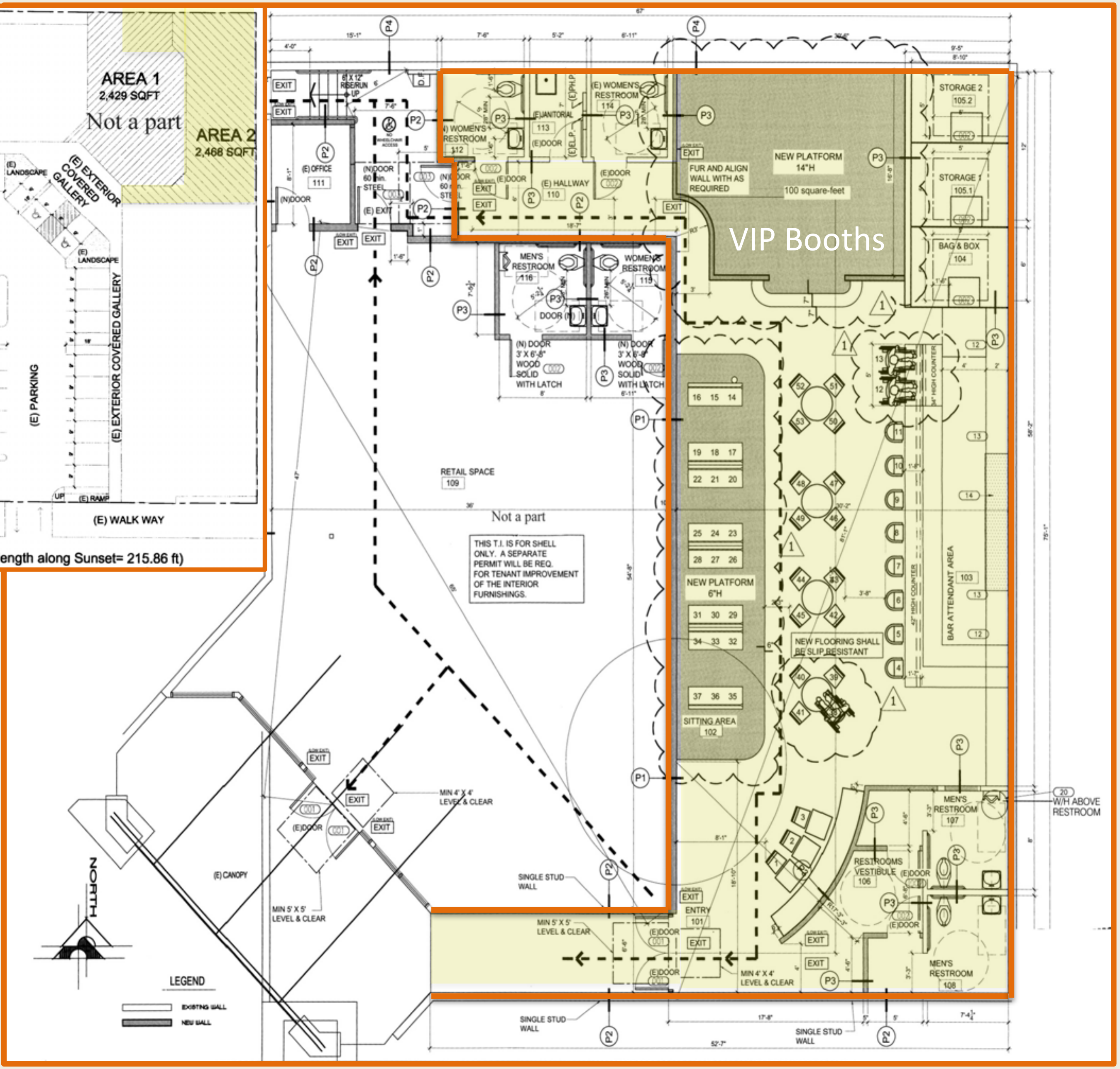

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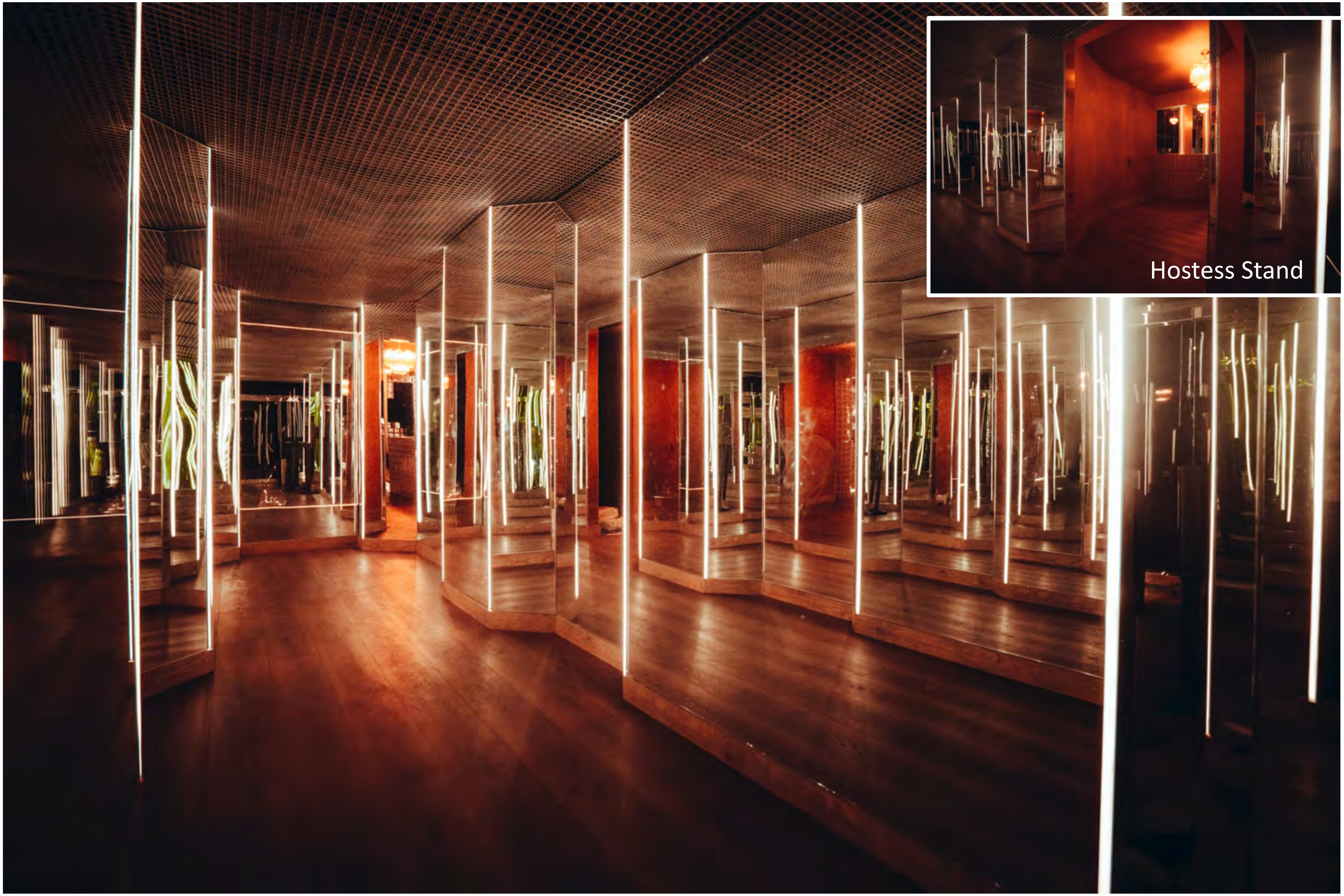
Entry



Hostess Stand

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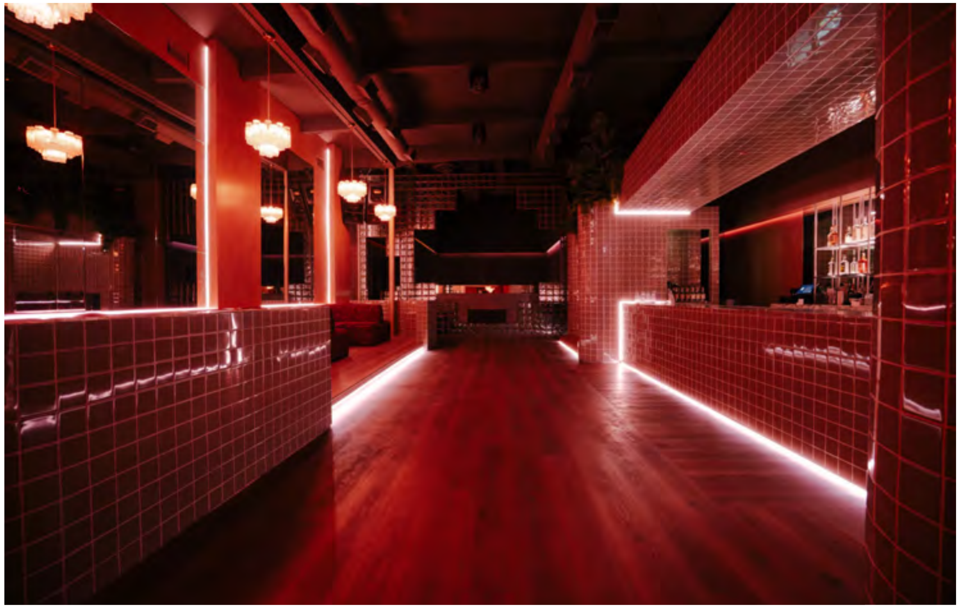
Bar Area



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Bar & Lounge Area

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Lounge Area

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DJ Booth & VIP Area

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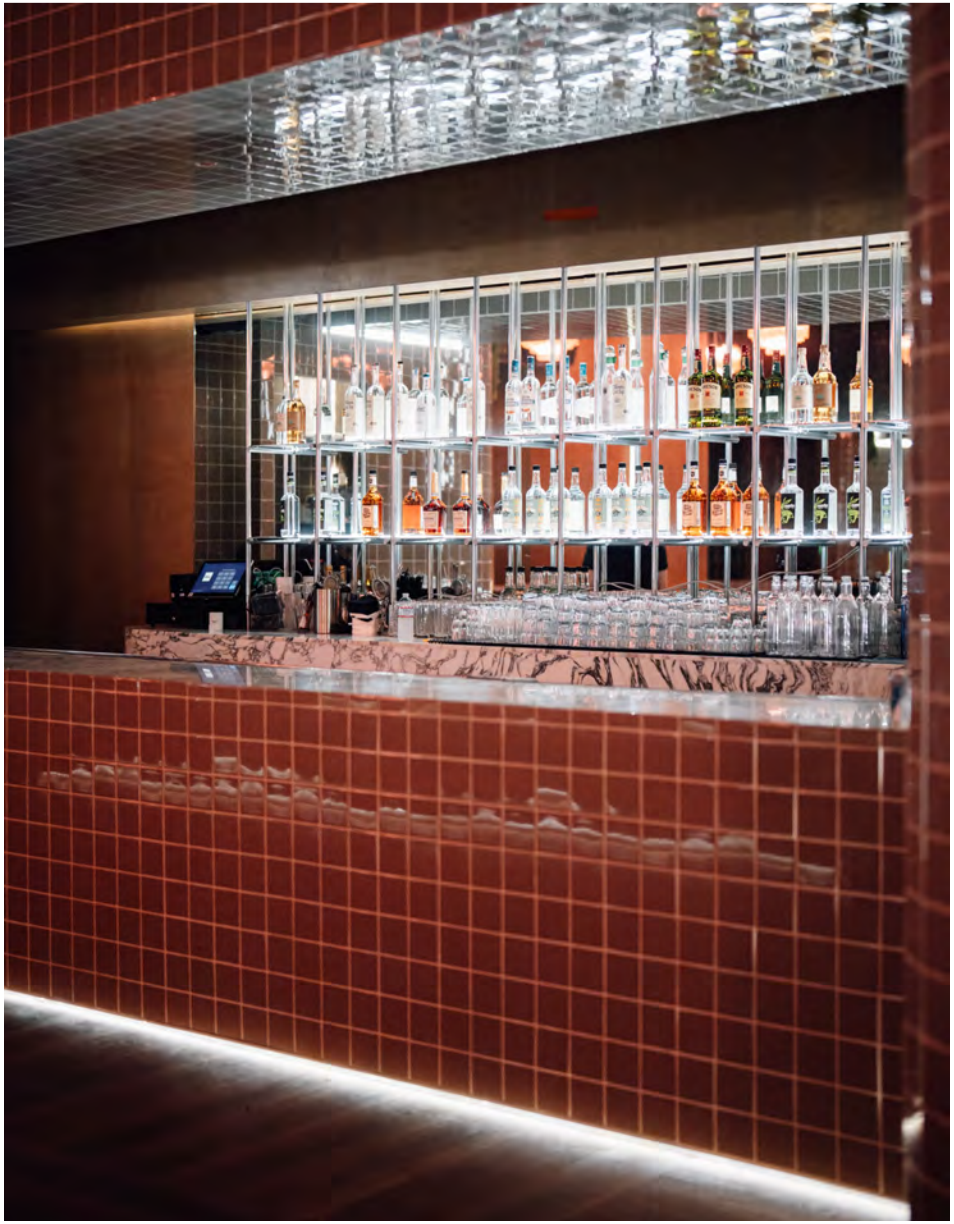
Bar & Lounge Area



LOCATION OVERVIEW

HOLLYWOOD IN TODAY'S EVOLVED MARKET

Hollywood has long been known as the global epicenter of the entertainment industry housing major studios, TV and radio stations, independent print and recording studios, record companies, and post-production facilities. In addition to its rich entertainment legacy, Hollywood occupies a strategic location that connects key entertainment hubs across the Westside and San Fernando Valley.

Today, Hollywood is transforming into much more than just an entertainment hub. The area is experiencing a major wave of redevelopment, encompassing significant growth in housing, retail, hospitality, recreation, and transit. This makes Hollywood one of the largest and most exciting urban infill redevelopment zones in the country.

Roughly bounded by Melrose Avenue to the south, West Hollywood to the west, the Hollywood Hills to the north, and Silver Lake to the east, Hollywood is home to over 60 new and upcoming mixed use residential developments. With its central location, expanding transit options, vibrant entertainment and nightlife scene, and a growing influx of businesses, Hollywood continues to attract both residents and companies alike, driving demand for further development and revitalization.

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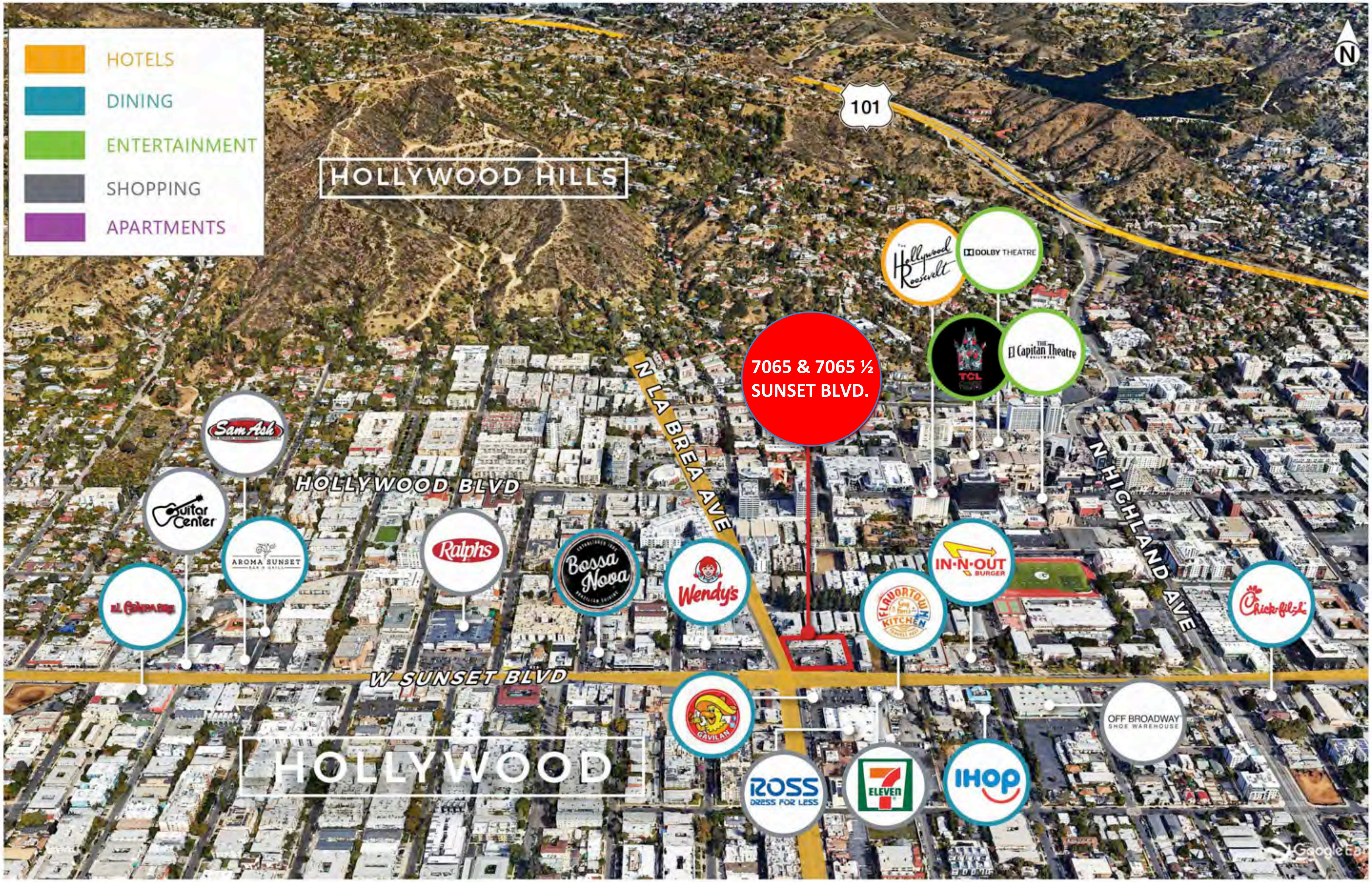
Restaurants, Retai, & Entertainmentl



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Restaurants, Retail, & Entertainmentl

Nearby Restaurants & Venue's

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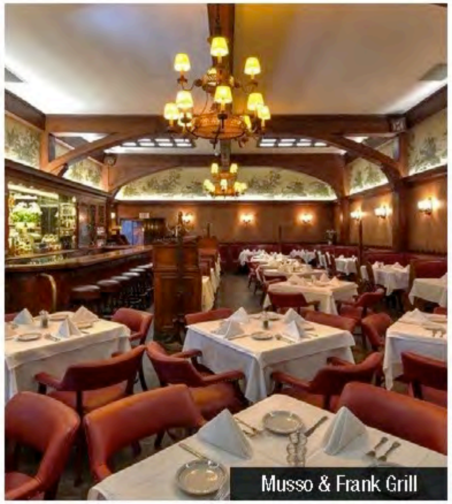
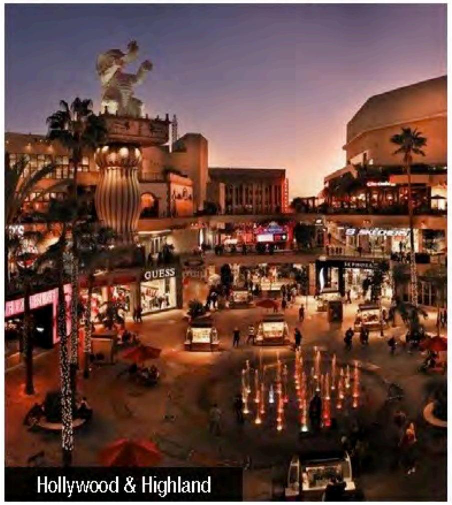
Hollywood Bowl


Yamashiro Hollywood


Musso & Frank Grill

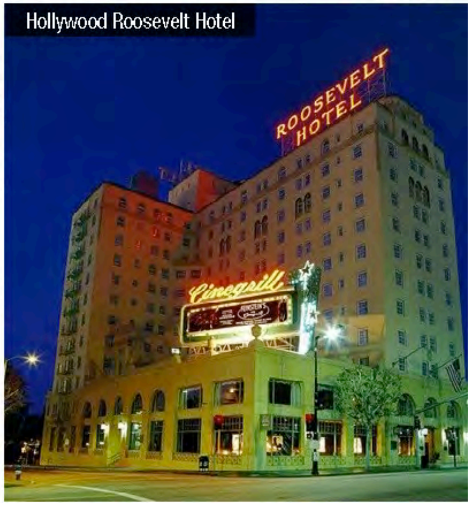
Tiago Coffee Bar + Kitchen



Hollywood & Highland


TCL Chinese Theatre


Shin Ramen Hollywood



Hollywood Roosevelt Hotel

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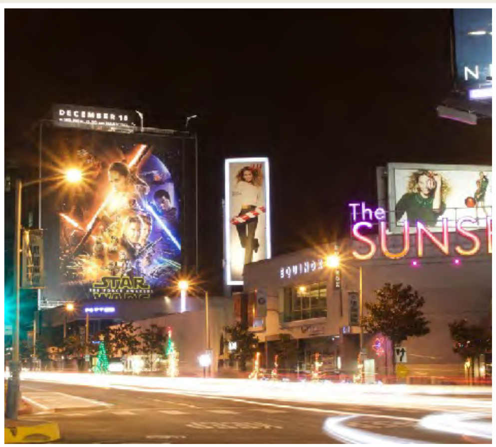

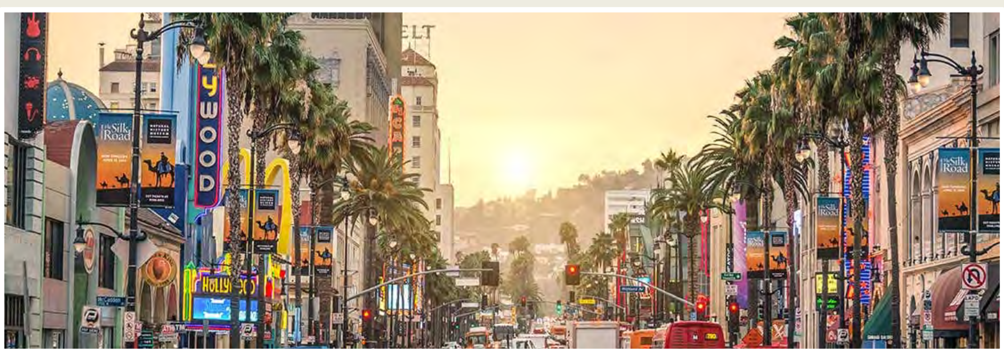

Trade Area

Hollywood is one of the most dynamic and in-demand submarkets in Los Angeles, driven by its global brand recognition, dense employment base, and unmatched concentration of entertainment, media, and creative industries. Strategically positioned between Downtown Los Angeles, West Hollywood, and the San Fernando Valley, Hollywood benefits from excellent regional connectivity via U.S. 101, I-10, and multiple Metro rail lines, making it a central hub for both commuters and residents.

The submarket is supported by a large, youthful, and highly educated renter population, with average household incomes exceeding $85,000 and a strong concentration of white-collar and creative professionals.

Densely populated with 366k estimated residents with income exceeding $101k, nearly 51% with a college degree and over 322k daytime employees.

Within 1 mile of the site, there is 8.3M SF of office space with 666k SF under construction, 5.4M SF of existing retail and 31k existing multi-family units

Hollywood is home to over 25M annual visitors and entertainment companies like Netflix, Paramount Pictures and CBS, attracting a captive audience of thousands of young professionals and families.

AREA HIGHLIGHTS

Hollywood's economy is only 0.3% of metro Los Angeles' $1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

YEARLY VISITORS	ANNUAL REVENUE
10M	$300M

Known for its creative workforce and affluent customer base, Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.

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Retail & Entertainment Employment

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties, Inc., DRE# 02179446 dba High †ouch Group, the Seller's agent ("Broker") in connection with the sale of the Business Assets. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity or Assets. The information contained herein is for reference only and was obtained by third parties, Broker has not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" and "Where - Is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business Assets and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering, architectural, and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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