

8029 W Sunset Blvd

LOS ANGELES, CA 90046

BUSINESS ASSET SALE



OFFERING MEMORANDUM



CITYSTREET
COMMERCIAL

Deal Overview

CityStreet Commercial is excited to present a rare business asset sale opportunity at **8029 W Sunset Blvd**, Los Angeles, CA 90046, currently operating as Off Sunset, a prime location on the iconic Sunset Strip. This 2,000-square-foot restaurant and bar offers a fully operational Type 47 liquor license, allowing you to serve food and drinks daily from 6 PM to 2 AM, with the potential to stay open until 4 AM under the lease agreement.

The space is designed for high-energy nightlife, perfectly suited for both a dining experience and late-night social scene, with ample room for patrons to enjoy a vibrant atmosphere. The lease includes access to 16 designated customer parking spaces, providing added convenience for your clientele in one of Los Angeles' busiest and most high-profile entertainment corridors.

With its central location amidst iconic venues like The Comedy Store, Hyde, and Bootsy Bellows, this property benefits from high visibility, steady foot traffic, and a steady influx of locals and tourists eager to experience the Sunset Strip's nightlife. The area attracts a diverse, high-profile crowd, making it an ideal spot for a new nightlife venture or restaurant/bar concept.

Don't miss the chance to establish your business in one of the world's most sought-after nightlife destinations!



Location

Located at 8029 W Sunset Blvd, Los Angeles, CA 90046, this prime space places you right in the pulse of the legendary Sunset Strip, the heart of West Hollywood's nightlife and entertainment scene. Surrounded by luxury hotels, iconic venues, and an eclectic mix of high-end residences, this location offers unparalleled exposure in one of the most desirable areas in Los Angeles.

The Sunset Strip is globally recognized for its vibrant energy, attracting celebrities, creatives, and influencers alike. From the iconic Sunset Tower Hotel to the famed Comedy Store, and exclusive nightclubs like Hyde and Bootsy Bellows, this area exudes glamour and allure. Just steps away from West Hollywood's world-class shopping, dining, and entertainment, this location draws a diverse and dynamic crowd, making it an ideal destination for any business looking to tap into the city's high-energy lifestyle and cutting-edge culture.



Area Highlights

Sunset Boulevard is a major thoroughfare that stretches across the city, attracting both locals and tourists alike. With an average of 220,000 vehicles passing through daily, this vibrant location is at the pulse of LA's entertainment and cultural scene. Known for its blend of historic landmarks, trendy restaurants, and entertainment venues, Sunset Boulevard is one of the most traveled roads in Los Angeles, making it a key destination for both commuters and visitors. It is known as one of the region's most popular tourist attractions.

Deal Points

- Size: Approx. 2,000 SF
- Type 47 Liquor License
- Approved hours of operation: 6pm to 2am, 7 days per week
- 16 valet on-site parking spaces

Call Brokers for pricing

Floor Plan

FURNITURE & MILLWORK PLAN

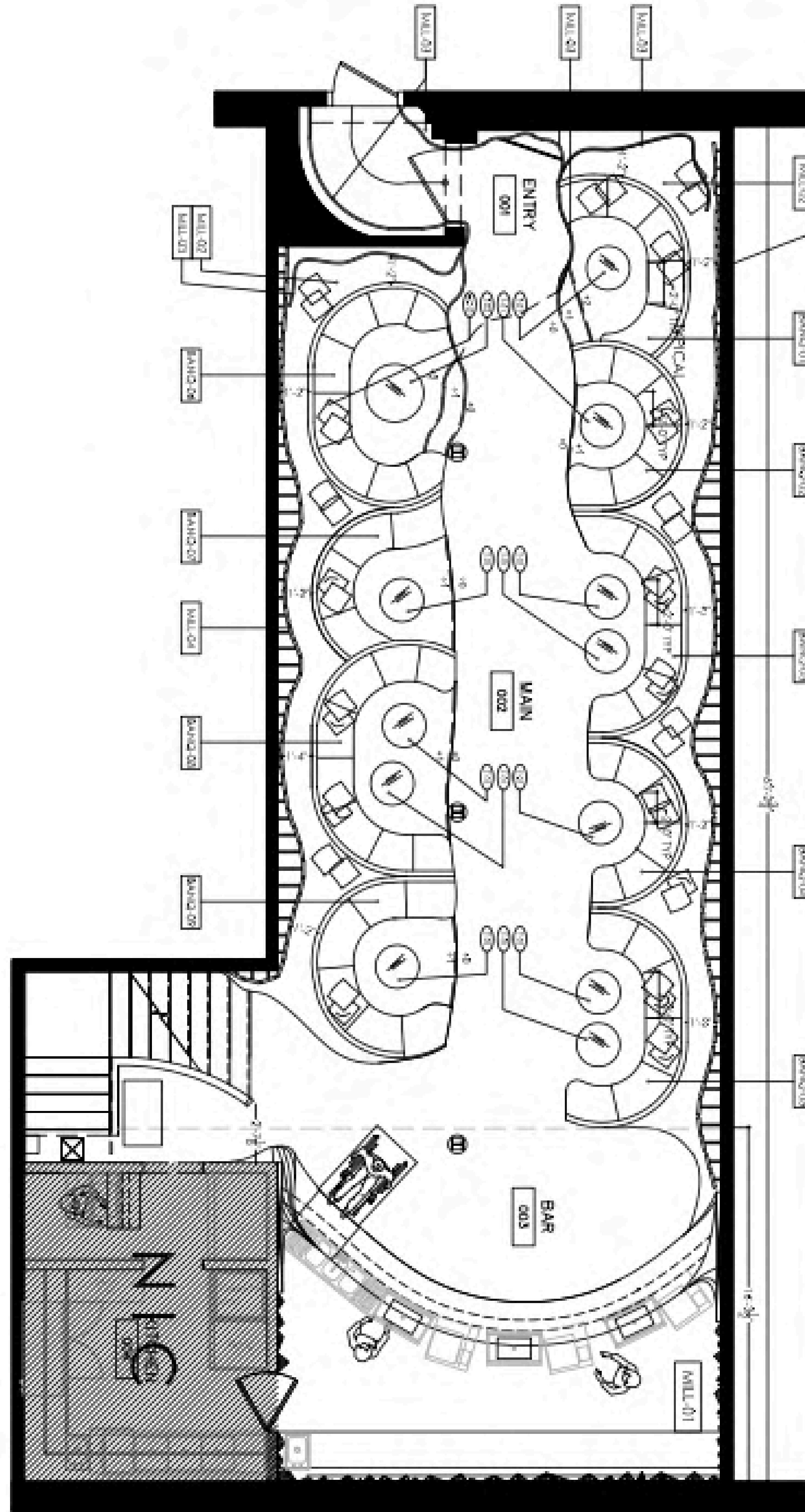
1

SCALE: 1'-0"

SCALE: 1'-0"

2

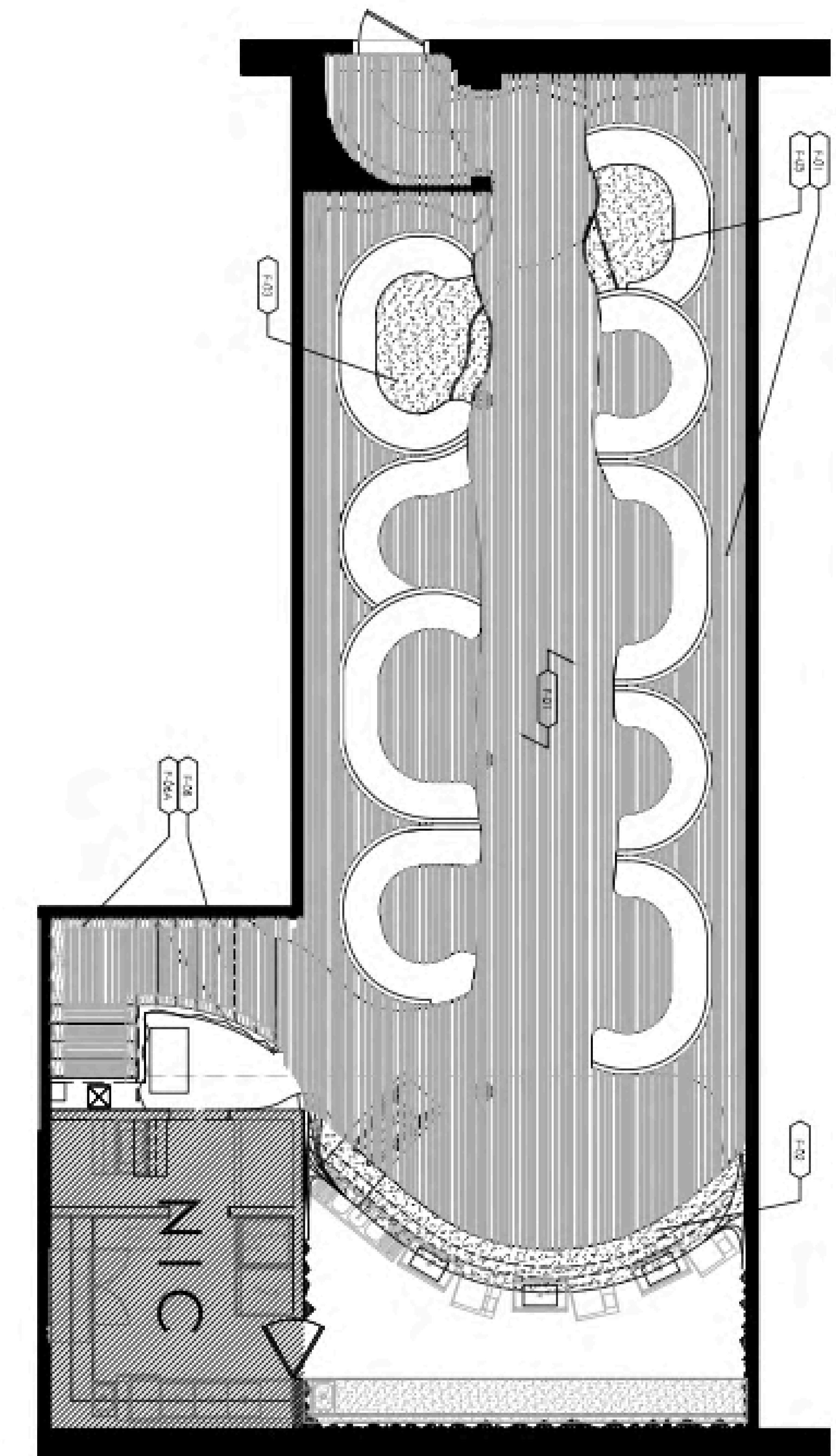
SCALE: 1'-0"



FINISH PLAN

2

SCALE: 1'-0"




West Hollywood Demographics

	Total Population
	Median Age
	Total Spending on Restaurants
	Average Household Income

	1 Mile	3 Miles	5 Miles
Total Population	38,073	247,689	791,900
Median Age	41.0	39.7	37.4
Total Spending on Restaurants	\$294.78 M	\$1.81 B	\$4.29 B
Average Household Income	\$129,127	\$128,465	\$113,724



Area Map



The Interior



8029 W Sunset Blvd

LOS ANGELES, CA 90046

BUISNESS ASSET SALE

Leslie Haro

Managing Partner

+1 323 395 1479

leslie@citystreetcre.com

CA License No. 01829061

Elan Kermani

President

+1 310 749 0140

elan@citystreetcre.com

CA License No. 01441510

Disclaimer

This document has been prepared by CityStreet Commercial for advertising and general information only. CityStreet Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. CityStreet Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of CityStreet Commercial and/or its licensor(s). ©2025. All rights reserved.