

8029 W Sunset Blvd

LOS ANGELES, CA 90046

BUISNESS ASSET SALE

OFFERING MEMORANDUM



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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!

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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.



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Area Highlights

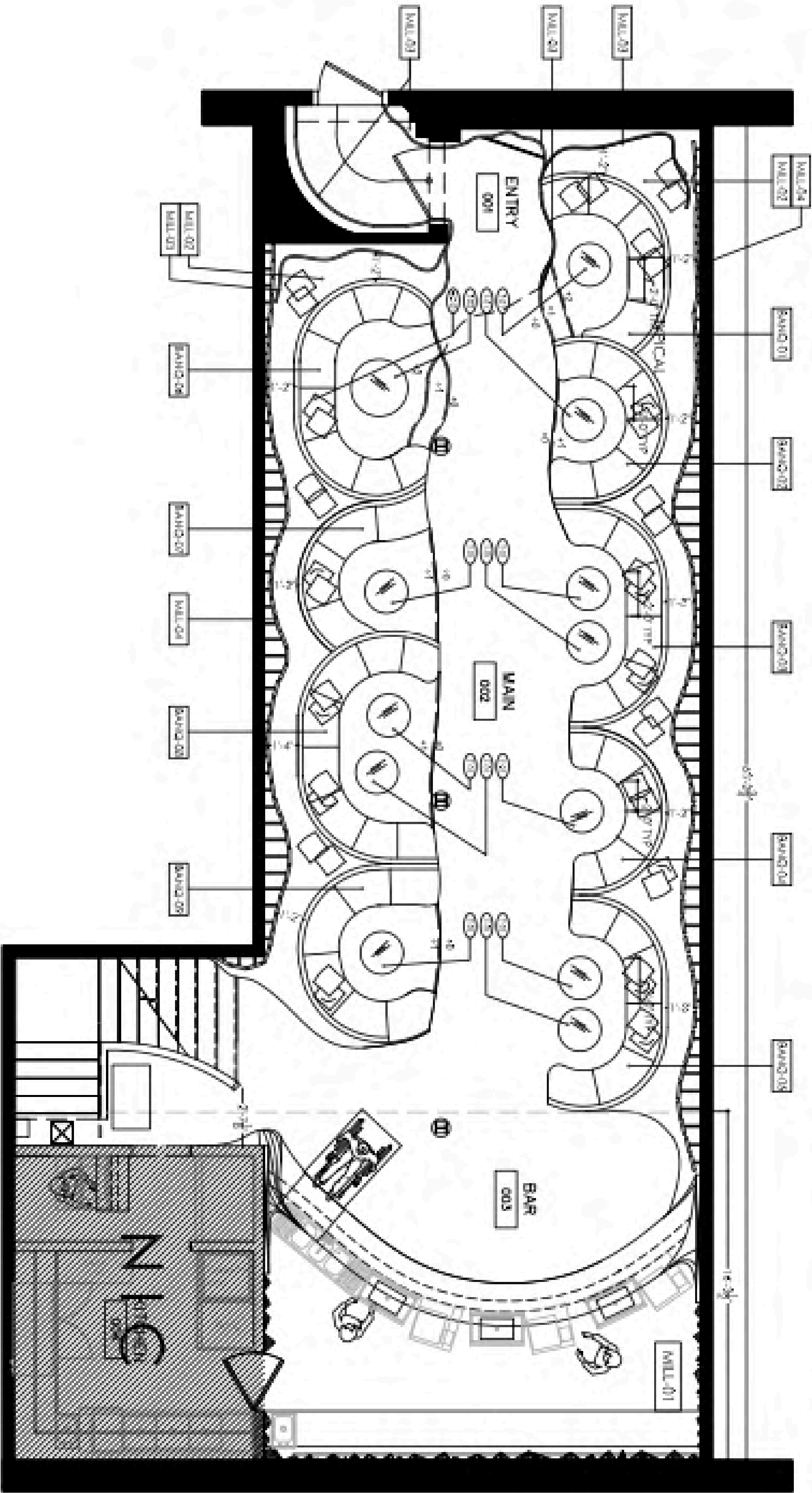
Sunset Boulevard is a major thoroughfare that stretches across the city, attracting both locals and tourists alike. With an average of 220,000 vehicles passing through daily, this vibrant location is at the pulse of LA's entertainment and cultural scene. Known for its blend of historic landmarks, trendy 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

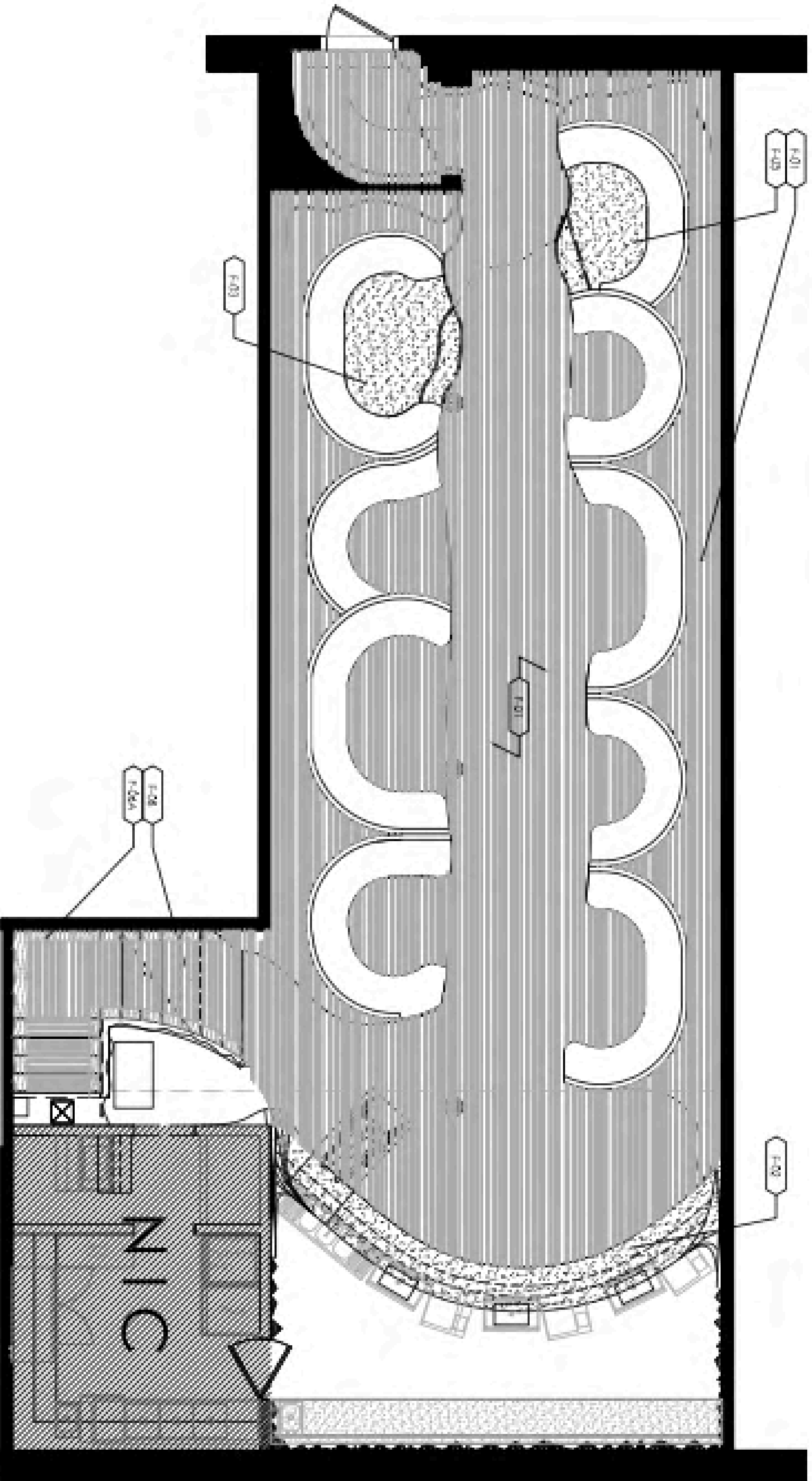
Call Brokers for pricing

Floor Plan



FINISH PLAN
SCALE 1/8" = 1'-0"

FURNITURE & MILLWORK PLAN
SCALE 1/8" = 1'-0"



FINISH PLAN
SCALE 1/8" = 1'-0"

FINISH PLAN
SCALE 1/8" = 1'-0"

West Hollywood Demographics


Total Population

1 Mile

38,073

3 Miles

247,689

5 Miles

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

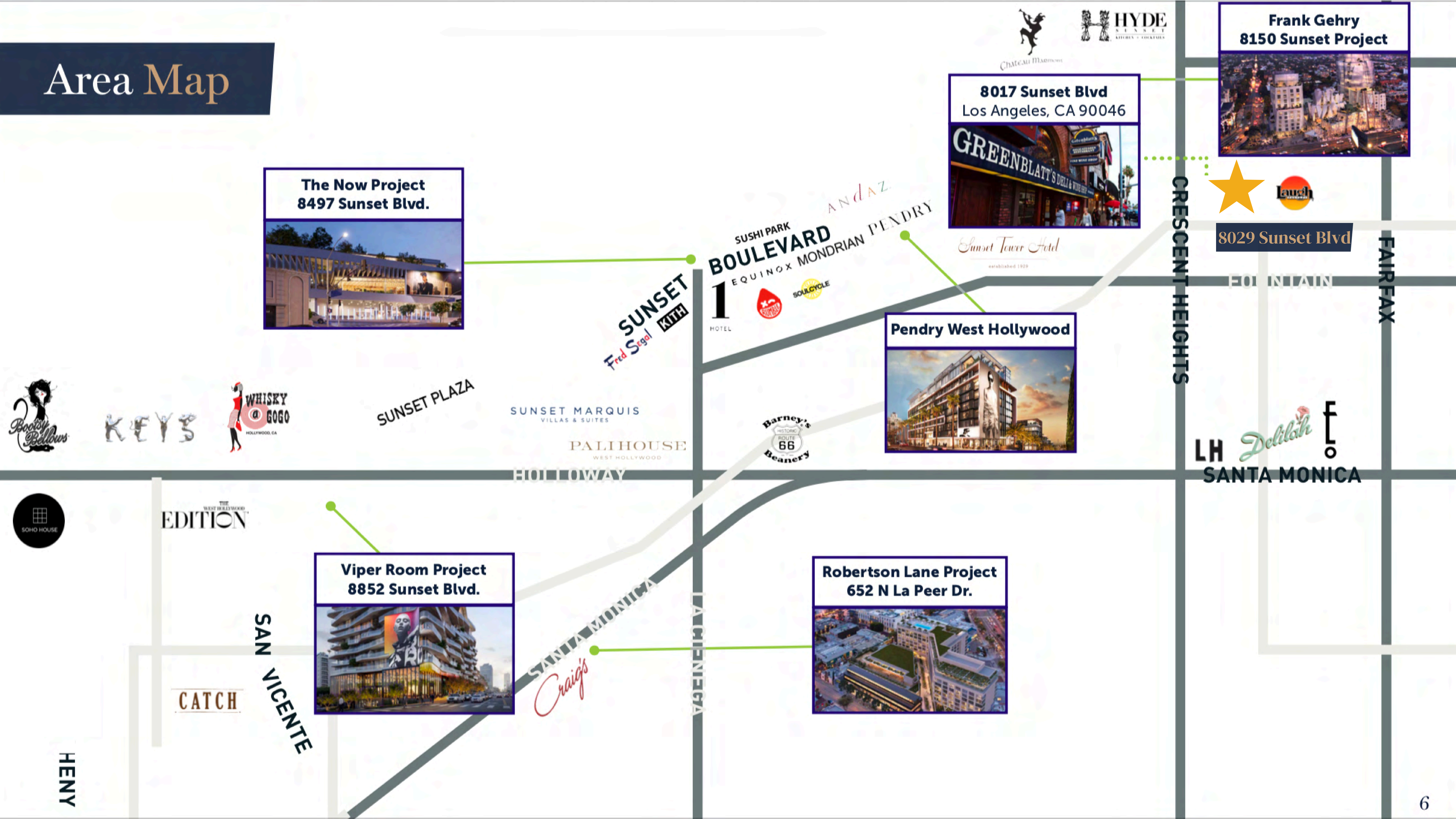
\$129,127

\$128,465

\$113,724



Area Map



The Interior



8029 W Sunset Blvd

LOS ANGELES, CA 90046

BUSINESS ASSET SALE

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