

1638 N. Cahuenga Blvd.

LOS ANGELES, CA 90028

**BUSINESS ASSET SALE**

OFFERING MEMORANDUM

# Area Highlights



CityStreet Commercial is pleased to present 1638 N Cahuenga Blvd., a prime nightlife venue located at the crossroads of Hollywood and the Cahuenga Pass. Known for its energetic atmosphere and eclectic crowd, the property benefits from strong evening foot traffic and a built-in audience drawn from the surrounding entertainment industry. Just steps from top-tier destinations like No Vacancy, Black Rabbit Rose, Dream Hotel's Highlight Room, TAO Hollywood, and Mother Wolf, this location sits in one of LA's most sought-after hospitality corridors. With close proximity to major studios, live music venues, and upscale dining, this is a rare opportunity to establish a presence in the heart of Hollywood's nightlife scene.

## Deal Points

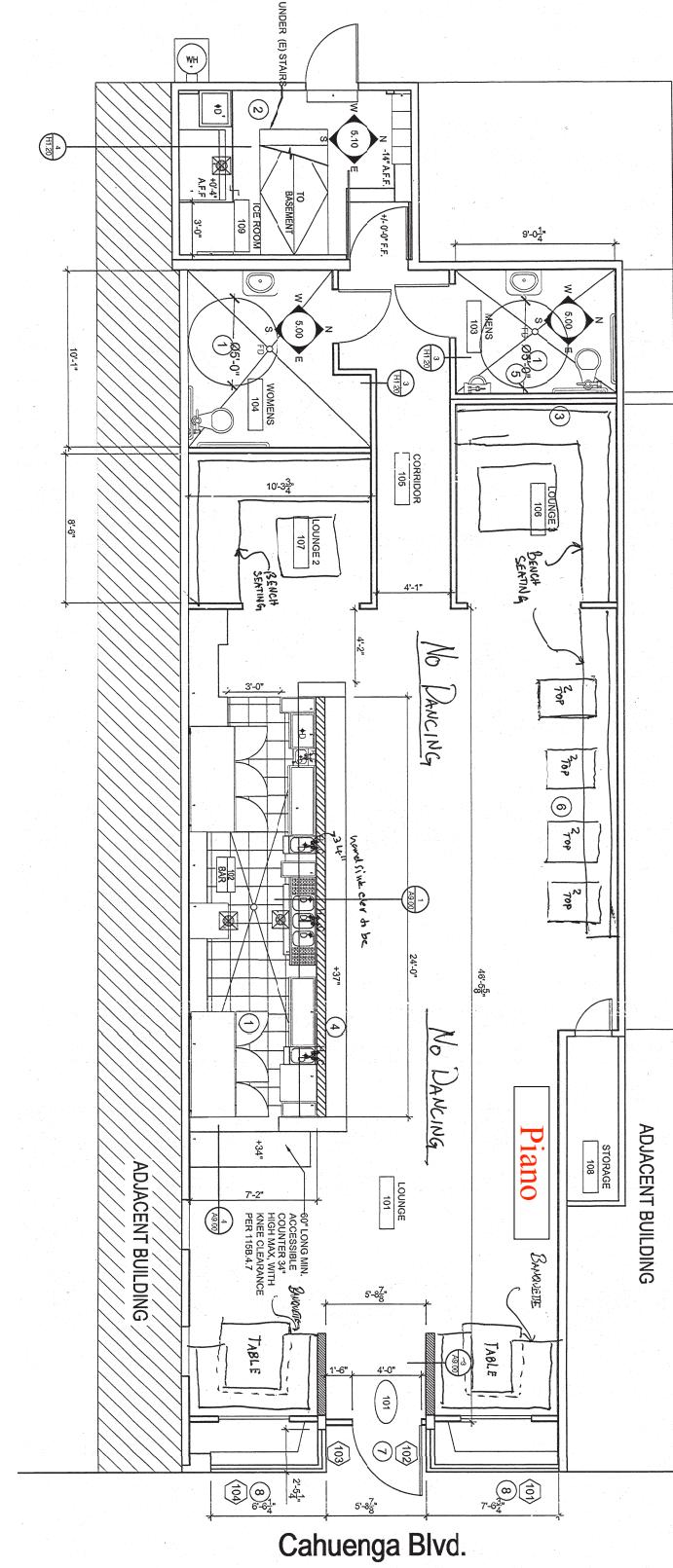
- + Asking Price: Negotiable**
- + Size: Appx 2,000 SF**
- + Lease Rate: Appx \$10,152.20/Mo MG**
- + Permitted for Live Entertainment**
- + New Lease with Landlord**
- + ABC Type-48 Liquor License Included in Sale**
- + Hours of Operation: 6:00 pm to 2:00 am  
7 Days a Week**



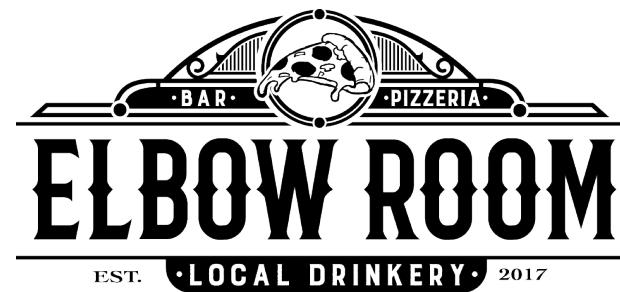
# Property Photos



# Floor Plan



# Neighboring Tenants



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Contact us:

**Leslie Haro**

Managing Partner

+1 323 395 1479

[leslie@citystreetcre.com](mailto:leslie@citystreetcre.com)

CA License No. 01829061

**Christian Montoya**

Senior Associate | Director of Marketing

+1 562 252 5770

[christian@citystreetcre.com](mailto:christian@citystreetcre.com)

CA License No. 02093406

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