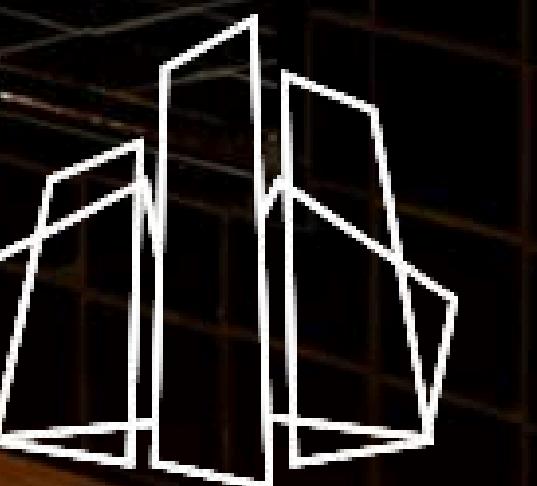


7746 Santa Monica Blvd
West Hollywood, CA 90046
BUSINESS ASSET SALE



OFFERING MEMORANDUM



CITY STREET
COMMERCIAL

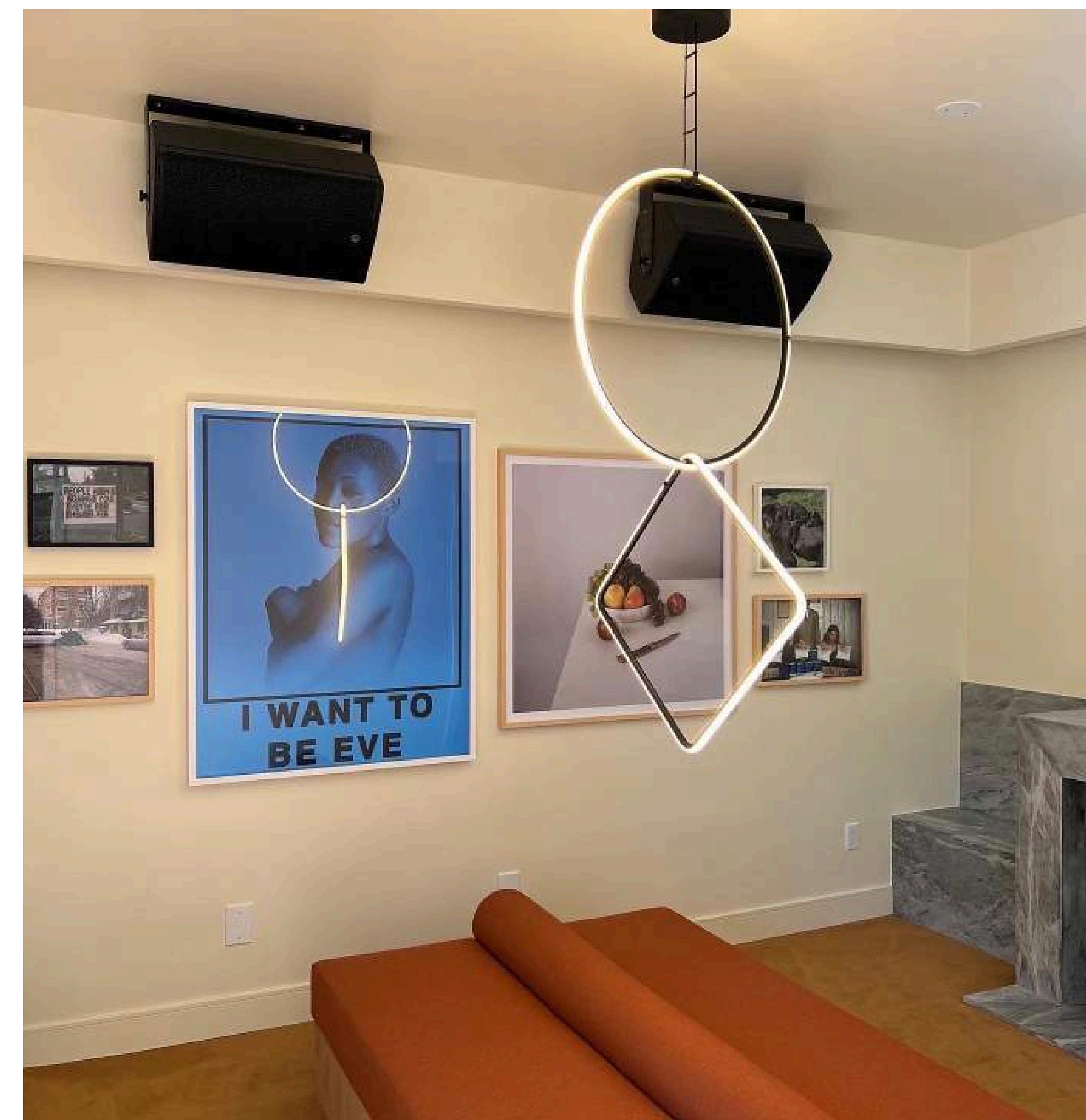
Area Highlights



CityStreet Commercial is excited to bring 7746 Santa Monica Blvd to market – a rare opportunity to purchase a turn key, second-generation bar/nightclub in the heart of West Hollywood. Set along one of LA's most iconic and energetic stretches, this prime location is surrounded by top-tier nightlife, dining, and boutique retail. High foot traffic, a strong local and tourist presence, and a vibrant neighborhood vibe make this a standout space for operators looking to plug into a dynamic scene. Surrounding hotspots include: Delilah, Bar Lubitsch, Las Perlas, Laurel Hardware, Connie & Ted's, Barney's Beanery, and more.

Deal Points

- Asking Price (Business Assets): \$500,000
- Appx 2,500 SF
- Rental Rate: Appx \$13,336/mo + \$3,000 NNN
- Lease Term: December 2029 + (2) two (5) five year options
- Includes: Grandfathered **Type 48** Liquor License with Live Entertainment and Dance Permit
- Permitted Hours: 2am, 7 days per week
- Property can be purchased separately



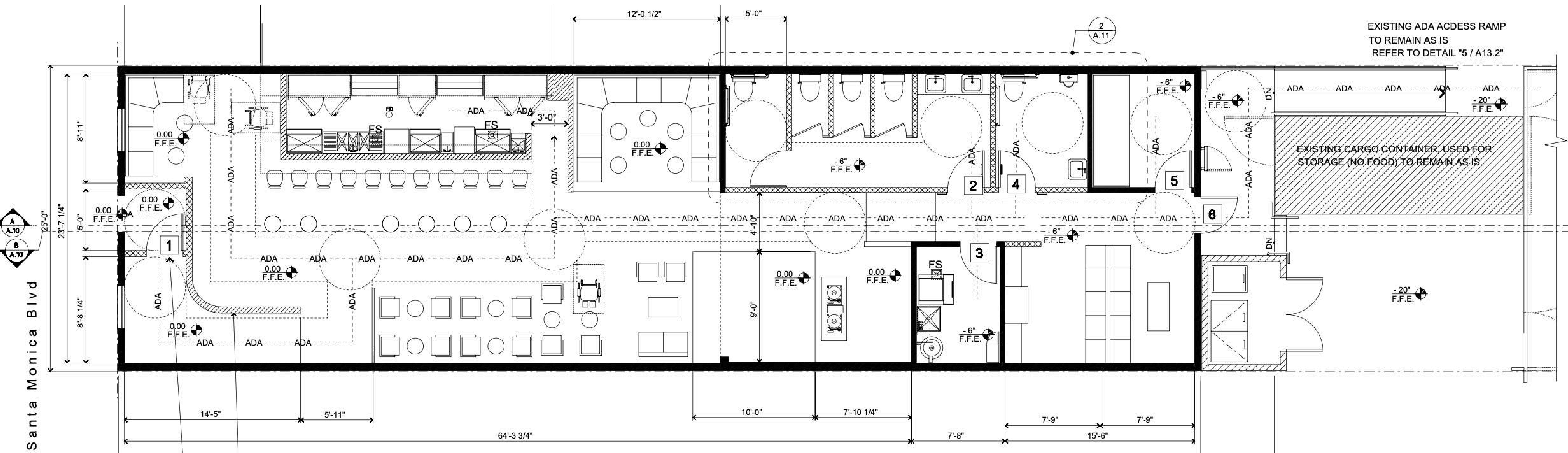
West Hollywood Demographics

	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



Floor Plan



7746 Santa Monica Blvd

West Hollywood, CA 90046

BUSINESS ASSET SALE

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