

# V Wine Room

LOS ANGELES, CA 90069

BUSINESS ASSET SALE

OFFERING MEMORANDUM





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# Space Highlights

CityStreet Commercial is pleased to present V Wine Room located at **903 Westbourne Drive** in West Hollywood. This charming 2nd gen wine bar is one of the last remaining examples of the extraordinary Spanish Colonial Revival style that was reflected in the area between 1920s and 1930s. From the character defining entrance and wrought iron work to intricate wood details, and clay roofing. 903 Westbourne Drive sits just above Santa Monica Boulevard offering an alluring destination wine bar, with direct access to locals and tourists.

# Deal Points

**Asking Price:** \$225,000

**Size:** Approx. 1,350 SF

**Rental Rate:** \$7,170.53/month

**Lease Term:**

Thru September 14, 2035, includes options at fixed annual increases

**Type-42 Liquor License:** Beer and wine with no food requirement

**Comments:** CUP allows sale of beer and wine for off-site consumption and on-site tasting.

**Permitted Hours of Operation:**

Sunday - Wednesday: 10am to 11pm  
Thursday - Saturday: 10am to 12am



# Space Photos



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