

V Wine Room

LOS ANGELES, CA 90069

BUSINESS ASSET SALE

OFFERING MEMORANDUM



CITYTREE
COMMERCIAL

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



CITYSTREET
COMMERCIAL

V Wine Room

LOS ANGELES, CA 90069

BUSINESS ASSET SALE

Elan Kermani
Founder/President
+1 310 749 0140
elan@citystreetcre.com
CA License No. 01441510

Kristin McCann
Senior Vice President
+1 917 596 7663
kristin@citystreetcre.com
CA License No. 01934727

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). ©2024. All rights reserved.