

A photograph of a DJ booth in a nightclub. Three Pioneer DJ decks are stacked on a gold-colored bar. The decks are illuminated with blue and yellow lights. The background features tufted leather walls in shades of green and gold. The overall atmosphere is dimly lit and sophisticated.

**NIGHT CLUB**

**SUNSET STRIP**  
8947 W SUNSET BLVD  
WEST HOLLYWOOD, CA 90069

# INVESTMENT HIGHLIGHTS

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Keller Williams Commercial Realtors is pleased to present the opportunity to acquire a profitable nightclub and bar located on prime Sunset Strip, a stretch of 1.7 miles famous for its classic party nightlife scene, one of California's most famous & recognized club rows where neighborhood tenants are, amongst others, the SOHO House, The Viper Room, The Back Room, The West Hollywood Edition, The Sunset House, The Roxy Theater, The Rainbow, etc., etc.

Custom built out with no expense spared, this is a rare opportunity for a skilled operator looking for a prime location in one of California's most famous addresses.

Continue the current concept or bring your own.

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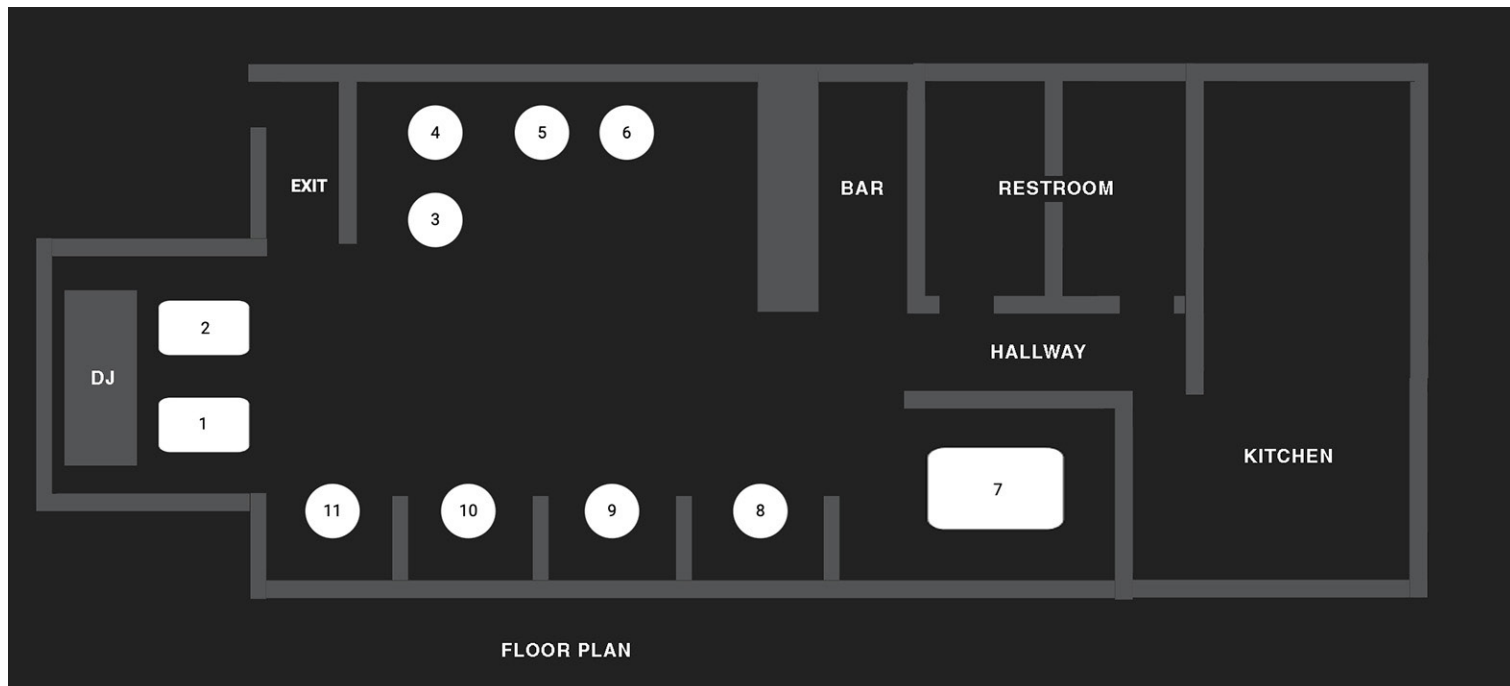
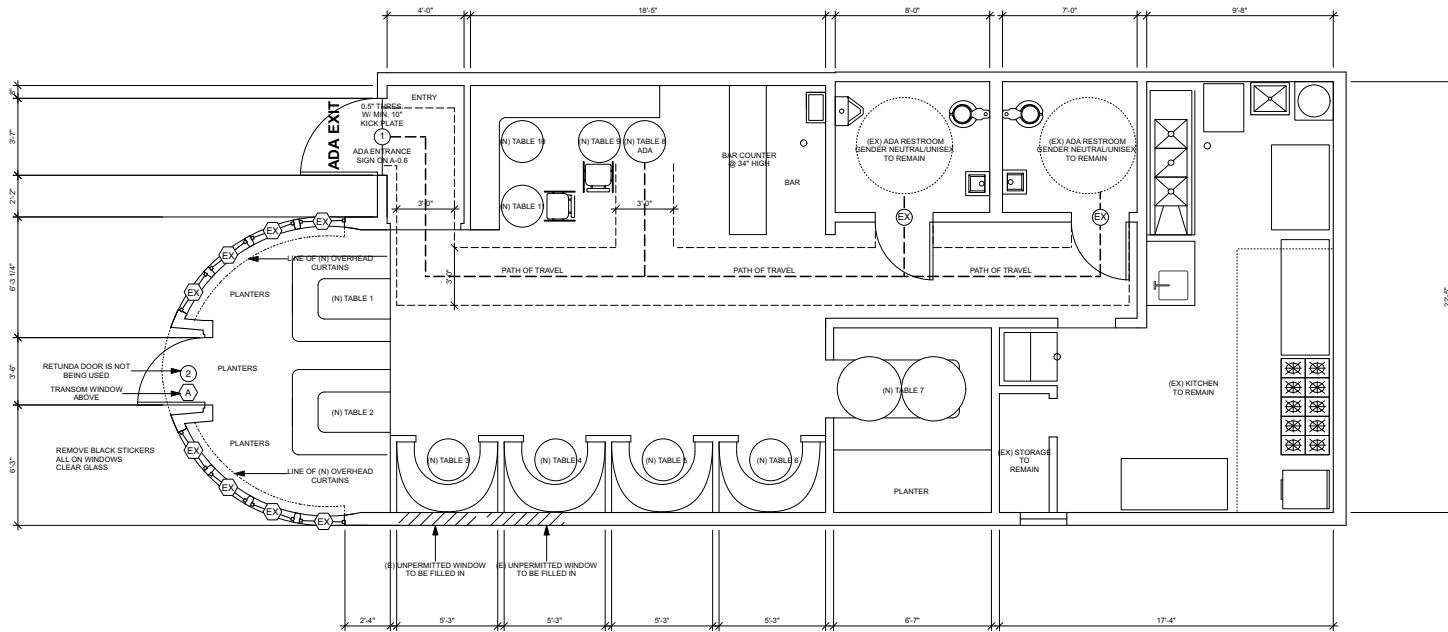
## \$925,000

- BUSINESS SALE
- NIGHT CLUB - BAR
- ABC 47 11 AM TILL 2 AM DAILY
- CUP INCLUDES LIVE ENTERTAINMENT
- OCCUPANCY APPROX. 100 PEOPLE
- FULLY EQUIPPED
- DJ BOOTH WITH NIGHT CLUB AMPLIFIED SOUND SYSTEM, VOID SPEAKER FOR DJ BOOTH & 4 SUBWOOFER DOUBLE 15
- RENT: \$12,566/MO APPROX CAO + \$1,500
- LEASE: CURRENT LEASE WITH OPTIONS.
- LANDLORD WILL PROVIDE A NEW LEASE FOR A QUALIFIED TENANT.
- SQUARE FOOTAGE APPROX. 1,600 SF
- PROMINENT LOCATION ON FAMOUS SUNSET STRIP









# NEIGHBORHOOD TENANTS



# WHY CHOOSE KELLER WILLIAMS



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AWARD

**2024**  
ANNUAL  
AWARDS

**WINNER**

**TOP FIRM**



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