

OFFERING MEMORANDUM

1617, 1621, 1621 1/2, 1623, 1623 1/2 N Cahuenga Blvd



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Offering Summary

Mixed-Use Investment Opportunity located just moments from the legendary Hollywood Boulevard Walk of Fame, this property sits at the heart of one of Hollywood's most dynamic corridors, surrounded by multimillion-dollar developments and world-renowned destinations. Zoned for one of Hollywood's most flexible and desirable commercial uses, the property combines immediate income and long-term upside with a strong mix of hospitality and entertainment tenants. The ground floor—The Hotel Café, a Grammy-recognized live music venue, and The Burgundy Room, one of the city's longest-standing bars. The upper level operates as the West Inn Hotel, featuring 21 guest rooms. The property offers the new owner a prime window to reposition rents. Surrounded by iconic landmarks such as Capitol Records, the Pantages Theater, and the Hollywood Bowl, this property presents a rare opportunity to acquire a high-profile, income-producing asset with exceptional redevelopment potential in the heart of Hollywood's entertainment core.

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Neighborhood Landmarks & Strategic Location

Located in the heart of Hollywood, this property is near some of the area's most recognized destinations, including the Hollywood Walk of Fame, the Dolby Theatre (home of the Academy Awards), El Capitan Theatre, and Musso & Frank's, Hollywood's longest-operating restaurant.

It is also close to major transportation and entertainment hubs, including the Hollywood/Vine Metro Station, Ovation Hollywood, Pantages Theatre, Sunset & Gower Studios, Capitol Records, Hollywood Palladium, and the Hollywood Bowl.

Situated on a block that blends character with contemporary Hollywood energy, this location offers high visibility in a corridor well-known for entertainment, nightlife, and tourism — making it a prime spot for businesses seeking exposure in one of Los Angeles' most active areas.



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Prime Investment Opportunity in Hollywood's Dynamic Transformation

This property offers a unique chance to be at the forefront of Hollywood's ongoing revitalization. The area is experiencing significant growth, with several major projects underway:

- Hollywood Boulevard Streetscape Improvement Project: Scheduled to commence in 2025, this initiative will enhance the boulevard with wider sidewalks, bike lanes, and improved crosswalks, fostering a more pedestrian-friendly environment.
- 6000 Hollywood Boulevard Mixed-Use Development: Plans are in place for a 35-story residential tower, alongside office and retail spaces, set to break ground in 2026.
- One Hollywood Residences: A 32-story condominium development, with construction slated to begin in 2025, offering modern living spaces and amenities. This property is strategically located amidst these transformative projects, positioning it as a prime asset for investors seeking to capitalize on Hollywood's resurgence.

Zoning

- Zoned C4-D2-SN in a vibrant pocket of Hollywood currently experiencing significant growth, this property accommodates a range of commercial uses. Current operations include a hotel, gallery, bar, and music venue, demonstrating the site's versatility. All potential uses are subject to buyer verification and city approvals. This property's location in a designated Opportunity Zone adds a strategic layer for investors considering potential tax benefits. Located in a thriving Hollywood corridor and zoned C4-D2-SN, this property supports a variety of commercial ventures. Currently operating as a hotel, gallery, bar, and music venue, it offers significant flexibility for creative or revenue-driven concepts.



HOTEL WEST INN

BURGUNDY ROOM GALLERY

TO GO

THE HOTEL CAFE

Dynamic Opportunity for Owner-Users and Value-Add Investors

- This property presents a high-value opportunity for owner-users or investors looking to capitalize on a well-located asset with strong long-term potential. Its flexible layout and strategic location support a variety of business or investment strategies, offering room for creative repositioning or enhancement.
- Well-suited for businesses looking to establish themselves in a bustling commercial corridor, and for investors seeking to unlock value through repositioning or redevelopment, this property may also qualify for SBA financing, making it an enticing opportunity for new owner-operators.

Hollywood Investment / Owner-Operator Opportunity

- Opportunity Zone – Investment Consideration - This property is located within a designated Opportunity Zone, which may provide tax incentives to qualified investors, including potential capital gains deferral and long-term tax benefits.
- The designation can make the property attractive to investors evaluating financial efficiencies and long-term planning strategies.
- Own a revenue-generating hotspot in the heart of Hollywood, where nightlife, entertainment, and foot traffic converge. The ground floor hosts two established bar concepts currently home to The Hotel Café, celebrated as one of LA's most iconic live music venues and the Burgundy Room.
- Upstairs, 7,500 sq ft of hospitality space offers 21 rooms — 10 with private baths and 11 sharing two hall bathrooms — providing steady income with upside potential.
- This property is perfect for an owner-operator or visionary investor ready to capitalize on Hollywood's energy and transform this unique asset into a premier destination.
- This property generates income from day one while offering significant potential for a visionary owner. With leases expiring between December 2025 and February 2026, a new owner has the chance to reimagine the space, reposition tenants, and maximize revenue through creative strategies and fresh concepts.



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Address	1617, 1621, 1621 1/2, 1623, 1623 1/2 N Cahuenga Blvd	
APN #	OLD 5546-007-012 NEW 5546-007-035	New APN includes the 750 SqFt Alley that is shared with neighboring businesses in the back.
Total Land Area	8,250 SqFt	Includes Alley 750 Building Only 7500
Total Building Size	15,000 SqFt	
No. Buildings	1	
No. Stories	2	
Year Built	1922	
Zoning	C4-D2-SN	Additional documents on zoning provided
Title	Delivered Clear	Liquor License
Current Occupancy	100% See Tenant Information Below	See Tenant details below - Rent Roll available
Parking	No surface Parking	
Current Tenant 1	Ground Floor Retail	Burgundy Room & Gallery Room
Current Tenant 3	Ground Floor Retail Space	Hotel Cafe
Current Tenant 3	Second Floor Hotel	West Inn Hotel
Price	\$7,999,999	
Price per SqFt	\$599	
Price Land Per Sq Ft	\$1,909	
Sale Type	Investment, Development	



Rent Roll

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 Rent Roll | December 2025

UNIT #	TENANT	RENT	LEASE START	LEASE END
1617	West Inn Hotel	\$ 9,000.00	7/1/2021	12/31/2025
1623 1/2	Hotel Café	\$ 4,105.00	3/1/2016	2/28/2026
1623	Hotel Café	\$ 4,100.00	2/16/2016	2/15/2026
1621 rear	Hotel Café-Office	\$ 2,300.00	2/1/2016	1/31/2026
1621	Burgundy Room	\$ 8,720 (\$7,194 base rent + \$1,526 NNN)	12/1/25**	11/30/2030
1621 1/2	Burgundy Room	See above	12/1/25	11/30/2030
** Burgundy Room Para 56 Termination Rights: During the first year of the Lease only, Lessee and Lessor shall have the right to terminate this Lease with a 60 day written notice by proving a payment of \$50,000 to the other party.				
TOTAL MONTHLY		\$28,225		
YEARLY INCOME		\$338,700		

CURRENT TENANTS

Ground Floor – Hotel Café: A legendary music venue for 25 years, this space is ready for a new concept to take the stage and capitalize on its iconic reputation and high foot traffic.

Ground Floor – The Burgundy Room: One of Hollywood’s longest-standing bars, continuing to attract a dedicated crowd and vibrant nightlife energy.

Upstairs – West Inn Hotel: A 7,500 sq ft hospitality space with 21 rooms — 10 with private baths and 11 sharing two hall bathrooms — providing established revenue with room for creative repositioning.

TENANT WEBSITES

hotelcafe.com

www.instagram.com/hollywoodburg/?hl=en

westinnhollywood.com

RESOURCES

la.urbanize.city/neighborhood/hollywood

hollywoodpartnership.com/do-business/development-map

hollywoodpartnership.com

Hotel Cafe

First Floor Tenant



Burgundy Room

First Floor Tenant



Demographics

Households

	2 miles	5 miles	10 miles
2020 Households	86,060	415,134	1,173,893
2024 Households	90,590	415,521	1,152,620
2029 Household Projection	89,232	405,302	1,119,878
Annual Growth 2020-2024	2.1%	1.1%	0.8%
Annual Growth 2024-2029	-0.3%	-0.5%	-0.6%
Owner Occupied Households	13,397	82,876	333,230
Renter Occupied Households	75,836	322,426	786,648
Avg Household Size	1.9	2.2	2.4
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$2.4B	\$12B	\$36.2B

Demographics

Income	2 miles	5 miles	10 miles
Avg Household Income	\$91,155	\$97,295	\$101,393
Median Household Income	\$62,757	\$67,097	\$71,460
< \$25,000	21,894	90,504	241,395
\$25,000 - 50,000	15,809	73,763	192,224
\$50,000 - 75,000	14,422	62,351	165,418
\$75,000 - 100,000	10,687	47,894	133,126
\$100,000 - 125,000	7,343	35,286	103,069
\$125,000 - 150,000	4,653	23,887	71,545
\$150,000 - 200,000	5,870	30,752	95,788
\$200,000+	9,914	51,086	150,053

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Additional Photos



Confidential Offering Memorandum Disclaimer

This Offering Memorandum (“Memorandum”) has been prepared by Kellie McCaffrey of Compass, Inc. (collectively, “Broker”) solely for the use of prospective purchasers in evaluating a potential acquisition of the property located at 1617 Cahuenga Boulevard, Los Angeles, California (the “Property”).

The information contained in this description is for general informational purposes only and is deemed reliable but not guaranteed. Prospective buyers should independently verify all material facts, including zoning, square footage, lot size, frontage, tenancy, number of rentable rooms (21 total, 10 with en suite bathrooms, 11 sharing 2 hall bathrooms), number of bars (2 on the ground floor), building condition, income, and other details. The seller and its agents make no representations or warranties, express or implied, as to the accuracy, completeness, or future performance of the property. All details are subject to change, and the property may be sold, modified, or withdrawn at any time without notice. Buyers are strongly encouraged to confirm zoning, permitted uses, and suitability for their intended purpose prior to making any decision.

By receipt of this Memorandum, the recipient acknowledges and agrees that:

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- The recipient shall not use this Memorandum or any of its contents in any manner detrimental to the interests of the Owner or Broker.

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This Memorandum is not an offer to sell nor a solicitation to buy the Property, and no binding agreement shall exist until the execution and delivery of a mutually acceptable purchase and sale agreement executed by both parties.

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