

TURNKEY BARCADE / RESTAURANT OPPORTUNITY

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The image shows the interior of a restaurant and barcade. The walls are a vibrant red, and the ceiling features a complex, vaulted structure with exposed wooden beams and black panels. A long bar with a light-colored countertop runs across the middle of the room. Behind the bar, several arcade games are displayed on a raised platform. In the foreground, there are several high-top stools with a black and white patterned seat. To the left, a large window with a decorative metal grille looks out onto a city street at night, with lights and traffic visible. The overall atmosphere is modern and retro.

1391 W. SUNSET || ECHO PARK

This restaurant/barcade space in bustling Echo Park boasts a rare Conditional Use Permit (CUP) for token-operated arcade games, food, and beer and wine service. Recently remodeled, the venue blends modern charm with retro flair, unique vaulted ceilings, and sleek finishes. Located in the vibrant Echo Park, it thrives on high vehicle and foot traffic, drawing in locals, visitors, Dodgers fans, and the surrounding workforce. 1391 Sunset is the ultimate food and beverage destination, perfectly positioned as one of the closest spots to the main route leading straight to Dodger Stadium—Vin Scully Avenue. Set in a neighborhood renowned for its consistent year-over-year growth and exciting transformative developments, this space offers a prime opportunity to tap into strong demographics and endless possibilities. Whether you're launching a trendy hangout/eatery or an entertainment hotspot, this space is your key to success in one of LA's most exciting districts!

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TERMS

Key Money | \$150,000 Or Best Offer

Base Rental Rate | \$4.00/SF/Month NNN

NNN | \$1.25/SF/Month

Term | New Lease Will Be Offered

Size | 5,165 RSF +/-

Availability | Immediately

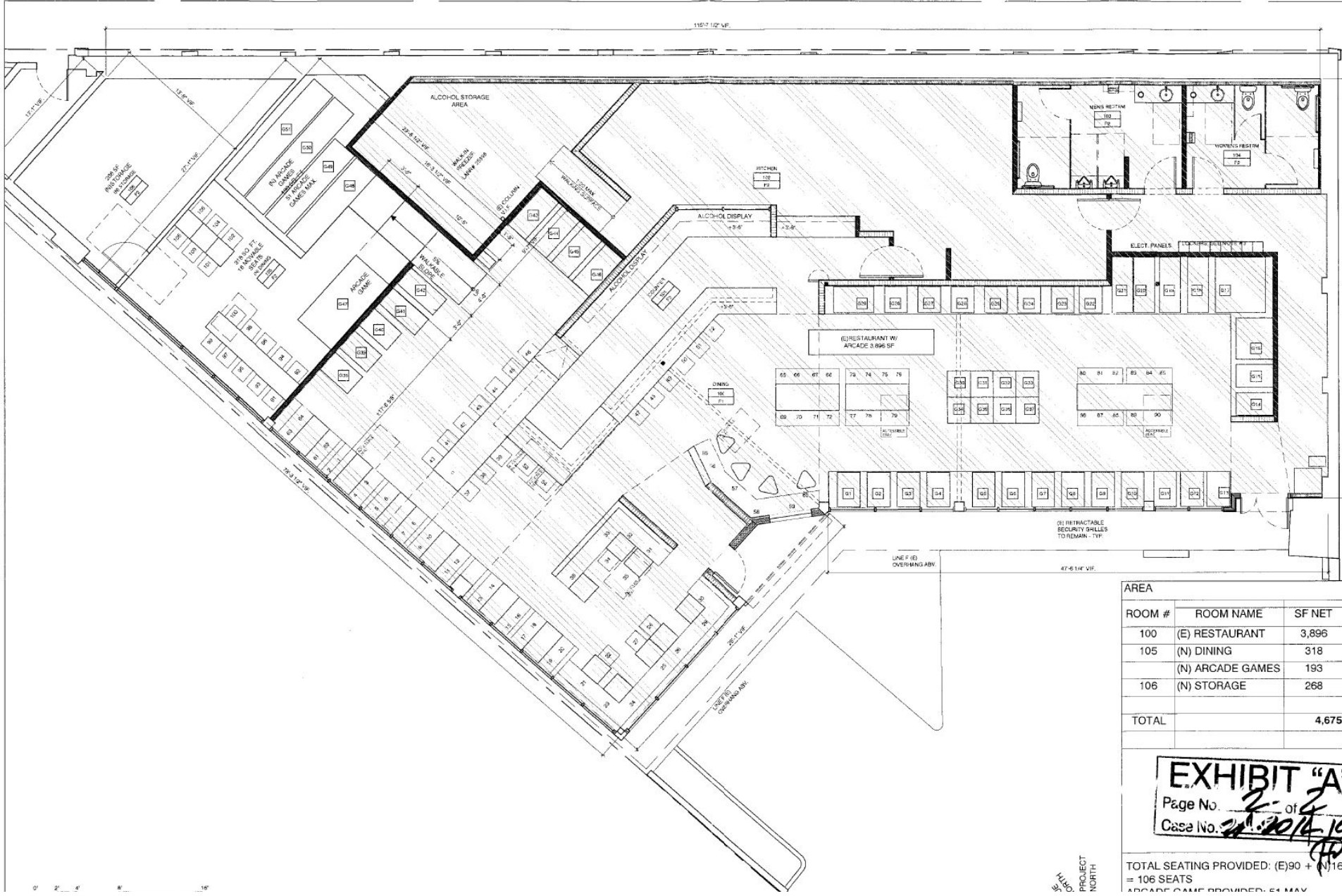
Use | Restaurant with Type 41 Beer/Wine + Arcade Games



FEATURES

- 106 Interior Seats
- CUP Hours Of Operation: Sunday through Thursday -10:00 a.m-12:00a.m || Friday and Saturday-10:00 a.m. to 2:00 a.m
- Turnkey and Furnished
- High Visibility Signage and Expansive Frontage Along Sunset
- CUP Allows For: 51 Token Arcade Games, Food, Beer/Wine
- One Of The Closest Venues To Dodger Stadium / Vin Scully Ave
- Ideal For Sports Bar Concept / Barcade / Restaurants

FLOOR PLAN



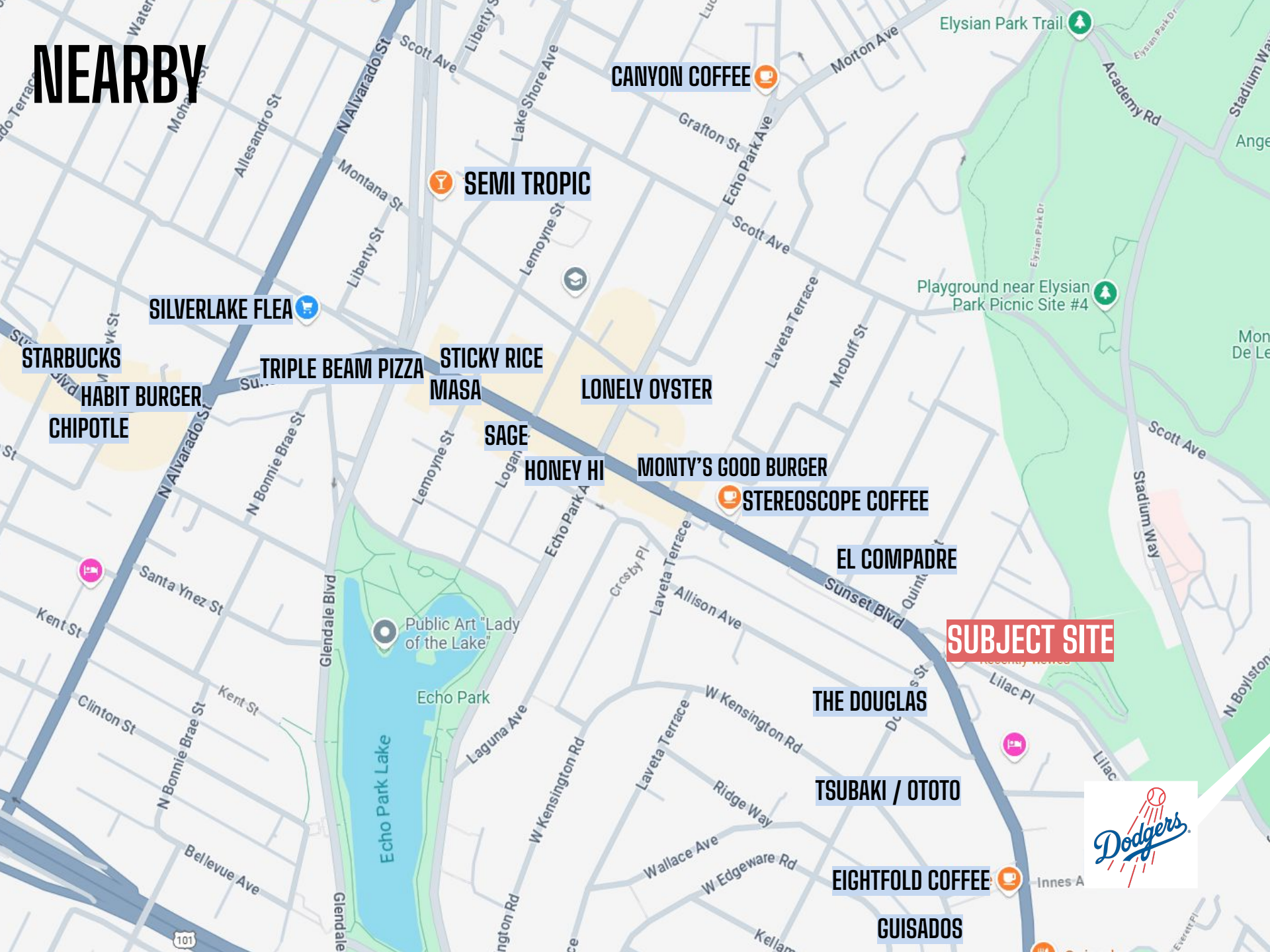
AREA		
ROOM #	ROOM NAME	SF NET
100	(E) RESTAURANT	3,896
105	(N) DINING	318
	(N) ARCADE GAMES	193
106	(N) STORAGE	268
TOTAL		4,675

EXHIBIT "A"
 Page No. 2 of 2
 Case No. 22-2014-15

TOTAL SEATING PROVIDED: (E)90 + (N)16
 = 106 SEATS
 ARCADE GAME PROVIDED: 51 MAY

PROJECT NORTH

NEARBY



STARBUCKS

HABIT BURGER
CHIPOTLE

SILVERLAKE FLEA

TRIPLE BEAM PIZZA

STICKY RICE
MASA

LONELY OYSTER

SAGE

HONEY HI

MONTY'S GOOD BURGER

STEREOSCOPE COFFEE

EL COMPADRE

SUBJECT SITE

THE DOUGLAS

TSUBAKI / OTOTO

EIGHTFOLD COFFEE

GUISADOS

CANYON COFFEE

SEMI TROPIC







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A row of vintage pinball machines in a dimly lit room. The machines are arranged in a line, and the lighting is low, creating a nostalgic atmosphere. The machines have various colorful displays and artwork on their tops.

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