

FOR LEASE OR FOR SALE

6340

YUCCA STREET



6340 YUCCA STREET, LOS ANGELES, CA 90028

CBRE



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EXECUTIVE SUMMARY

CBRE, Inc. is pleased to present 6340 Yucca Street, a rare hospitality opportunity available for lease or sale in the heart of Hollywood's most dynamic commercial corridor. The 6,286 square-foot freestanding building sits on a 0.28-acre corner parcel and is zoned LAC4, one of Los Angeles' most permissive commercial designations, accommodating a wide range of food, beverage, and entertainment uses, including full-service restaurants, bars, cocktail lounges, live music venues, and nightclubs.

LOCATED WITHIN THE STORIED YUCCA CORRIDOR, JUST ONE BLOCK EAST OF THE ICONIC CAPITOL RECORDS BUILDING AND STEPS FROM HOLLYWOOD BOULEVARD'S WORLD-FAMOUS ENTERTAINMENT DISTRICT, THE PROPERTY OFFERS EXCEPTIONAL VISIBILITY AND BRAND POSITIONING

Available for purchase at \$4,500,000 or for lease at \$2.50/SF NNN, 6340 Yucca Street provides flexible entry points for both owner-users and investors.

ADDRESS

6340 Yucca Street

MARKET

Hollywood

SQUARE FOOTAGE

6,286 SF

LOT SIZE

12,197 SF

YEAR BUILT

1931

ZONING

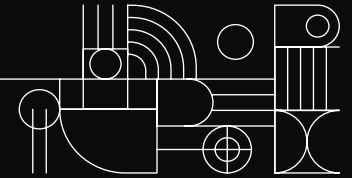
LAC4

LEASE RATE

\$2.50/SF/Month

SALE PRICE

\$4,500,000



IDEAL USE CASES

THE PROPERTY'S LAC4 ZONING, GENEROUS 6,286 SF FOOTPRINT, AND HOLLYWOOD ADDRESS MAKE IT A NATURAL FIT FOR HIGH-ENERGY HOSPITALITY CONCEPTS THAT THRIVE ON CELEBRITY CLIENTELE, HIGH FOOT TRAFFIC, AND AN ENTERTAINMENT-DRIVEN CULTURE.



FULL-SERVICE RESTAURANT

The multi-story layout supports a destination dining concept – from intimate fine-dining to upscale casual – with space for a full kitchen, bar program, private dining, and outdoor patio potential.



COCKTAIL BAR & LOUNGE

Hollywood's nightlife demand remains unmatched. A curated cocktail lounge or speakeasy-style bar concept would capture the constant flow of industry professionals, tourists, and local tastemakers.



NIGHTCLUB / LIVE VENUE

With sufficient square footage, LAC4 permissions, and proximity to Hollywood's entertainment core, the property is primed for a nightclub or live music venue targeting the premium entertainment market.

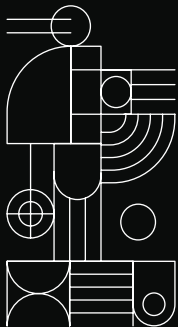


MULTI-CONCEPT OPERATOR

The multi-level footprint enables a split-concept model – for example, a ground-floor restaurant with a rooftop or upper-level lounge – maximizing revenue across day-part and evening programming.



SURROUNDING AMENITIES



WALK SCORE

97

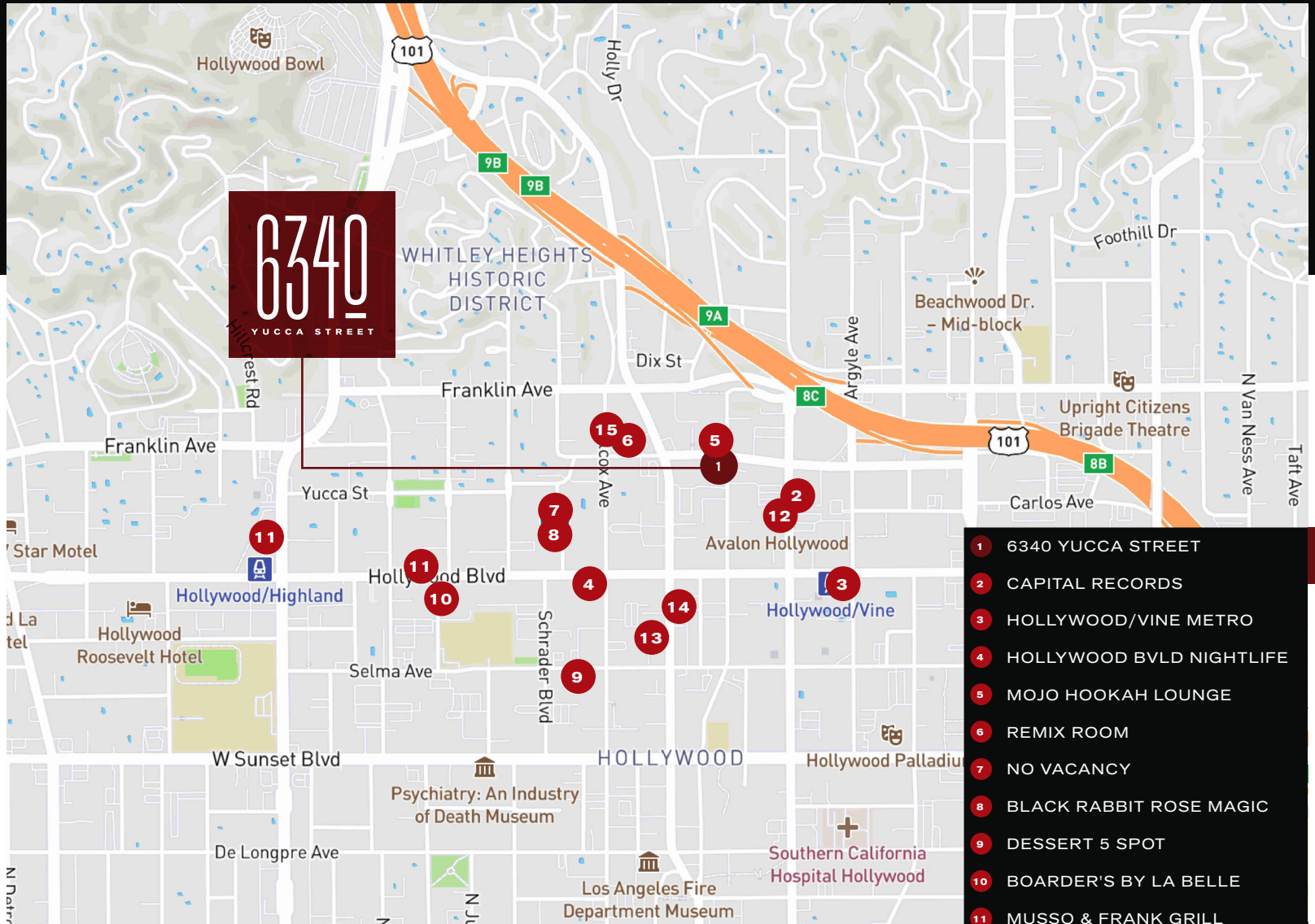


TRANSIT SCORE

70

TRAFFIC COUNTS

Street Name	Type	Traffic Count	Cross Street	Year	Latitude	Longitude	Distance (mi.)
N Cahuenga Blvd	Aadt	25,662	Yucca St	2011	34.103075	-118.329551	0.08
Hollywood Blvd	Aadt	23,760	Ivar Ave	2013	34.101621	-118.329551	0.15
Hollywood Blvd	Aadt	25,065	Vine St	2013	34.101635	-118.326165	0.19



- 1 6340 YUCCA STREET
- 2 CAPITAL RECORDS
- 3 HOLLYWOOD/VINE METRO
- 4 HOLLYWOOD BLVD NIGHTLIFE
- 5 MOJO HOOKAH LOUNGE
- 6 REMIX ROOM
- 7 NO VACANCY
- 8 BLACK RABBIT ROSE MAGIC
- 9 DESSERT 5 SPOT
- 10 BOARDER'S BY LA BELLE
- 11 MUSSO & FRANK GRILL
- 12 AVALON
- 13 HOTEL CAFE
- 14 TRAMP STAMP GRANNY'S
- 15 THE BRICKYARD PUB
- 16 OVATION HOLLYWOOD

HERITAGE STORY



NINE DECADES AT THE CROSSROADS OF HOLLYWOOD

The building at 6340 Yucca Street has stood at the corner of Yucca and Ivar since 1931, long before the Capitol Records Tower, the Walk of Fame, or the Hollywood/Vine Metro station. Today it totals 6,286 square feet, but it began as a Van de Kamp Dutch Bakery

designed by noted Hollywood architect Henry L. Gogerty. It was part of the same wave of development that produced the nearby Yucca-Vine Tower and helped shape this stretch of Hollywood.

Gogerty placed the bakery on the southwest corner of Yucca and Ivar during Hollywood's first golden age. The Knickerbocker Hotel stood only steps away, housing D.W. Griffith in his final years and hosting Bess Houdini's last seance on its rooftop. Above the neighborhood, Whitley Heights was home to Rudolph Valentino, Jean Harlow, and Gloria Swanson. Local lore holds that the screenwriter of *Frankenstein* (1931), writing from a room at the Knickerbocker, drew inspiration for the film's windmill scene from the bakery's Dutch windmill facade.

By the 1940s, the building had become a classic Hollywood diner, with a horseshoe counter, leatherette booths, and walls lined with movie-star photographs. Clark Gable and James Cagney were among the names associated with the place. It felt less like a set piece than a working part of Hollywood's daily life.

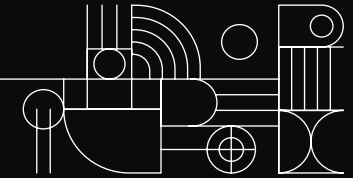
In 1977, the Abrahamian family, Greek immigrants with Russian-Armenian roots, bought the property and renamed it Joseph's Cafe. Leo and Ovsanna Abrahamian ran it for more than two decades as a neighborhood fixture, even during the years when Yucca Street had a much rougher reputation. Regulars included locals and screenwriters who came for soup, coffee, and the familiarity of the counter.

Around 2000, the next generation, Joseph and Robert Abrahamian, undertook a major renovation. They expanded the space, added nightly music, and repositioned it as a restaurant and nightclub. Joseph's soon became a fixture of Hollywood nightlife in the years before social media changed the scene. Citysearch named it Los Angeles' No. 1 celebrity club in 2005, and *Variety* wrote in 2003 that Monday nights were the place to spot Britney Spears and friends on the dance floor. The venue was known to attract names such as Janet Jackson, Cameron Diaz, Ben Affleck, Mark Wahlberg, Scarlett Johansson, and Kim Kardashian.

One of the venue's best-known stories dates to April 2004, when Britney Spears and Kevin Federline first connected there. Years later, *The Hollywood Reporter* revisited Joseph's in a 2019 feature on the end of old Hollywood nightlife, accompanied by previously unpublished photographs of Leonardo DiCaprio, Ryan Gosling, and other future stars from that era.

The building returned to the screen in 2018, when Quentin Tarantino chose the corner of Yucca and Ivar for *Once Upon a Time in Hollywood* (2019). For a key scene, the production transformed the property into a recreation of Pandora's Box, the famed 1960s Sunset Strip nightclub. Rather than paint the exterior, the crew wrapped the building in vinyl to create the pink-and-orange striped facade seen on screen, preserving the existing walls in the process. The shoot was covered by *The Hollywood Reporter* and *LA Beat*, and noted as well by *Hollywood Heritage*.





PERMITTED USES



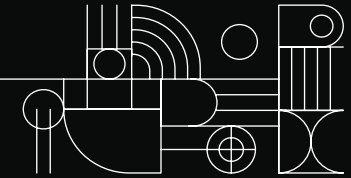
FOOD & BEVERAGE LAMC §12.14 A.1

Use	Status	Notes
Restaurant / Café / Tea Room	✓ By-Right	Full-service restaurants, cafés, tea rooms. Dancing/entertainment requires CUP in some overlay areas.
Bar / Cocktail Lounge / Tavern	✓ By-Right	Alcoholic beverage service. ABC license required separately. On-site consumption permitted.
Nightclub / Live Entertainment Venue	✓ By-Right	Dancing and live entertainment permitted in C4. CUP required only in Westwood Village Specific Plan area.
Drive-In / Drive-Through Restaurant	✓ By-Right	When not subject to CUP requirements of §12.24 W.
Food Store / Grocery / Market	✓ By-Right	Retail sale of food and grocery items.
Bakery (retail)	✓ By-Right	Retail bakery with on-site preparation permitted.
Outdoor Dining Area	✓ By-Right CUP if deviating	By-right if meeting LADBS standards. CUP required for outdoor dining that deviates from LAMC §12.21 A.24(d)(1).
Catering Establishment	✓ By-Right	Commercial food preparation and catering services.
Ice Cream / Confectionery Shop	✓ By-Right	Retail sale of sweets, confectionery, desserts.



RETAIL & GENERAL COMMERCIAL

Use	Status	Notes
General Retail Store / Shop	✓ By-Right	Sale of any goods typical of retail commerce.
Clothing / Apparel Store	✓ By-Right	
Furniture / Home Furnishings Store	✓ By-Right	
Department Store / General Merchandise	✓ By-Right	
Hardware / Building Supply (retail)	✓ By-Right	
Secondhand / Thrift / Antique Store	✓ By-Right	Sale of used merchandise permitted in C4.
Pet Store / Bird Store / Taxidermist	✓ By-Right	Under applicable license per §12.03 definitions.
Florist / Nursery (retail)	✓ By-Right	All incidental equipment must be kept within building.
Pharmacy / Drug Store	✓ By-Right	
Automobile Parts / Accessories (retail)	✓ By-Right	Retail sales of auto parts; no open-air repair.
Pawnshop	CUP Required	Conditional use required in C2, C4, C5, CM, M1, M2, M3.



PERMITTED USES



OFFICE & PROFESSIONAL SERVICES LAMC §12.13 A.2

Use	Status	Notes
Business / Professional Office	✓ By-Right	Offices of any professional or business type.
Medical / Dental Office	✓ By-Right	Distinct from medical clinic; outpatient office use.
Medical Clinic / Outpatient Health	✓ By-Right	Per Use List update distinguishing clinic from office.
Bank / Financial Institution	✓ By-Right	
Insurance / Real Estate Office	✓ By-Right	
Law Office / Legal Services	✓ By-Right	
Software Development / Tech Office	✓ By-Right	Facilities for software development permitted.



ENTERTAINMENT, ARTS & RECREATION

Use	Status	Notes
Live Music / Concert Venue	✓ By-Right	Entertainment and dancing permitted by-right in C4 (unlike some lesser commercial zones).
Theater / Cinema / Screening Room	✓ By-Right	Projection and screening rooms up to 100 seats permitted with film/tape editing per §12.14 A.12.
Comedy Club / Cabaret (non-adult)	✓ By-Right	Entertainment with audience permitted in C4.
Bowling Alley	✓ By-Right	Must be wholly within enclosed building.
Billiard / Pool Hall	✓ By-Right	Must be ≥500 ft from A or R zone. Subject to additional conditions per §12.14 A.3(a).
Skating Rink	✓ By-Right	Must be wholly within enclosed building.
Gym / Fitness Center / Dance Studio	✓ By-Right	Dance studios and yoga studios explicitly confirmed in C4.
Film / Tape Editing Studio	✓ By-Right	Only safety film; screening rooms ≤100 seats.
Circus / Temporary Amusement (transient)	✓ By-Right	Transient and temporary amusement enterprises permitted.
Amusement Arcade (≤4 coin machines)	✓ By-Right	Penny arcades with no more than 4 coin-operated machines are permitted.
Boxing Arena	✓ Excluded in C4	Specifically excluded from C4 (permitted in C2 but removed in C4).
Penny Arcade (>4 machines) / Shooting Gallery	✓ Excluded in C4	Games of skill & science, shooting galleries excluded from C4.
Merry-Go-Round / Ferris Wheel / Carousel	✓ Excluded in C4	Excluded from C4 zone per §12.16 A.2(a).
Strip Tease / Adult Cabaret	✓ Excluded in C4	Adult cabarets as defined in §12.70 B are excluded from C4.

LOCATION OVERVIEW

Over the past two decades, the Yucca Corridor has transformed from a distressed stretch into a thriving hub of boutique retail, residential towers, and entertainment destinations, attracting a growing base of young professionals, artists, and entertainment-industry insiders. Today, the streetscape is anchored by design-forward multifamily projects, hospitality venues, and neighborhood-serving retail that collectively reinforce Hollywood's resurgent core.

6340 Yucca Street is within easy walking distance of Hollywood Boulevard, the Hollywood/Vine Metro Red Line station, the Pantages Theatre, and the iconic Capitol Records Building—some of the most frequented entertainment destinations in Southern California. With more than 55,000 residents within a one-mile radius and a median household income of approximately \$66,700, the immediate trade area offers a substantial daytime and evening customer base, further amplified by heavy visitor and tourist traffic.

Hollywood's hospitality market benefits from year-round demand driven by the global film and television industries, major award seasons (Oscars, Grammys, Emmys), touring concerts at nearby venues, and one of the city's highest concentrations of hotel keys, all of which support consistent dinner, bar, and late-night revenue for well-positioned operators.



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