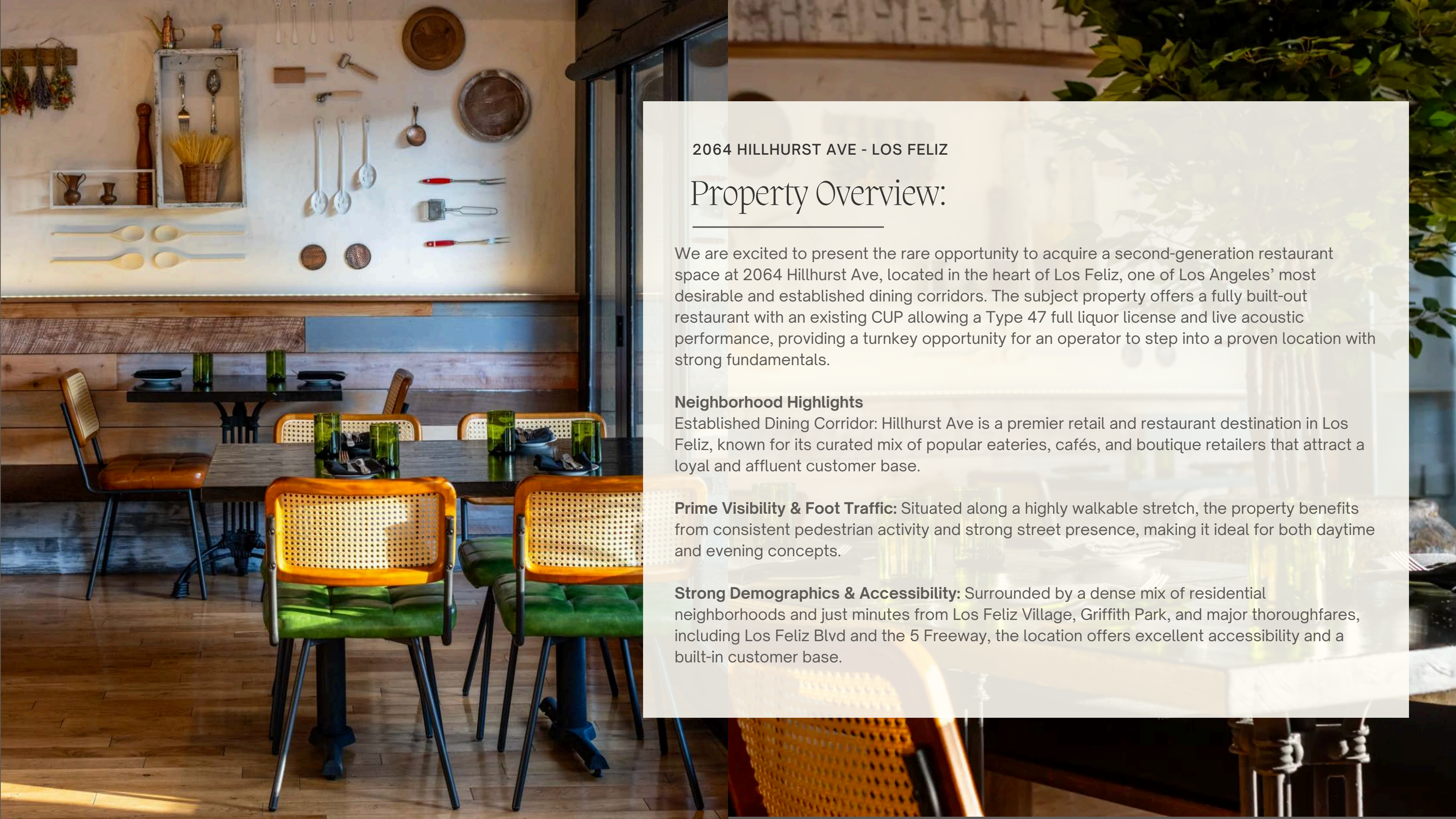


Your Restaurant Opportunity Los Feliz

2064
Hillhurst
Ave

LOS FELIZ | RESTAURANT ASSET SALE



2064 HILLHURST AVE - LOS FELIZ

Property Overview:

We are excited to present the rare opportunity to acquire a second-generation restaurant space at 2064 Hillhurst Ave, located in the heart of Los Feliz, one of Los Angeles' most desirable and established dining corridors. The subject property offers a fully built-out restaurant with an existing CUP allowing a Type 47 full liquor license and live acoustic performance, providing a turnkey opportunity for an operator to step into a proven location with strong fundamentals.

Neighborhood Highlights

Established Dining Corridor: Hillhurst Ave is a premier retail and restaurant destination in Los Feliz, known for its curated mix of popular eateries, cafés, and boutique retailers that attract a loyal and affluent customer base.

Prime Visibility & Foot Traffic: Situated along a highly walkable stretch, the property benefits from consistent pedestrian activity and strong street presence, making it ideal for both daytime and evening concepts.

Strong Demographics & Accessibility: Surrounded by a dense mix of residential neighborhoods and just minutes from Los Feliz Village, Griffith Park, and major thoroughfares, including Los Feliz Blvd and the 5 Freeway, the location offers excellent accessibility and a built-in customer base.



Property Details:

With its existing restaurant infrastructure and highly sought-after Los Feliz location, 2064 Hillhurst Ave presents a compelling opportunity for an operator seeking to establish or expand in one of LA's most vibrant and enduring neighborhoods.

Size: 3,108 sf interior + 252 sf outdoor space

Rent: As of May 1, 2026: \$15,844.54/ mo + NNNs (approx. \$400/mo)

Term: Ends on May 1, 2032 (Two 60-month options to extend with 3% increases throughout.)

Parking: Shared parking lot for patrons

2064 HILLHURST AVE - LOS FELIZ

Permitted Use and CUB

2064 Hillhurst Ave is fully equipped to operate as a second-generation restaurant and includes an active Conditional Use Permit (CUP) allowing for a full liquor Type 47 license, as well as live performance.

Type 47 license: Live performance with up to 3 acoustic groups

Hours of Operation:

Sun-Thurs 8 am to 12 am

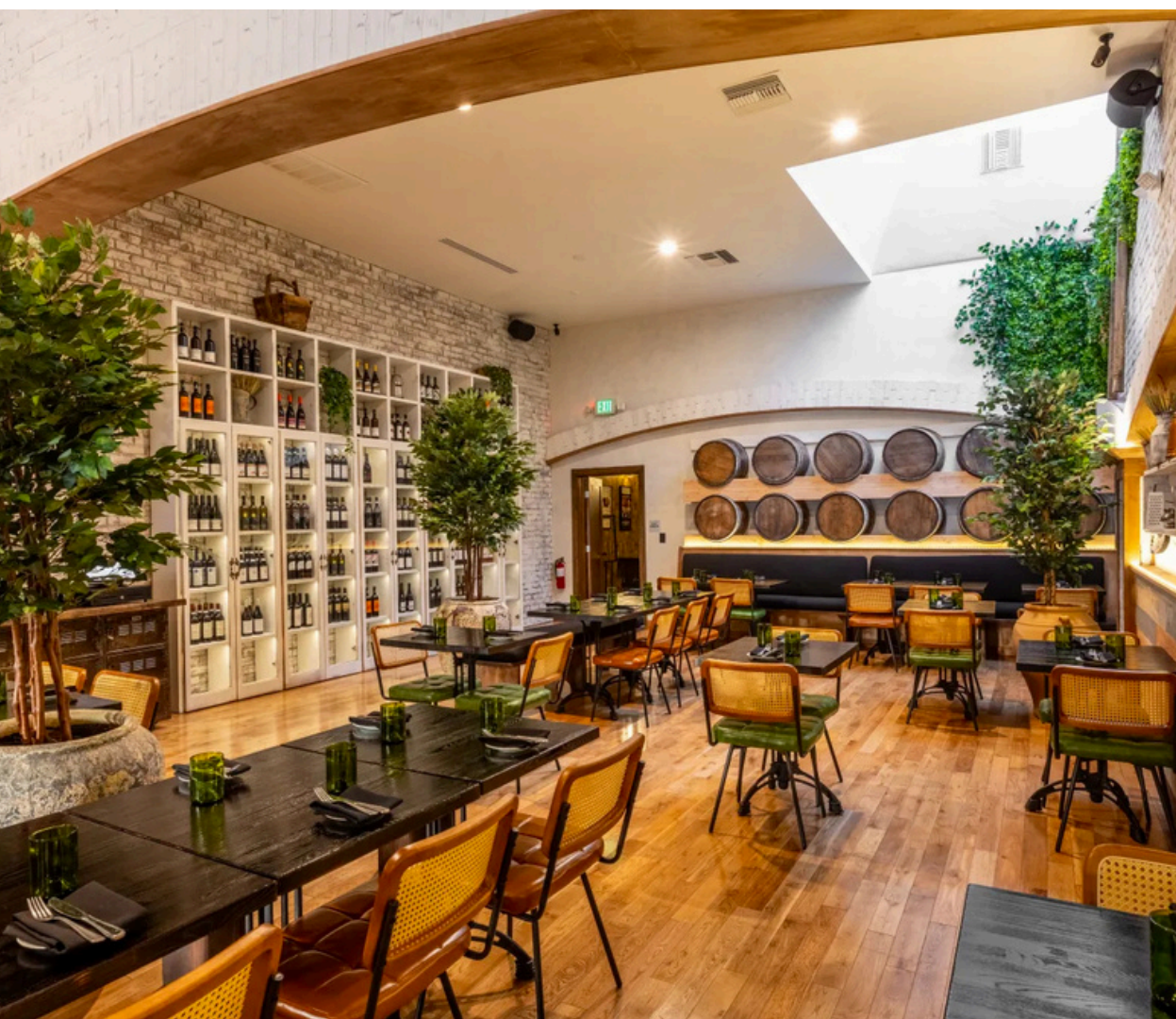
Friday and Saturday 8 am to 1 am

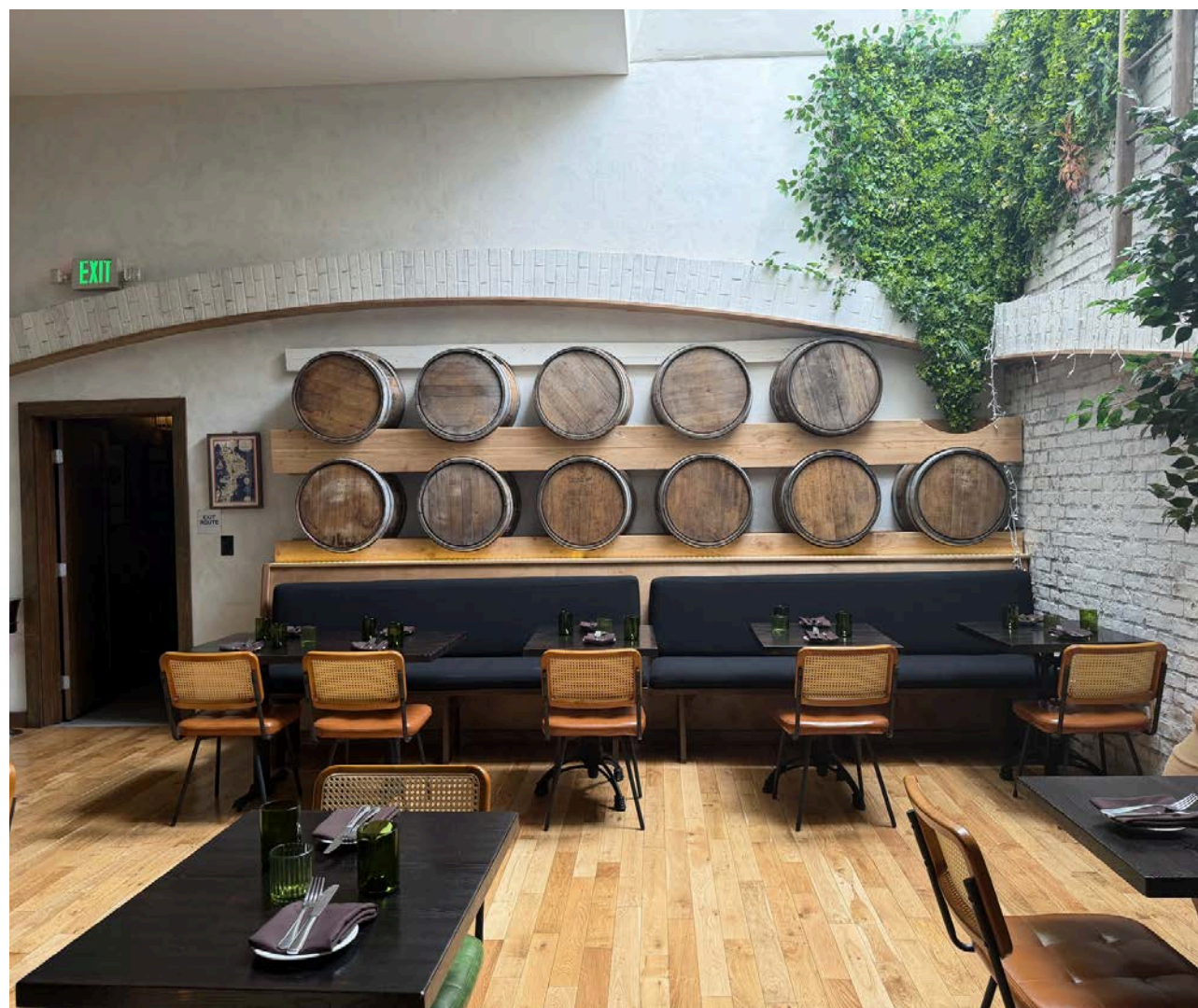
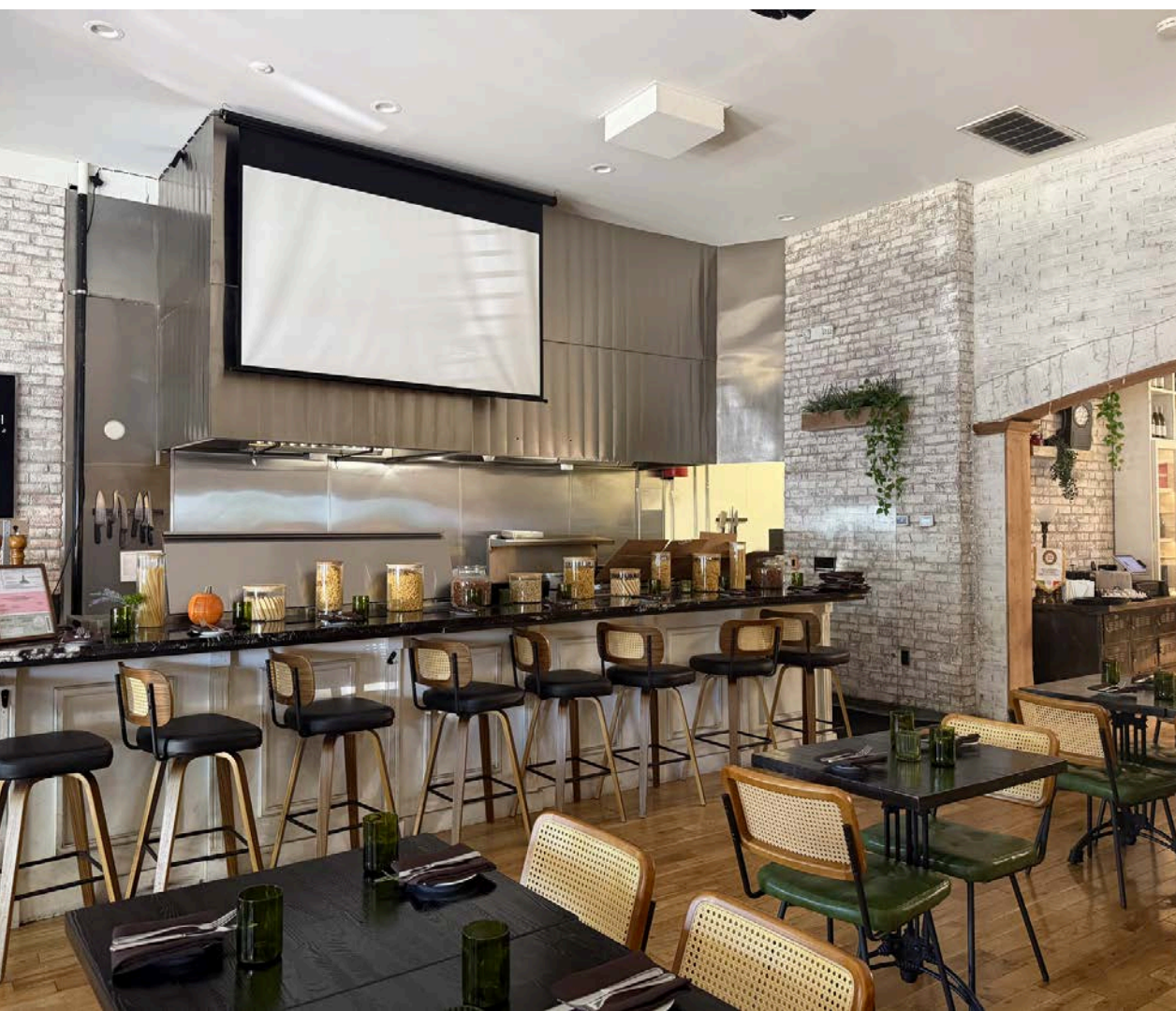
Indoor seating: Indoor 84

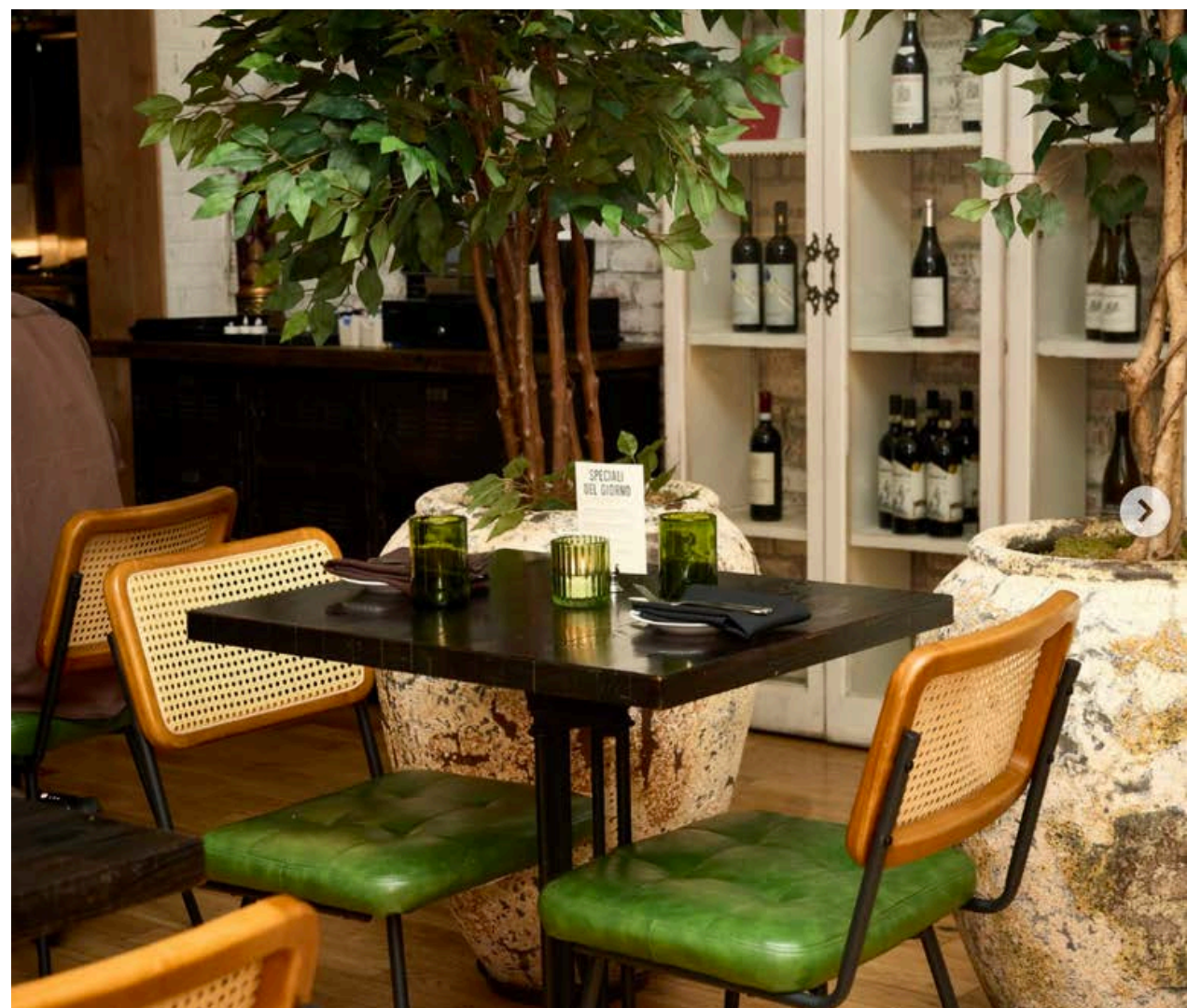
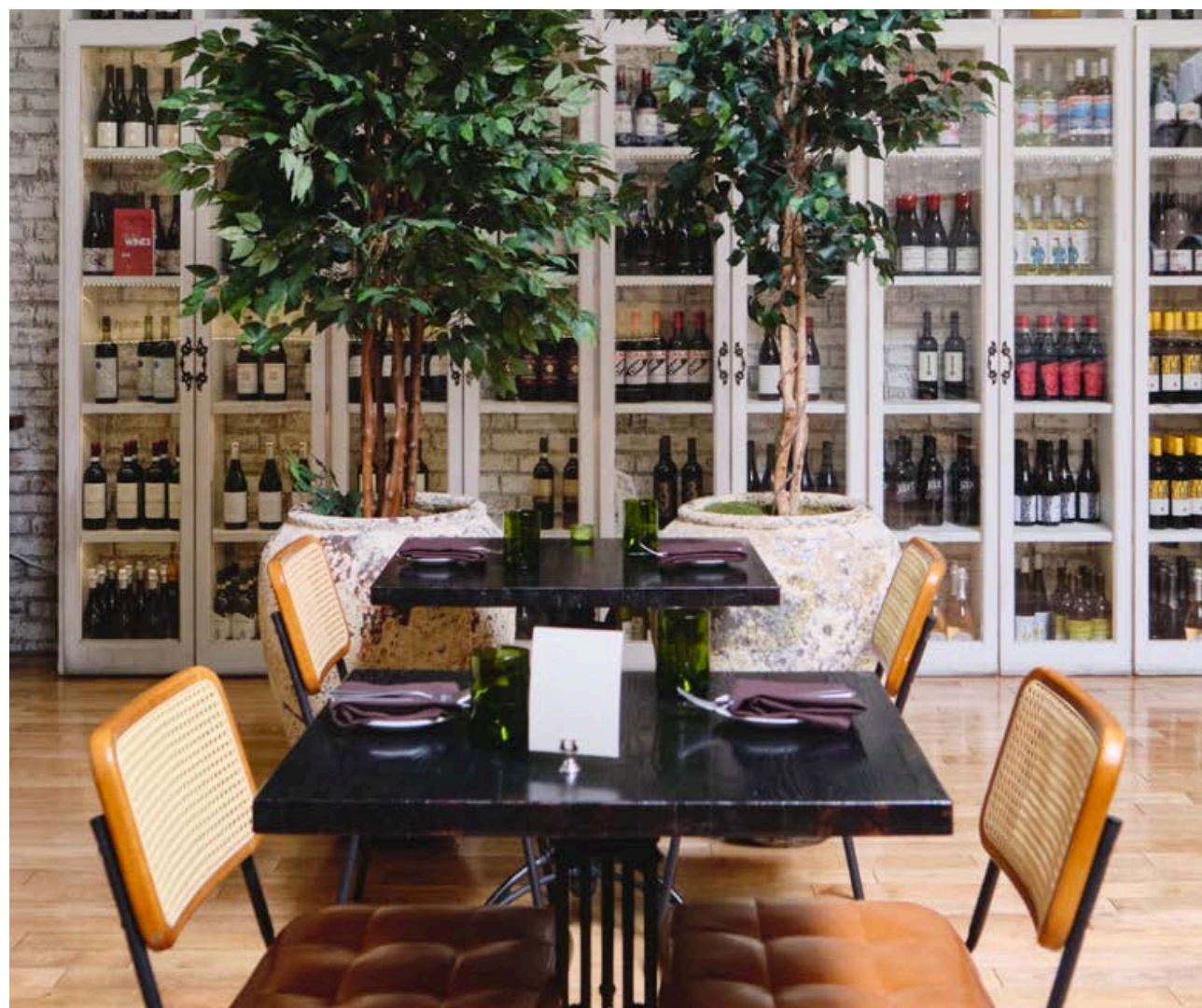
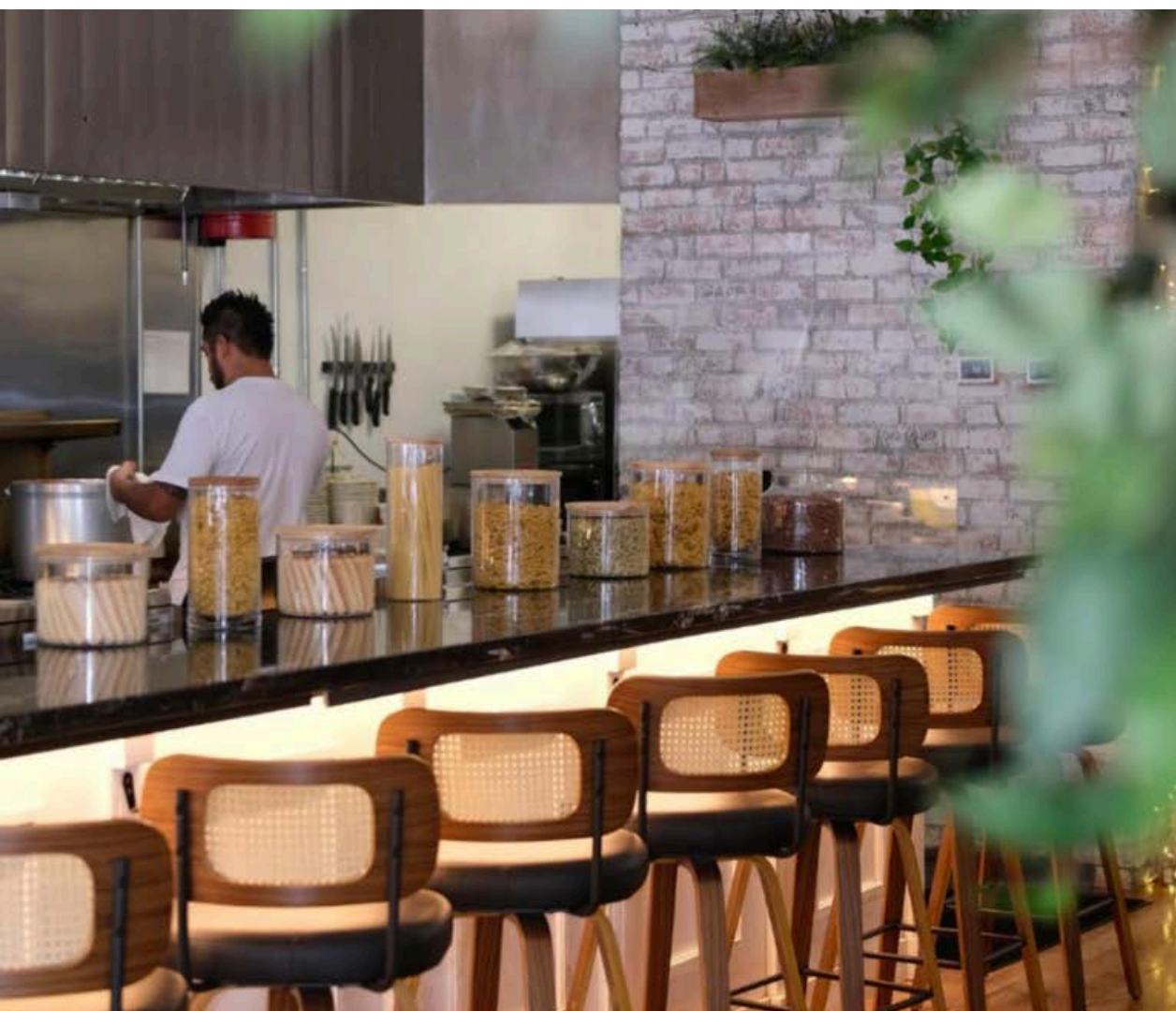
Outdoor seating: 16 (Outdoor dining shall cease at 10 pm daily)

Usage: Full-service restaurant



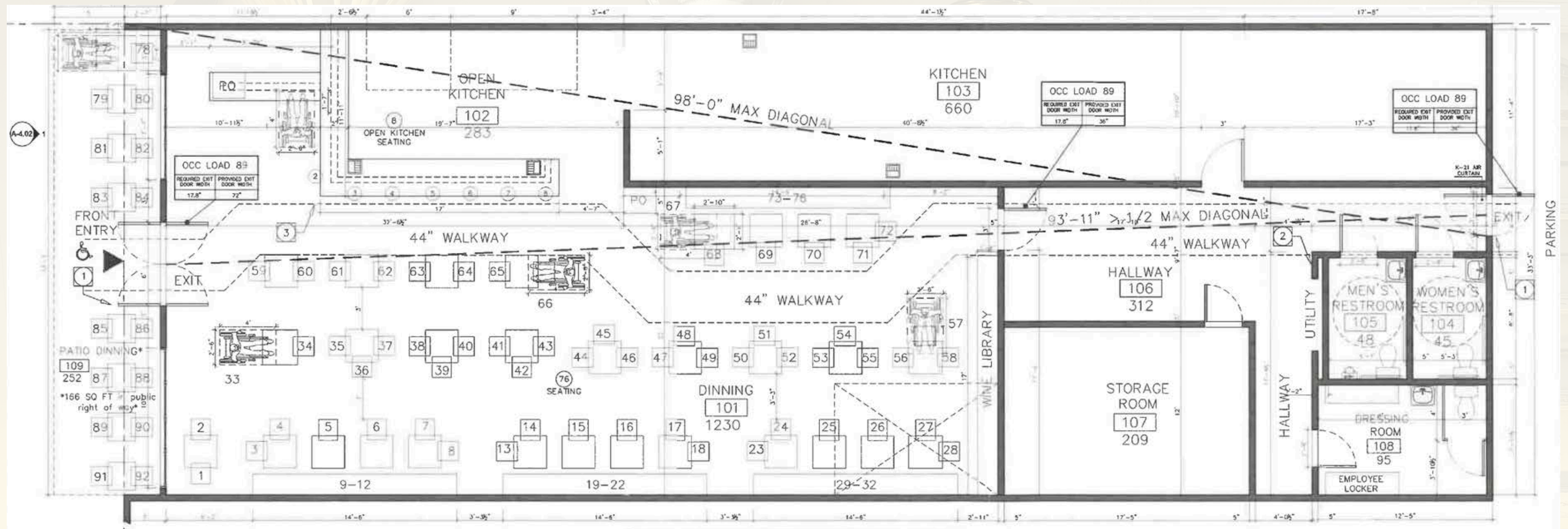






2064 HILLHURST AVE

Floor Plan:



Nearby Tenants:



all time



ENCANTO



alcove
CAFE & BAKERY



CASA LEO



URBANLIME
REAL ESTATE

Contact

LORENA TOMB
213.277.7247 X 1
LORENA@URBANLIMERE.COM
DRE#01894475

Disclaimer: Information herein has been secured from sources believed to be reliable; however, no representation or warranty, express or implied, is made regarding the accuracy or completeness of such information. All measurements, including square footage, are approximate. Buyer/Tenant shall independently verify all information.