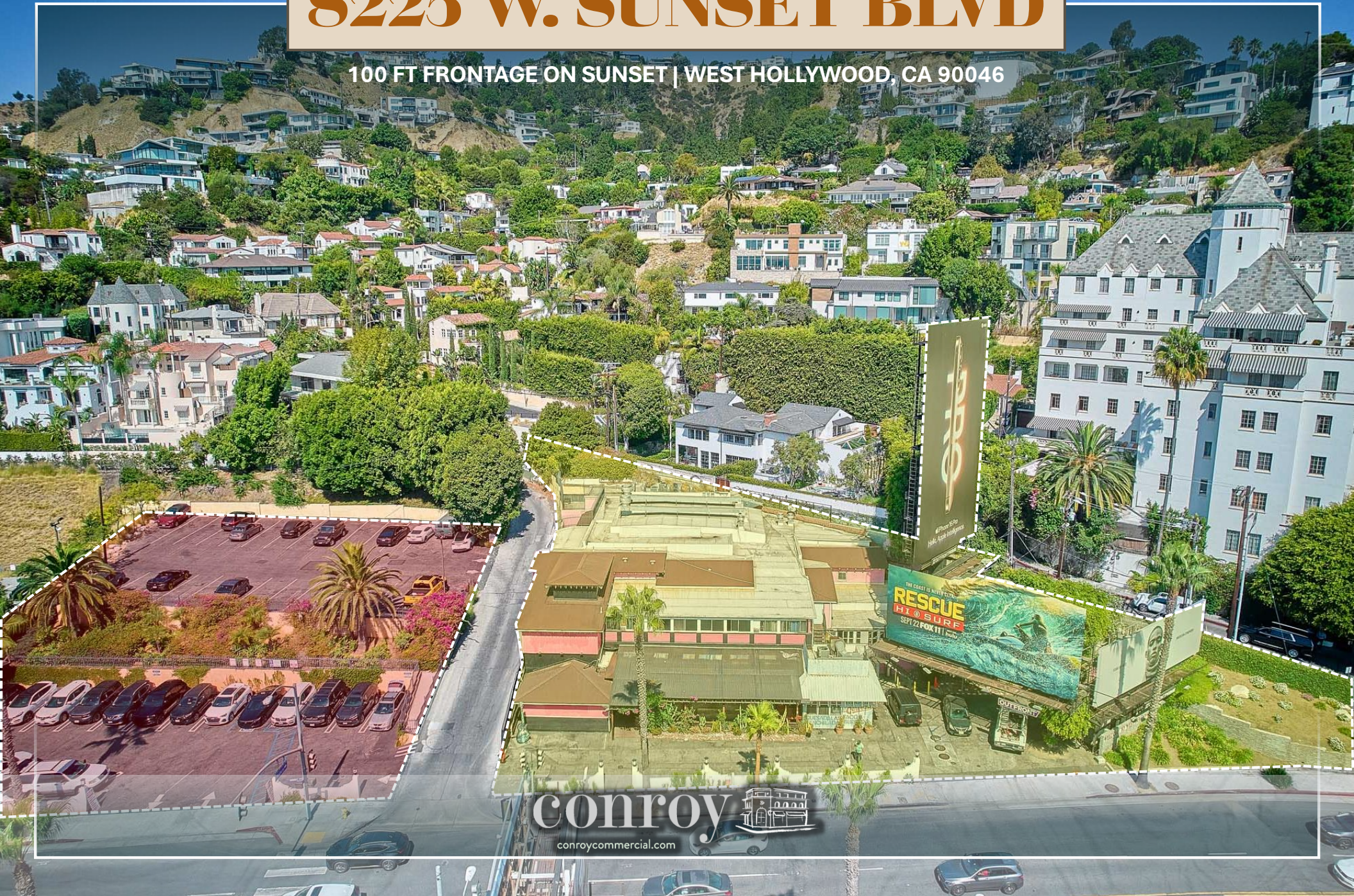


8225 W. SUNSET BLVD

100 FT FRONTAGE ON SUNSET | WEST HOLLYWOOD, CA 90046



conroy
conroycommercial.com

ICONIC LEASE OFFERING ❖ FULLY BUILT OUT RESTAURANT ❖ FULL 47 LIQUOR LICENSE

THE PROPERTY

LEASE TYPE Restaurant

LICENSE Full 47 liquor license
Hours until 2 AM

APPROX. SF 10,000 SF
1st & 2nd Floor

MINIMUM SF AVAILABLE 10,000 SF

MAX SF AVAILABLE 16,300 SF

FRONTAGE 100 FT
Sunset Strip

PARKING 84-Car Parking

Property Summary

The Lease Offering

Formerly home to the renowned Pink Tacos, this fully built-out restaurant space is available for lease. Located in the heart of the Sunset Strip, this prime location offers a total of approximately 10,000 square feet across two floors, with the flexibility to expand up to 16,300 square feet.

This property offers an unparalleled opportunity to establish a presence in one of LA's most vibrant and high-traffic entertainment districts. Ideal for a high-profile restaurant or nightlife venue.

MUSEUM ROW

LACMA



Academy
Museum of Motion
Pictures

LA BREA
TAR
PITS
& MUSEUM

PETERSEN
AUTOMOTIVE MUSEUM

SAG-AFTRA

BEVERLY CENTER

BEVERLY
CENTER



GUCCI

A | X

★ macy's

A WARE EXCHANGE



BALENCIAGA

COACH

bloomingdale's

AVE OF THE STARS

SEARCHLIGHT
PICTURES

FX

FOX | STUDIO LOT

FOX
SPORTS

GRACIE
FILMS

CENTURY CITY



CENTURY CITY
MEDICAL PLAZA

CAA
Creative Arts Agency

Fairmont
CENTURY PLAZA
LOS ANGELES

WATT
COMPANIES

Cedars
Sinai

wework pluto tv

PDC
PACIFIC DESIGN CENTER

MONDRIAN
LOS ANGELES

PENDRY

aka.

1
HOTEL
Los Angeles

Sunset Tower Hotel
established 1929

ANDAZ

84-CAR PARKING
INCLUDED

8225 W. SUNSET
LEASE OFFERING

SUNSET BLVD

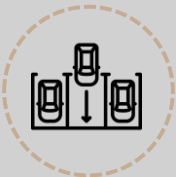
Lease Highlights



❖ **Size:** 10,000 sq. ft. minimum, up to 16,300 sq. ft. maximum on Sunset Boulevard



❖ **Frontage:** Over 100 feet on the iconic Sunset Strip



❖ **Parking:** 84 spaces available

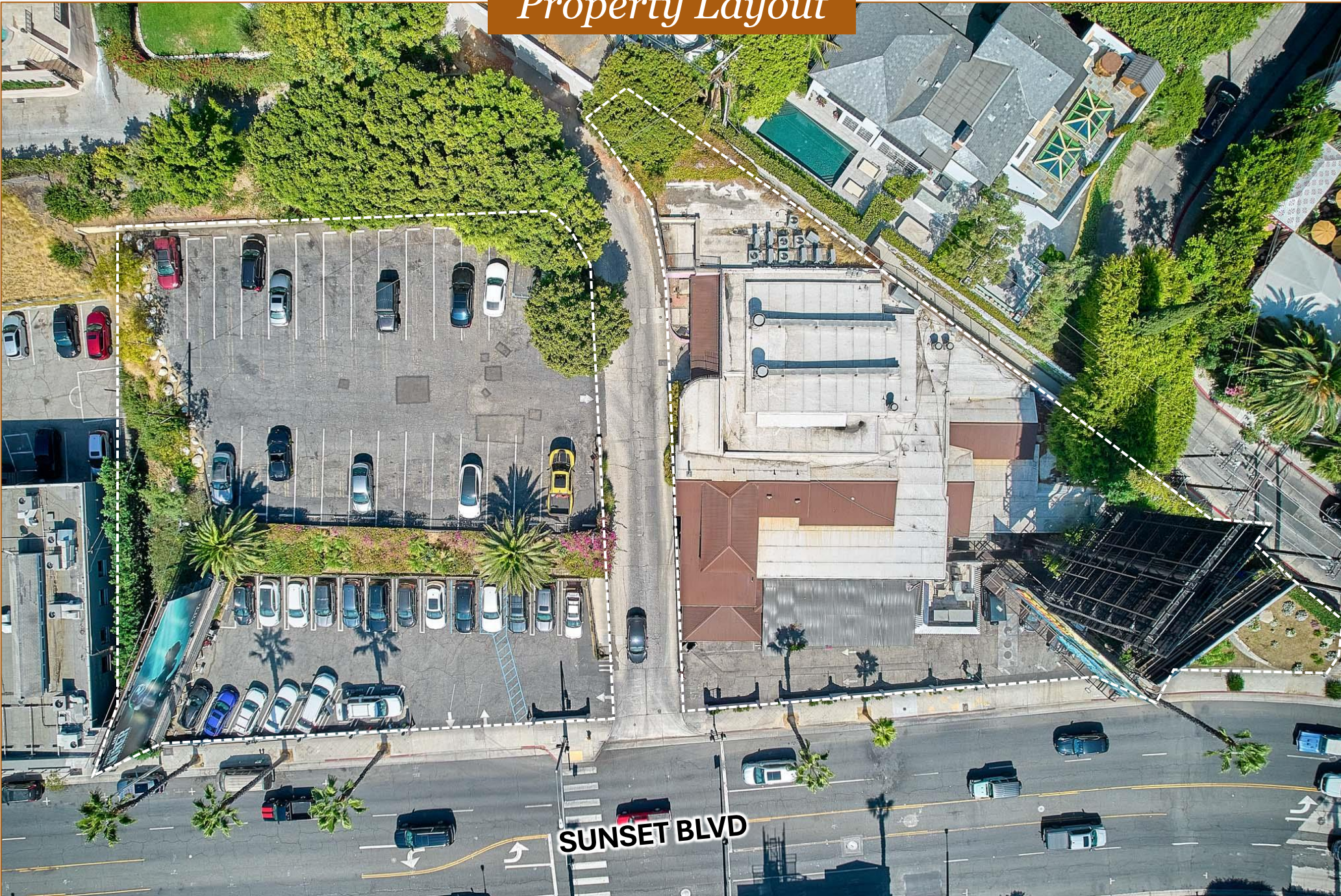


❖ **Liquor License:** Full 47 license with operating hours until 2 AM



❖ **Nearby Iconic Hotels include:** 1 Hotel, Pendry, Sunset Tower, Andaz, AKA, and Sunset Marquis

Property Layout



Lease Offering

10,000 SF MIN – UP TO 16,300 SF MAX



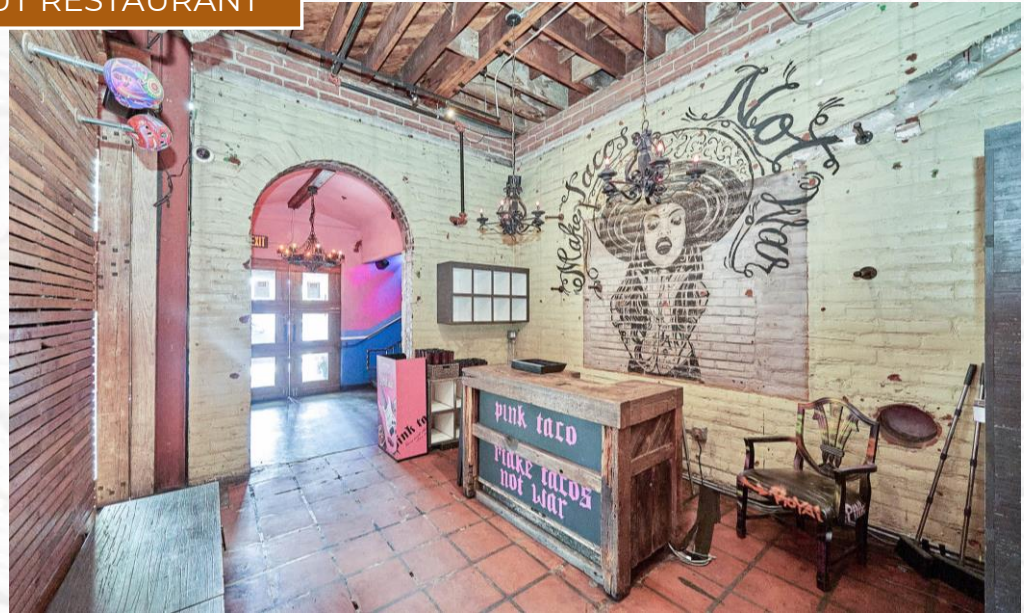
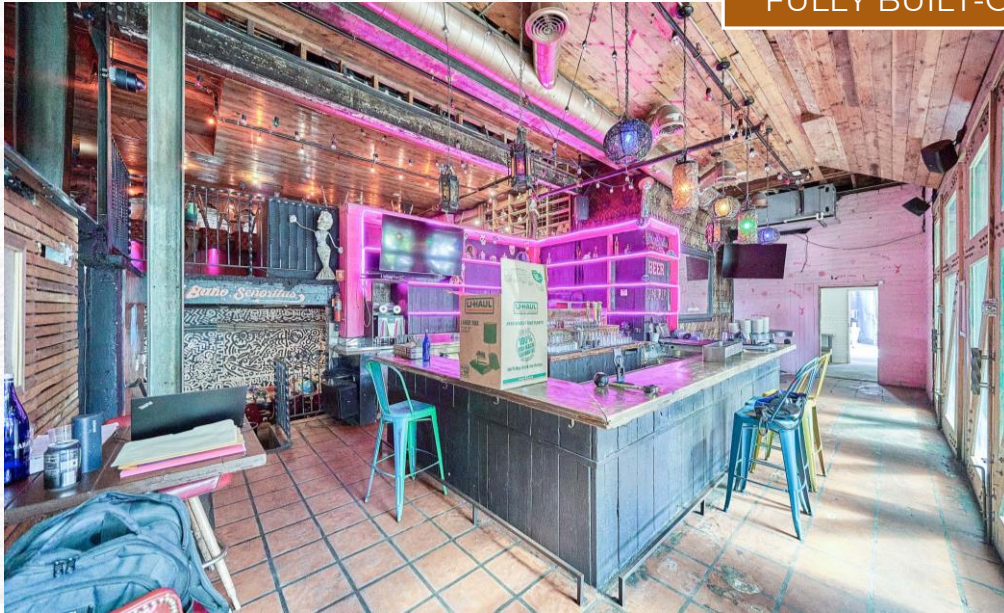
8225 W. SUNSET BLVD



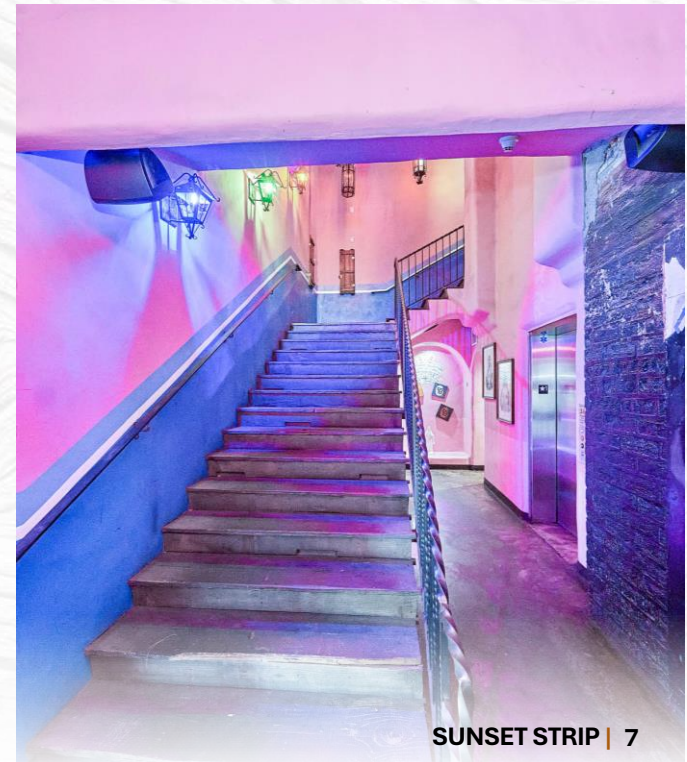
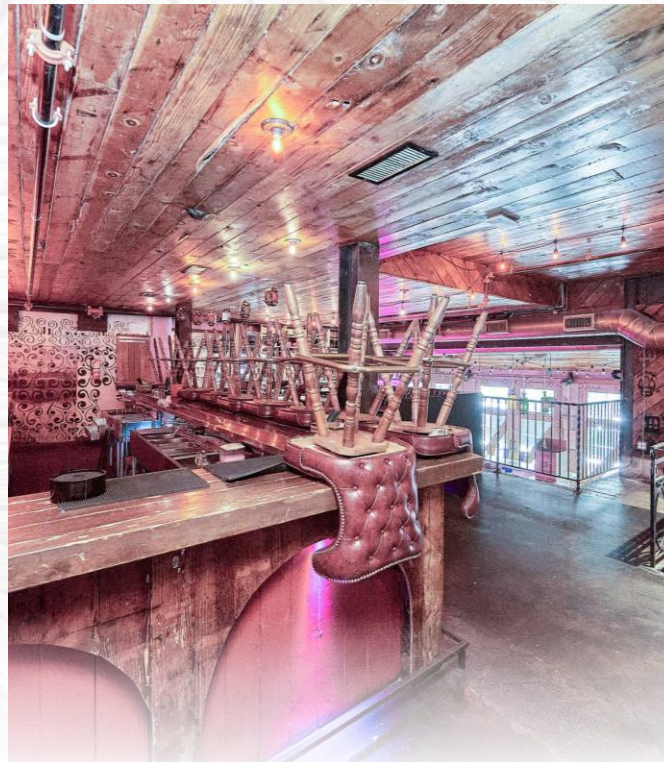
SUNSET STRIP | 6

Interior Gallery

FULLY BUILT-OUT RESTAURANT



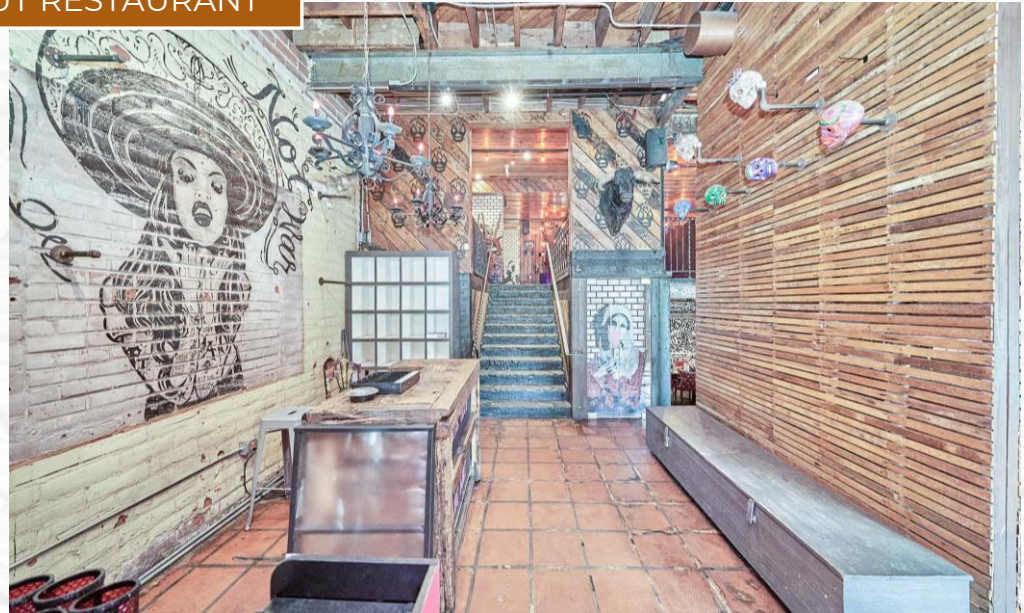
8225 W. SUNSET BLVD



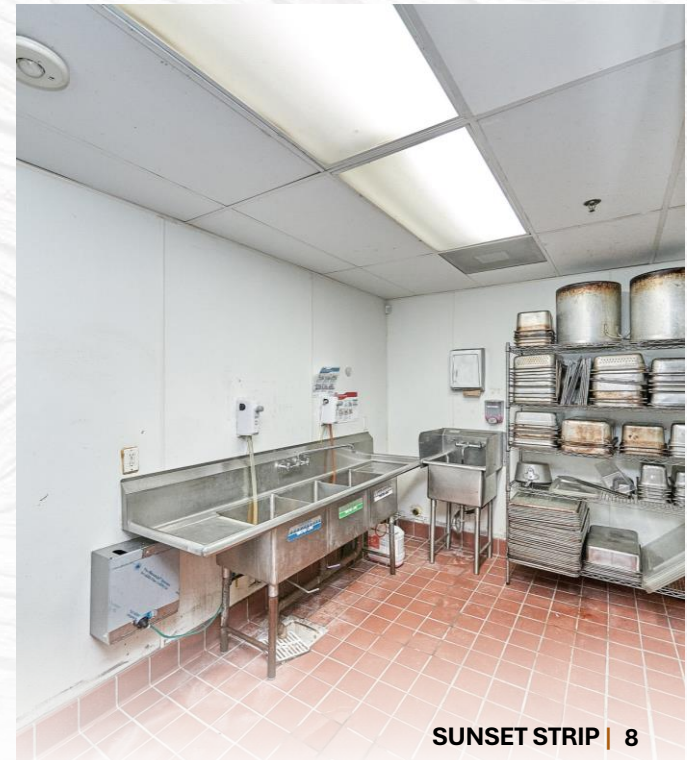
SUNSET STRIP | 7

Interior Gallery

FULLY BUILT-OUT RESTAURANT



8225 W. SUNSET BLVD



SUNSET STRIP | 8

84-Car Parking



The Location

West Hollywood is one of the strongest and most affluent submarkets in all of Los Angeles County. Ideally situated in the westside of Los Angeles, West Hollywood submarket boasts strong high-end demographics with an average household income of \$102,000. West Hollywood has a \$4 billion economy, larger than the economies in 33 small countries. The WeHo by the Numbers report estimates West Hollywood's GDP to be \$3.9 billion as of 2022.

West Hollywood



1.15M

ANNUAL VISITORS



\$1.09B

RETAIL SALES



\$102,000

AVG HH INCOME

Retail Map



Local Economy

West Hollywood's economy is only 0.3% of metro Los Angeles' \$1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. West Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

Known for its creative workforce and affluent customer base, West Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.

YEARLY VISITORS

10M

ANNUAL REVENUE

\$300M



ARTS DISTRICT



SUNSET PLAZA



CITY HALL



WEHO Districts

Mini Metropolis

DESIGN DISTRICT

West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Trends start here. More than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Today, West Hollywood Design District is an extraordinary mix of district pioneers that include such influential brands as Phyllis Morris, J. Robert Scott, Rag & Bone, Christian Louboutin Men's as well as the latest up and coming businesses and designers. Together, WHDD businesses are championing progressive style and timeless sophistication.

SUNSET STRIP DISTRICT

Created in 2002, the Sunset Strip Business Improvement District is an assessment district that improves the business and neighboring residential environment on Sunset Blvd. through support services in digital and experiential marketing, event programming, municipal brand partnerships, special promotions, and much more. Our primary goal is to work together to support our commercial district's economic growth and vitality.

RAINBOW DISTRICT

On the Westside of West Hollywood from La Cienega to Doheny is an inspiring walking exploration of Los Angeles culture, featuring a vibrant LGBT community, lively cafes and restaurants. Larger-than-life public art exhibits line the boulevard as you head to the award winning West Hollywood Library and West Hollywood Park.

HIP HOTELS

WeHo has intimate, luxurious boutique hotels and hotels that are part of rock 'n roll history, providing a uniquely stylish setting that will energize and inspire attendees. Guests can relax and unwind at The London West Hollywood, a luxurious all-suite property with breathtaking views of L.A. or experience cutting-edge style and glamour at the 236 room Mondrian Hotel. With over a dozen world-class hotels, planners will have no trouble finding the right accommodation to suit their needs.

LEGENDARY ATTRACTIONS

West Hollywood is not only a city unto itself, it's a 1.9-square-mile universe. It's where L.A. gets very hip—think Whisky a Go Go, launching rock careers on the Sunset Strip for five decades now. And it's where some of L.A.'s hottest dance clubs, bars, and lounges are generously sprinkled along main thoroughfares like Santa Monica Boulevard, so bar-hopping and scene-shifting are an easy and festive matter.

It's also where L.A. gets very stylish—along Melrose Avenue, Beverly Boulevard, and Robertson Boulevard, one can find the West Hollywood Design District, where art, fashion, and design converge. Stella McCartney, Maxfield, Balenciaga, and Alberta Ferretti, along with many other top fashion names, are all within the Design District. Along Sunset Boulevard is Sunset Plaza, a buzzing haven of restaurants and shops, including Café Med, Le Petit Four, Armani A/X, Nicole Miller, Ole Henriksen Face/Body Spa, Philip Press, and Oliver Peoples.

PACIFIC DESIGN CENTER

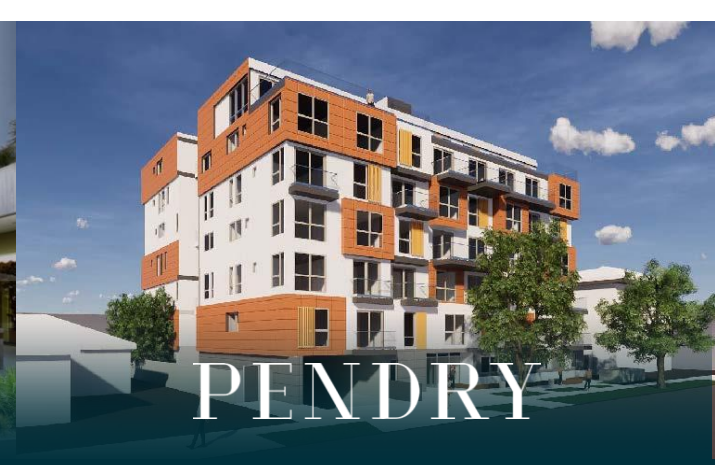
The award-winning, 1.6 million sq. ft. Pacific Design Center is a premier, multi-use facility located in the heart of West Hollywood. The two-acre outdoor area features lush garden landscaping, fountains and can accommodate up to 2,500 guests. It's also home to two restaurants (Red Seven & WP Restaurant) operated by world-renowned chef and restaurateur Wolfgang Puck.



EDITION HOTEL



1 HOTEL



PENDRY HOTEL



SUNSET TOWER HOTEL



SUNSET MARQUIS HOTEL



AKA WEST HOLLYWOOD



ANDAZ HOTEL



HOLLOWAY HOUSE



KIMPTON LA PEER



PETIT ERMITAGE



CHATEAU MARMONT



SAN VICENTE BUNGALOWS



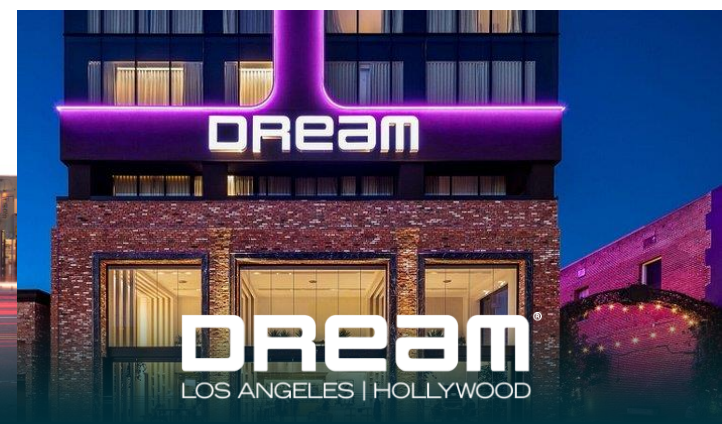
FOUR SEASONS



PALIHOUSE WEST HOLLYWOOD



PALIHOTEL MELROSE



DREAM HOLLYWOOD

8225 W. SUNSET BLVD

Retail
LEASE

100 FT FRONTAGE ON SUNSET | WEST HOLLYWOOD, CA 90046

STEVE ANAVIM

Senior Associate

310.738.1547

steve.anavim@conroycommercial.com

LIC 01848076

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Conroy Commercial and it should not be made available to any other person or entity without the written consent of Conroy Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Conroy Commercial.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Conroy Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Conroy Commercial has not verified, and will not verify, any of the information contained herein, nor has Conroy Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Conroy Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Conroy Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Conroy Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Conroy Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



DESIGN BY CRESC