

OFFERING MEMORANDUM

HOLLYWOOD & VINE RESTAURANT / RETAIL FOR LEASE

7,700 sq ft. / Full Liquor 2am / 2nd generation space
6263 Hollywood Blvd., Hollywood, CA 90028

Walter Schild

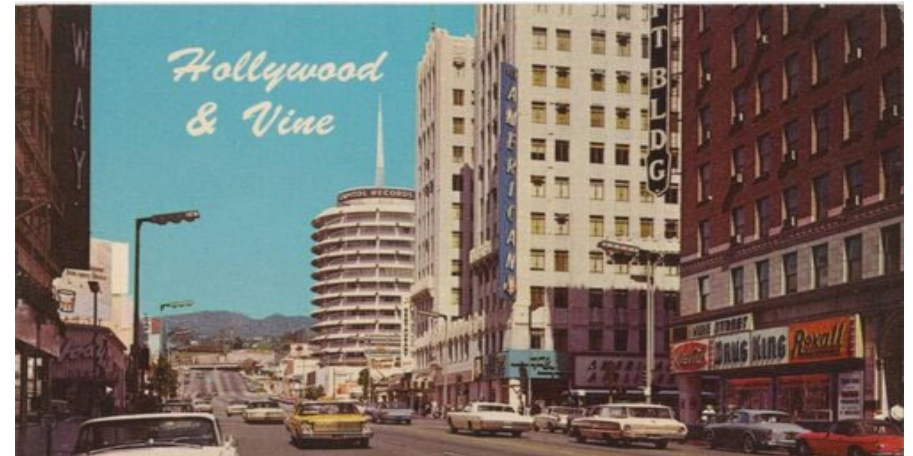
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SUMMARY

Prominently located at one of the world's most famous intersections, Hollywood and Vine, the 1929 Bank of Hollywood building underwent a comprehensive restoration and condominium conversion above the ground floor. Next door to the legendary Hollywood Pantages Theatre and just steps from the Metrorail Redline, Capitol Records Building and W hotel. Over 2,000 residential units are within two blocks, creating one of the finest, high-profile retail or restaurant opportunities in the Hollywood market.



Address	6263 Hollywood Boulevard Los Angeles, CA 90028
Building Size	± 7,700 square feet
Frontage	± 72 feet fronting Hollywood Boulevard ± 42 feet fronting Vine Street
Occupancy:	± 250 seats
License:	Type 47 / 2am
Zoning	C4-2D-SN City of Los Angeles (Tenant to verify)
Lease Rate	Monthly Rate: \$5.45 / sq. foot plus ± \$1.05 NNN
Parking	Abundant street parking as well as proximate public and private structures. No onsite parking.

PROPERTY PHOTOS



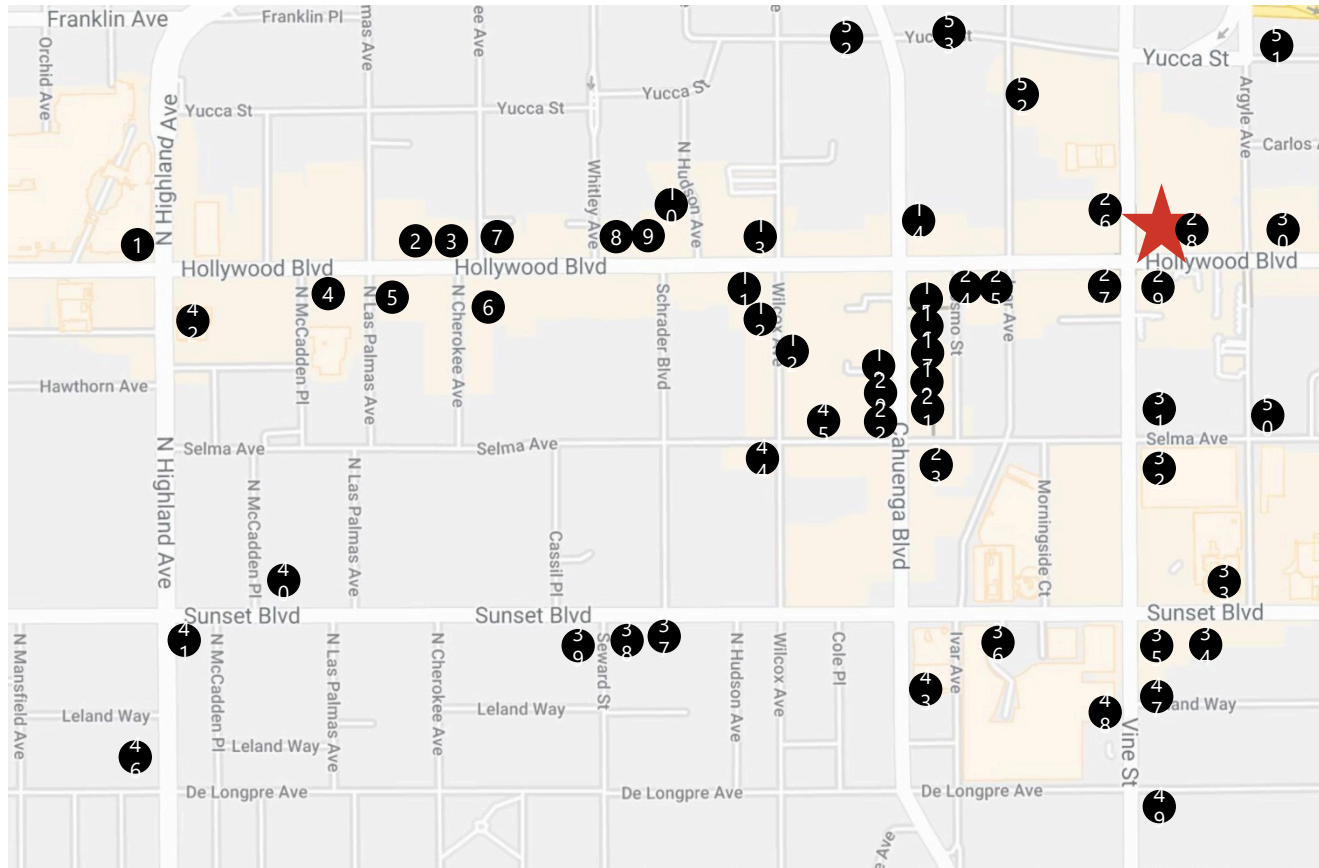
Current Tenant Soprano Restaurant, 2019

ENTITLEMENTS / FF&E

The property holds a very favorable set of entitlements that are specific to the Property. Current tenant Soprano currently operates as a restaurant and holds a Type 47 Liquor License (a full line of Alcohol) which can be purchased at market rate with FF&E (if desired) by new tenant. 2nd level mezzanine is



NEARBY RESTAURANTS/BARS/AMENITIES



1. Hollywood & Highland
2. Cabo Cantina
3. Musso & Franks
4. Pig n' Whistle
5. Miceli's
6. Boardner's
7. The Dudes' Brewing Co.
8. Baja Beach Bar

9. Te'Kila/Secret Bar
10. No Vacancy
11. Playhouse / Joe's Pizza
12. The Sayer's Club
13. Rise N Grind
14. Sharky's
15. Elbow Room
16. The Room

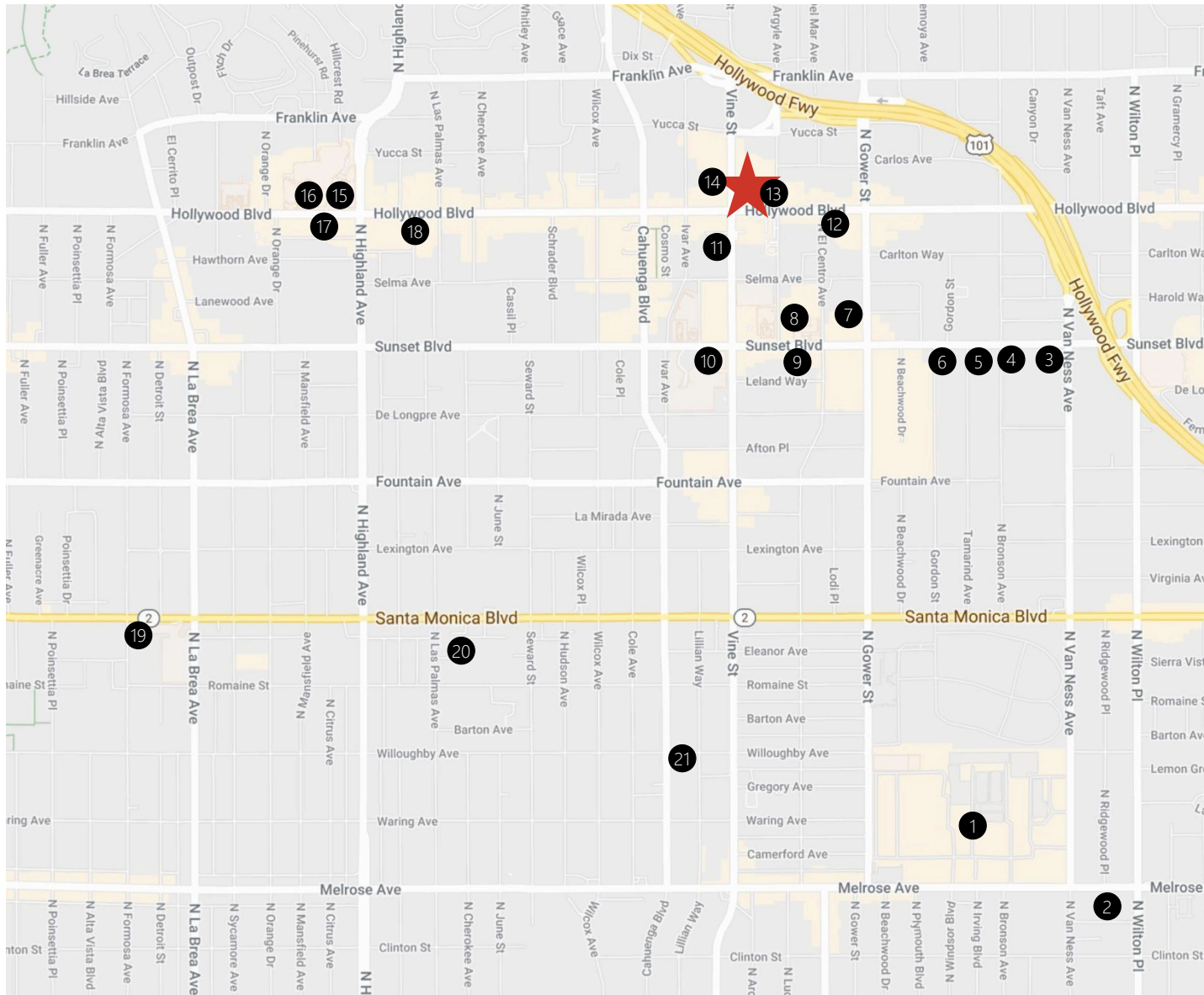
17. Running Goose
18. The Hotel Café
19. Velvet Margarita
20. Beauty & Essex
21. Kitchen 24 / The Powder Room
22. Avenue / Luchini
23. Third Base / Trejo's Cantina
24. Hemingway's

25. Viva Hollywood
26. Cleo Restaurant
27. Katsuya /The Pie Hole
28. Frolic Room
29. Wood & Vine / APL
30. Shake Shack / Sushi Gari
31. Trader Joes
32. Equinox
33. The Waffle / Coffee Bean & Tea Leaf
34. Vino Bistro / Bowery / Fabiolus
35. Tender Greens / The Melt
36. Veggie Grill / Stella
37. Hearth & Hound
38. Tocaya
39. Gwen
40. Catalina Bar & Grill
41. Chick Fil A
42. Mel's Drive In
43. Lure/Le Jardin
44. Mama Shelter
45. TAO
46. Wanderlust
47. Chipotle
48. McDonald's
49. Los Balcones
50. The Argyle
51. Jane Q
52. Joseph's
53. Good Greek Grill
54. The Parlor Room



6263 Hollywood Blvd
(Subject Property)

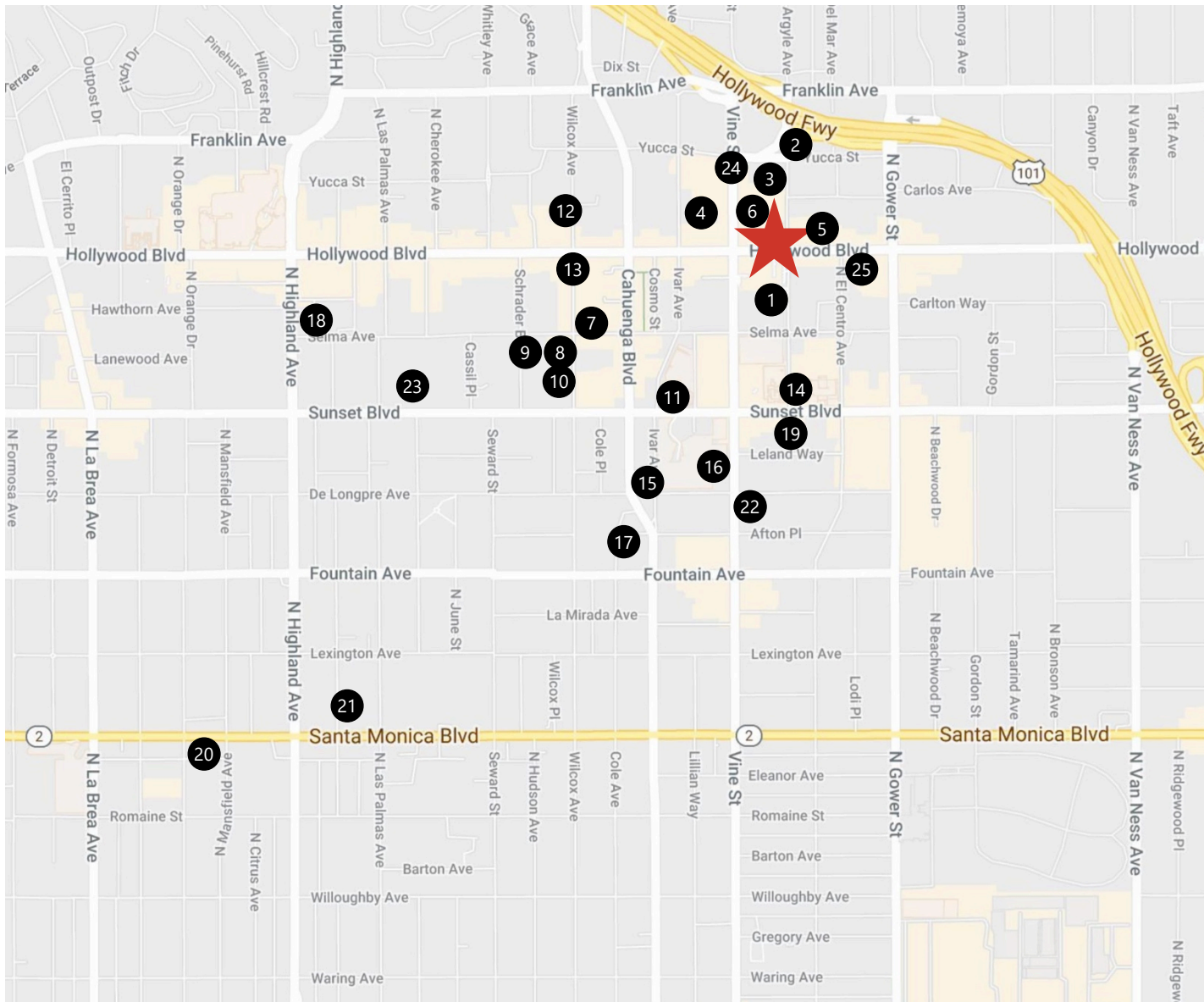
NEARBY STUDIOS AND ENTERTAINMENT



1. Paramount Studios
2. Raleigh Studios
3. Netflix
4. Sunset Bronson
5. Emerson College
6. Sunset Gower
7. Viacom
8. Hollywood Palladium
9. Earl Carroll Theatre
10. ArcLight Theater/
Cinerama Dome
11. The Montalbon
12. Fonda/Music Box
13. Pantages Theatre
14. Avalon Hollywood
15. Dolby Theatre
16. TCL Chinese Theatre
17. El Capitan Theatre
18. The Egyptian Theatre
19. The Lot Studios
20. Sunset Las Palmas
Studios
21. RED Studios

 **6263 Hollywood
Blvd**
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NEARBY HOTELS & HOTEL/MIXED-USE DEVELOPMENTS



1. W Hotel
2. The Everly
3. Argyle House
4. H Club
5. Easttown / Blvd 6200
6. CitizenM
7. Dream Hotel
8. Mama Shelter
9. Tommie Hotel
10. Thompson Hotel
11. Ivar Garden
12. Whiskey Hotel
13. Hollywood & Wilcox Project
14. Palladium Residences
15. Godfrey Hotel
16. Academy on Vine
17. Rise Hollywood
18. 1600 Highland
19. 6250 Sunset Blvd.
20. 6901 Santa Monica
21. AVA Hollywood
22. Onni Hollywood Tower
23. Crossroads Hollywood
24. Hollywood Center
25. 6100 Hollywood Blvd.

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