

629-631 N. La Cienega., West Hollywood, CA 90046  
Business Asset Sale



Linnard Lane, President

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**H HIGH TOUCH GROUP**  
COMMERCIAL HOSPITALITY INVESTMENT  
DRE# 02179446  
12100 Wilshire Blvd. 8<sup>th</sup> Fl., Los Angeles, CA 90025

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### Landmark Location

This trophy class restaurant and nightclub stands as a rich integral part of West Hollywood for its irreplaceable positioning as a location showcasing and within walking distance of the areas most beloved restaurants and nightclubs including Zouk, Poppy, Didi, MXO, KOI, E.P.L.P, Catch, Barton G, Nobu, Nice Guy, and just around the corner from Employees Only, Delilah, Bar Lubitch, celebrity owned Holy Water, OR Bar and others. This is no ordinary spot, its part of LA's history of delivering memorable experiences and central to West Hollywood's very active nightlife. Dining Out: US Index of 150. 50% higher than the national avg. Average spending on food is 45% higher than the national average.

### The Facility

This purpose-built building and space was fully remodeled and constructed incorporating the adjoining space in 2023 totaling 5,560sf. It has two large patios, a private dining room, beautiful wraparound bar, a main dining room that flows into a huge transformative nightclub and lounge area. Norma features top of the line FF&E throughout. The décor is tastefully done and can be easily transformed into any number of dining and nightlife concepts.

The kitchen serves an amazing menu designed by Chef Jason Fullilove with a bit of a southern twist and expert crafted cocktails.

This is a perfect spot to drop in for dinner, a glass of wine or cocktail at your own "Social Club", bring someone special for a date night, or enjoy the vibe with great food and friends. Its time to now make it your own.....

This opportunity is turnkey, has never been on the market, and won't be found elsewhere. Call Broker for details and private showings.



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## THE DETAILS

### KEY MONEY REQUIRED: **CALL BROKER**

#### CURRENT RENT & NNN's

Monthly Rent:	\$ 36,050.00/mo. until 7/1/2025	
Increases:	3% Annually	
NNN's: Tenant Self Maintains	\$ 8,487.13/Yr.	RE Taxes
	\$ 9,056.00/Yr.	Insurance
	\$1,238.00/Mo.	CAM

#### CURRENT LEASE TERM, OPTIONS, OPTION RENT

Term:	Expires 12/31/2032
Options:	1 X 5 Year Option Period
➤ Option Rent:	FMV 3% Min. / 10% Max, 3% annually thereafter

#### SIZE (Buyer To Verify)

Total Restaurant Size:	5,560 Sq. Ft.
Outdoor Dining Area (Covered):	289 Sq. ft.

#### HIGHLIGHTS & FEATURES

- Fully Equipped Modern Kitchen with Type 1 Hoods (2), Large Walk-In, grease interceptor, 2 Full Bars (2) wells, Extensive FF&E list included
- Permits For DJ, Dancing, Live Entertainment Available
- Type 47 ABC License Included, service to 2 AM Daily
- Iconic West Hollywood Location surrounded by Hottest Clubs & Restaurants in LA including Zouk, DiDi, Poppy, MXO, Barton G's
- 2 Outdoor Patios - Restaurant & Building in Trophy Condition

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MAIN DINING ROOM



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LOUNGE & PRIVATE DINING ROOMS



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LOUNGE, DANCE & BAR AREAS



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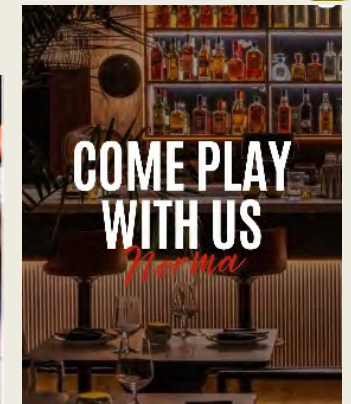
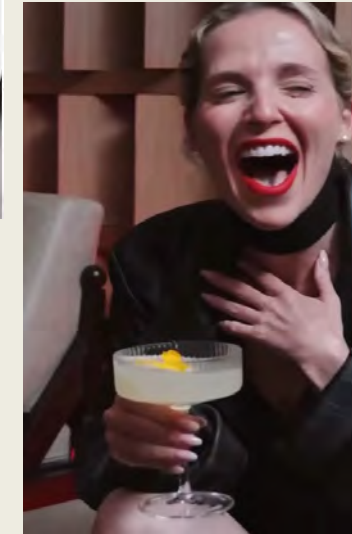
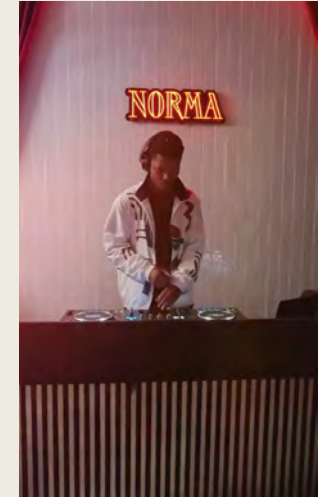
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## THE VIBE



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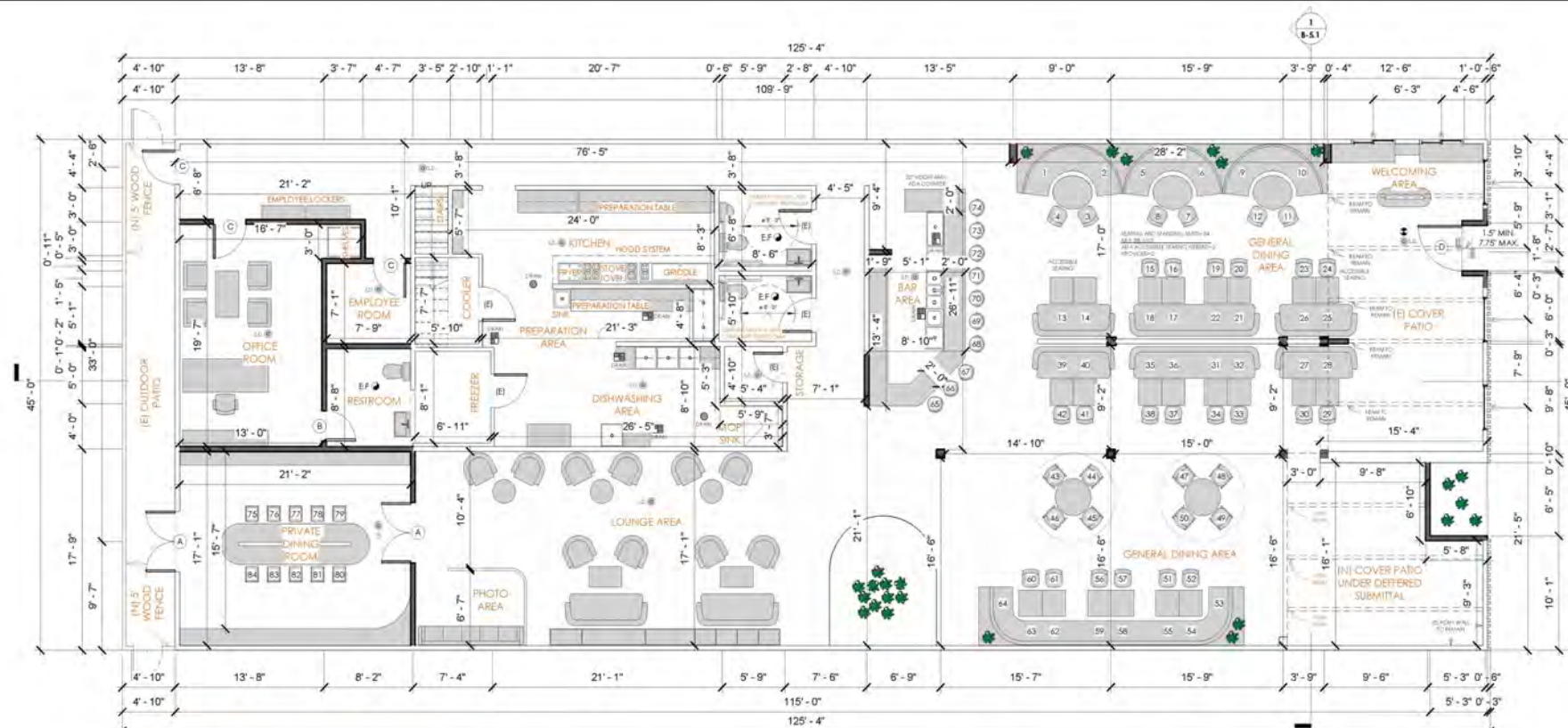


OUTDOOR PATIO: 217 SQ.FT.  
PRIVATE DINING ROOM: 462 SQ.FT.  
OFFICE ROOM: 366 SQ.FT.  
OFFICE RESTROOM: 67 SQ.FT.  
EMPLOYEE ROOM: 75 SQ.FT.  
STORAGE: 167 SQ.FT.  
FREEZER: 52 SQ.FT.  
COOLER: 40 SQ.FT.  
KITCHEN: 183 SQ.FT.  
PREP AREA: 86 SQ.FT.  
DISHWASHING AREA: 177 SQ.FT.  
PHOTO AREA: 65 SQ.FT.  
LOUNGE AREA: 515 SQ.FT.  
ADA RESTROOM: 50 SQ.FT.  
ADA RESTROOM: 57 SQ.FT.  
BAR AREA: 170 SQ.FT.  
GENERAL DINING AREA: 2,711 SQ.FT.  
WELCOMING AREA: 100 SQ.FT.

PRIVATE DINING ROOM: 10  
LOUNGE AREA: N/A  
BAR AREA: 10  
GENERAL DINING AREA: 64

TOTAL SQ. FT. = 5,560

TOTAL SEATS= 84 SEATS



1 FLOOR PLAN  $3/16" = 1'-0"$





# HOSPITALITY MAP

## SUNSET BOULEVARD



## HOLLOWAY DRIVE



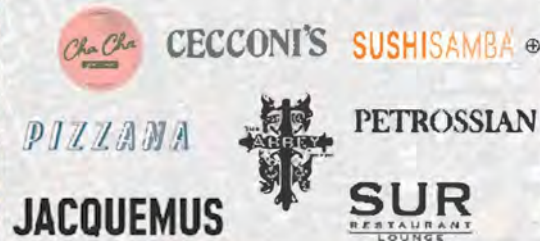
## W MELROSE AVENUE



## LA CIENEGA BOULEVARD



## N ROBERTSON BOULEVARD



## E MELROSE AVENUE



## W 3RD STREET



## SANTA MONICA BOULEVARD



## ROBERTSON BOULEVARD



## BEVERLY CENTER





# LA CIENEGA TRADE AREA

**97,667**  
RESIDENTS



**40.3**  
MEDIAN AGE



**127,505**

**TOTAL  
HOUSEHOLDS**

**\$158K**

**AVERAGE HOUSEHOLD  
IN COME**

**\$1.4M**

**MEDIAN VALUE OF OWNER  
OCCUPIED HOUSING UNITS**



# DEMOGRAPHICS

	<u>1 MILE</u>	<u>2 MILES</u>	<u>3 MILES</u>		<u>1 MILE</u>	<u>2 MILES</u>	<u>3 MILES</u>
<b>POPULATION</b>				<b>HOUSING UNITS</b>			
2022 Population - Current Year Estimate	35,374	242,288	758,844	2022 Housing Units	24,710	141,714	381,155
2027 Population - Five Year Projection	34,876	241,807	756,950	2022 Vacant Housing Units	2,519	14,209	33,760
2022-2027 Annual Population Growth Rate	-0.28%	-0.04%	-0.05%	2022 Occupied Housing Units	22,190	127,505	347,395
<b>HOUSEHOLDS</b>				2022 Owner Occupied Units	7,449	37,682	101,341
2022 Households - Current Year Estimate	22,191	127,505	347,395	2022 Renter Occupied Units	14,741	89,823	246,054
2027 Households - Five Year Projection	21,943	127,833	347,949	<b>PLACE OF WORK</b>			
2022-2027 Annual Household Growth Rate	-0.22%	0.05%	0.13%	2022 Businesses	6,275	35,448	68,364
2022 Average Household Size	1.59	1.88	2.05	2022 Employees	56,638	255,337	609,641
<b>HOUSING INCOME</b>							
2022 Average Household Income	\$164,426	\$158,053	\$137,872				
2027 Average Household Income	\$198,984	\$188,258	\$165,246				
2022 Median Household Income	\$109,019	\$102,903	\$85,512				
2027 Median Household Income	\$127,643	\$122,017	\$106,937				
2022 Per Capita Income	\$103,145	\$83,200	\$63,425				
2027 Per Capita Income	\$125,124	\$99,526	\$76,253				
<b>EDUCATION</b>							
2022 Population 25 and Over	31,177	194,208	557,983				
HS and Associates Degrees	8,741	55,706	180,900				
Bachelor's Degree or Higher	21,811	132,237	327,056				





## THE CREATIVE CITY

West Hollywood has been dubbed “The Creative City,” and for good reason. Bordering Beverly Hills and Los Angeles, “WeHo” is where fashion and the arts rule, easy to see as you travel the streets of the West Hollywood Design District. This trendsetting area includes galleries and the Pacific Design Center on Melrose Avenue, and interior design showrooms along Beverly Boulevard. Shop at leading boutiques (and keep your eyes open for celebrities and stars) along ever-stylish Robertson Boulevard.

## LOCATION ADVANTAGE

The property boasts an unbeatable location in one the most walkable areas in greater Los Angeles, guests can easily stroll to some of the city’s most sought-after restaurants, including Catch, Gracias Madre, Craig’s, Roku, Pump, and E.P./L.P. Home to L.A.’s best art galleries, WeHo’s Design District is also where you’ll find world-class boutiques like Christian Louboutin, 3.1 Phillip Lim, and Rag & Bone. The Sunset Strip’s storied music venues, including The Roxy Theatre, Whisky a Go-Go, continue to draw crowds night after night, while world-class cultural attractions like the L.A.’s Museum Row are also close by.

West Hollywood is a constant indulgence of the senses, which is exactly why its locals love it. It is considered one of the most vibrant and exciting parts of Los Angeles.

WeHo, as the locals call it, is home to fantastic restaurants, hotels, nightlife, and shopping. Its creative energy is palpable throughout the entire neighborhood, which has become a destination for modern furniture and decor. With no shortage of things to do in West Hollywood, it’s a popular place for both tourists and locals to visit.





# WEST HOLLYWOOD

*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.*



**1.15M**  
ANNUAL VISITORS



**\$1.09B**  
RETAIL SALES



**\$121,960**  
AVG HH INCOME

West Hollywood is known for its thriving entertainment and creative industries. It is home to numerous production companies, talent agencies, music labels, and post-production facilities. The presence of popular venues like the Whisky a Go Go and The Troubadour makes it a significant destination for live music. West Hollywood attracts a substantial number of tourists due to its vibrant nightlife, cultural events, luxury hotels, and upscale shopping districts like the Sunset Strip and Melrose Avenue. The city's proximity to popular tourist attractions such as the Hollywood Walk of Fame and the Beverly Center further contributes to its tourism industry.





# Mini Metropolis

## 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.



## CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties, Inc., DRE# 02179446 dba High Touch Group, the Seller's agent ("Broker") in connection with the sale of the Business Assets. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity or Assets. The information contained herein is for reference only and was obtained by third parties, Broker has not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" and "Where - Is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business Assets and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering, architectural, and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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