



3333 Sunset Blvd. Los Angeles, CA 90026

Silver Lake / Sunset Junction

Turnkey Wine & Bottle Shop
W/ Type 20 License

Asset Sale

Join:

BUCK MASON

CREAMO



NIGHT+MARKET

song



PINE & CRANE

PARACHUTE



SALT & STRAW



WASTELAND



UNDEFEATED

Mohawk
GENERAL STORE



Clare V.



TARTINE
BAKERY

おせん
OMAKASE BY OSEN
AUTHENTIC JAPANESE RESTAURANT

sweetgreen

Linnard Lane, President
DRE# 00805179

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H High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

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THE DETAILS

KEY MONEY ASKING PRICE: **CALL BROKER**

CURRENT LEASE TERMS

MONTHLY RENT:	\$8,255.52
NNN'S:	\$ 526.00
TERM:	EXPIRES APRIL 30, 2026
INCREASES:	3% ANNUALLY
OPTIONS:	NEGOTIABLE
NEW LEASE AVAILABLE	(CALL BROKER)
SIZE AREA:	1,205 SQ. FT. (APPROX)

BUSINESS OVERVIEW

KAMP IS AN ESTABLISHED BOUTIQUE WINE RETAILER LOCATED IN THE HEART OF SILVER LAKE, LOS ANGELES. KAMP OFFERS A CURATED SELECTION OF SMALL-PRODUCTION, NATURAL, AND SUSTAINABLY-MADE WINES. ITS ELEGANT DESIGN, DISTINCTIVE CURATION, AND LOYAL CLIENTELE MAKE IT BOTH A LOCAL INSTITUTION AND A DESTINATION FOR DISCERNING WINE ENTHUSIASTS.

HIGHLIGHTS

- PRIME SILVER LAKE LOCATION – HIGHLY VISIBLE STOREFRONT ON ONE OF LA'S TOP SHOWCASE STREETS SURROUNDED BY TOP RESTAURANTS, CAFÉS, AND LIFESTYLE RETAILERS.
- DESIGN-FORWARD BUILDOUT
- TURNKEY OPERATION – FULLY EQUIPPED WINE SHOP, TYPE 20 ABC LICENSE, POS SYSTEMS, REFRIGERATION, & FIXTURES INCLUDED.
- ESTABLISHED BRAND EQUITY – RECOGNIZED NAME IN SILVER LAKE WITH REPEAT CLIENTELE AND STRONG SOCIAL FOLLOWING.
- GROWTH POTENTIAL – EXPANSION OPPORTUNITIES VIA E-COMMERCE, PRIVATE EVENTS, AND TASTING PROGRAMS.

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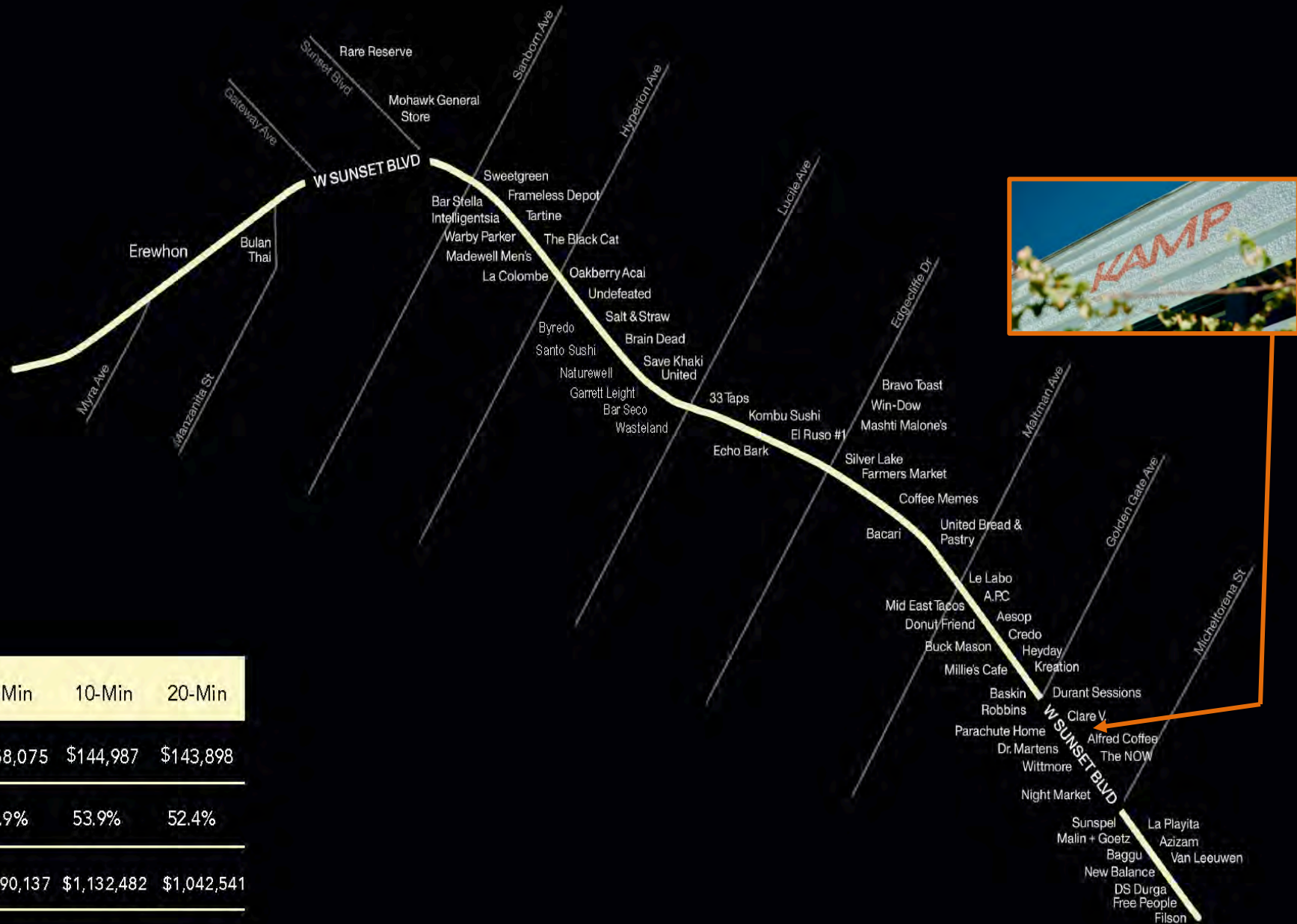


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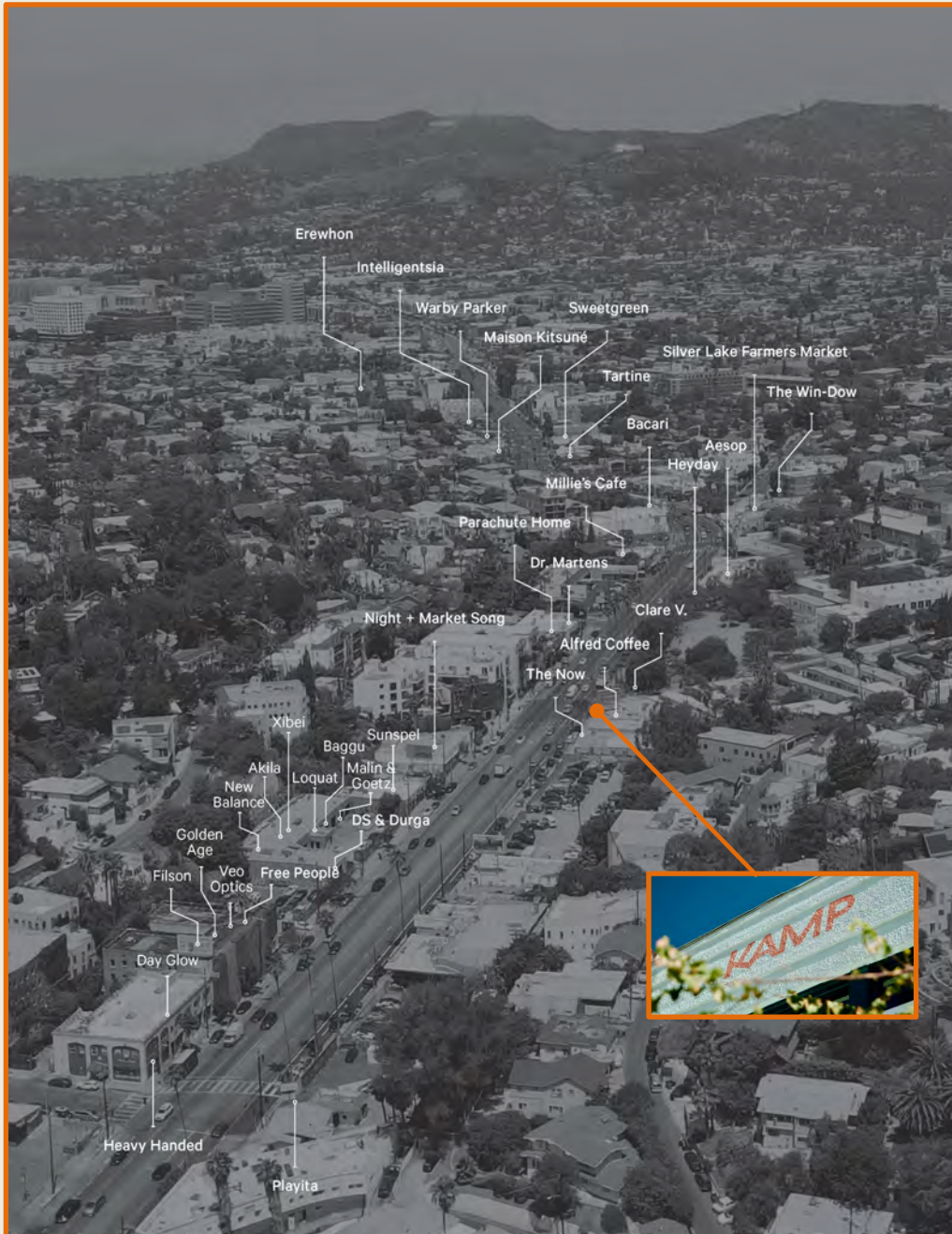
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Drive Time	5-Min	10-Min	20-Min
Average HHI	\$158,075	\$144,987	\$143,898
Bachelor's and Higher	56.9%	53.9%	52.4%
Median House Value	\$1,290,137	\$1,132,482	\$1,042,541

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YOUR SUNSET JUNCTION NEIGHBORS



Restaurants



Retail & Services



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SILVER LAKE

Silver Lake brings a confluence of lifestyle retail, restaurants, and sprawling diverse community of families, tastemakers, and creative professionals. Known for its mix of historic architecture, design, artistic spirit, and being one of Los Angeles most walkable and iconic trendsetting neighborhoods, Silver Lake offers convenience and style in a high barriers to entry market widely celebrated for its creative energy, eclectic culture, and vibrant community. Anchored by Sunset Boulevard, Silver Lake offers an array of destination restaurants, coffee shops, bars, and fashion forward independent retailers, making it a constant draw for locals and visitors alike. The neighborhood's walkable streets, scenic hills, and proximity to the Silver Lake Reservoir create a unique balance of urban vitality and relaxed, residential charm. With a strong reputation as a hub for music, art, and forward-thinking dining concepts, Silver Lake consistently ranks as one of the city's most desirable enclaves. Centrally located just minutes from Hollywood, Downtown Los Angeles, and Echo Park, Silver Lake provides exceptional connectivity across the region. Its strong demographics, creative economy, and enduring popularity ensure steady demand for retail, dining, and lifestyle-driven businesses. Blending authenticity with trendsetting appeal, Silver Lake continues to define itself as one of Los Angeles' most sought-after destinations.



FEATURED NEIGHBORS

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Dr. Martens: Dr. Martens offers a wide range of iconic footwear known for their durability and unique style. The Silver Lake store provides a variety of boots, shoes, and accessories, catering to those who appreciate timeless design and quality craftsmanship.



Parachute Home: Parachute Home specializes in high-quality home essentials, including bedding, bath linens, and home decor. The Silver Lake location offers a cozy shopping experience with a focus on comfort and sustainability, making it a favorite for those looking to enhance their living spaces with luxurious, eco-friendly products.



Night+Market Song: A vibrant Thai street-food spot defined by bold, salt-forward, and spice-heavy flavors in a playful pink-and-orange kitschy setting. Crowd-pleasers include crispy rice salad, party wings, pad see ew, and laab, often served with natural wine. Energetic and unapologetically fun, it's firmly cult-status in Silver Lake.



Kreation Organic Juicery: Kreation Organic Juicery is dedicated to providing fresh, organic cold-pressed juices, smoothies, and healthy bites. Known for their wellness-focused offerings, Kreation emphasizes natural ingredients and sustainable practices, making it a popular spot for health-conscious locals.



Pine & Crane: A welcoming fast-casual Taiwanese eatery known for its thoughtful, fresh-ingredient approach to classics like Three-Cup Chicken, beef noodle soup, and vegetarian-friendly mapo tofu or daikon dumplings. The congenial vibe, community tables, artisanal tea selection, and reliable value make it a longtime Silver Lake favorite.



A.P.C.: A.P.C., a French ready-to-wear brand, is celebrated for its minimalist and timeless fashion. The Silver Lake location offers a curated selection of clothing and accessories that embody effortless Parisian style, appealing to those who appreciate understated elegance and quality craftsmanship.



Le Labo: Le Labo is renowned for its handcrafted fragrances and body care products. Each scent is meticulously created using high-quality ingredients, providing a unique olfactory experience. The boutique's chic and minimalist design reflects the brand's commitment to craftsmanship and individuality.

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Buck Mason: Buck Mason offers classic American menswear with a modern twist. Known for their high-quality basics like tees, jeans, and jackets, the brand emphasizes durability and timeless style. The Silver Lake store provides a laid-back shopping experience, perfect for finding wardrobe staples.



Clare V.: Clare V. is a boutique that blends Parisian chic with L.A. cool. Specializing in stylish handbags, accessories, and apparel, the brand is known for its playful yet sophisticated designs. The store's inviting atmosphere makes it a delightful shopping destination.



Alfred Coffee: Alfred Coffee is a beloved local coffee shop known for its trendy vibe and quality brews. The Silver Lake location offers a cozy environment to enjoy expertly crafted coffee drinks, making it a favorite spot for both work and relaxation.



Sunspel: Sunspel is a British heritage brand known for its luxury basics. The store offers a range of meticulously crafted clothing, from soft T-shirts to tailored outerwear. Sunspel's commitment to quality and comfort makes it a go-to for timeless, everyday essentials.



Malin+Goetz: Malin+Goetz specializes in simple, effective skincare and grooming products. Their formulations focus on natural ingredients and gentle efficacy, catering to a variety of skin types. The minimalist store design complements the brand's clean, modern aesthetic.



Baggu: Baggu is known for its stylish and functional bags and accessories. The brand emphasizes sustainability, offering products made from recycled materials. The Silver Lake store showcases a variety of colorful and practical designs, perfect for eco-conscious shoppers.



Akila: Akila is a contemporary eyewear brand offering bold and stylish sunglasses. The brand focuses on sustainability, using eco-friendly materials for their frames. The Silver Lake store provides a curated selection of unique and fashion-forward eyewear.



New Balance: New Balance is a global athletic brand known for its high-performance footwear and apparel. The Silver Lake store offers a range of products designed for both casual wear and athletic performance, catering to fitness enthusiasts and fashion-conscious shoppers alike.

PROMINANT NEIGHBORS

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EREWHON

20,000 SF natural market with international cult following.



HOTEL LUCILLE

25 room boutique hotel of the Cassetta Hotel Group in a 1931 church building; opening early 2025.



SUNSET ROW

Multi-phase adaptive use development ushering in a new generation of shops and restaurants.



SUNSET SURPLUS

Repositioning of a significant Silver Lake corner, with tenants like Byredo, Maison Kitsune, Garrett Leight and more.

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DEMOGRAPHICS

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Urban Chic

- TECH-SAVVY PROFESSIONALS LIVING SOPHISTICATED & EXCLUSIVE LIFESTYLES
- WELL-CONNECTED & WELL-EDUCATED
- ENVIRONMENTALLY ACTIVE
- MILLENNIAL/GEN X MARRIED COUPLE FAMILIES & SINGLES

Laptops & Lattes

- AFFLUENT, COSMOPOLITAN & HEALTH-CONSCIOUS
- WELL-EDUCATED SINGLES AND PARTNER HOUSEHOLDS IN BUSINESS, FINANCE, LEGAL, COMPUTER AND ENTERTAINMENT INDUSTRIES
- SPEND ON CITY LIVING AND CARE ABOUT
- THE ENVIRONMENT

Trendsetters

- YOUNG SINGLES LIVING LIFE TO THE FULLEST
- SPEND ON THE MOST CURRENT FASHIONS, ART/CULTURE, EATING OUT AND TRAVELING OFTEN
- EDUCATED & WELL-PAID—UNFETTERED BY FINANCIAL RESPONSIBILITIES
- SOCIALLY & ENVIRONMENTALLY CONSCIOUS SHOPPERS
- CARE ABOUT HEALTH & NUTRITION

1 MILE RADIUS 2 MILE RADIUS 3 MILE RADIUS

Population	44k	225k	486k
Average Household Income	\$138k	\$110k	\$100k
Daytime Population	34k	184k	505k
Median Age	38	37	37



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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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HIGH TOUCH GROUP

COMMERCIAL HOSPITALITY INVESTMENT

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