

631 N. La Cienega Blvd.

WEST HOLLYWOOD, CA 90069

AVAILABLE FOR LEASE



OFFERING MEMORANDUM



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Location Highlights



CityStreet Commercial is pleased to present this exceptional turnkey restaurant and cocktail lounge opportunity located at **631 N. La Cienega Blvd.** Featuring a beautifully designed interior with warm wood finishes, banquette seating, elevated lighting, and a sophisticated lounge atmosphere, the space is positioned within one of Los Angeles' most sought-after dining and nightlife corridors, benefiting from high vehicle and pedestrian traffic, affluent demographics, and immediate proximity to luxury residential developments, boutique hotels, entertainment venues, and premier retail destinations. Nearby establishments include Koi, Alba, Catch LA, Cecconi's, Craig's, Laurel Hardware, Delilah, and many more that continue to make La Cienega Boulevard one of the city's most desirable hospitality corridors.

Deal Points

- + **New Direct Lease with Landlord**
- + Lease Rate: \$35,000/Mo + Appx \$1,500 NNN
- + Existing Entitlements: The Former Restaurant was Operating with a Type-47 (Full Liquor)
- + Size: Appx 5,560 SF Inclusive of Patio
- + Condition: Fully Built Out/Equipped & Completed in 2023
- + Approved for DJ, Dancing, and Live Entertainment (Tenant to Verify)
- + Permitted Hours of Operation: 2 AM, 7 Days a Week





SUNSET BOULEVARD

NIGHT+MARKET
weho

BOA
steakhouse

KATANA

SOHO HOUSE

DRAKE'S

Prince SE
PIZZA

Chateau Marmont
HOTEL and BUNGALOWS



CASA MADERA

HARRIET'S

AT 1
HOTEL

Mel's drive-in

SKIMS



Sunset Tower Hotel
established 1929

HOLLOWAY DRIVE

HOLLOWAY HOUSE
WEST HOLLYWOOD

LA CIENEGA BOULEVARD

MELROSE
ROOFTOP
THEATRE

NOBU
NOBU LOS ANGELES

SUSHI FUMI

the
belmont



The
NICE
GUY
Guys!

ZOVK
RESTAURANT

POPPY

W MELROSE AVENUE

Olivetta zinke

GRACIAS MADRE

RH

VERVE
COFFEE ROASTERS

Glossier.



maude.

AIMÉ LEON DORE

THE BUTCHER'S
DAUGHTER



JON & VINNY'S
Italian

DRAKE'S

N ROBERTSON BOULEVARD

CECCONI'S SUSHISAMBA

PIZZANA

PETROSSIAN

JACQUEMUS

SUR
RESTAURANT
LOUNGE

E MELROSE AVENUE

CARMEL
BY JOSE ANDRÉS

CROSSROADS
KITCHEN

ALBA

THE BENJAMIN
Hollywood

Melrose Umbrella Co.

W 3RD STREET

OSTE

Robata JINYA

VERVE

JOAN'S
ON THIRD



CARLA CAFE

sweetgreen

Uncle
Paulie's

BACARI W. 3RD

mercado



THE LITTLE DOOR

MENDOCINO FARMS
sandwich market

631 N LA CIENEGA BLVD
LOS ANGELES, CA 90048

MELROSE AVENUE

BEVERLY BOULEVARD

ROBERTSON BOULEVARD

The Jay
west hollywood

SUSHI NAKAZAWA

The HENRY

SUSHI TAMA



ALFRED
COFFEE & KITCHEN

BLUE BOTTLE
COFFEE

BEVERLY CENTER



YARDBIRD

FOR-WIN

AB STEAK



W 3RD STREET

SUNSET BOULEVARD

SANTA MONICA BLVD

RLVA ROBERTSON BLVD

N LA CIENEGA BLVD

SANTA MONICA BOULEVARD



uchi

Delilah's

ROBERTSON BOULEVARD

The Jay
west hollywood

SUSHI NAKAZAWA

The HENRY

SUSHI TAMA



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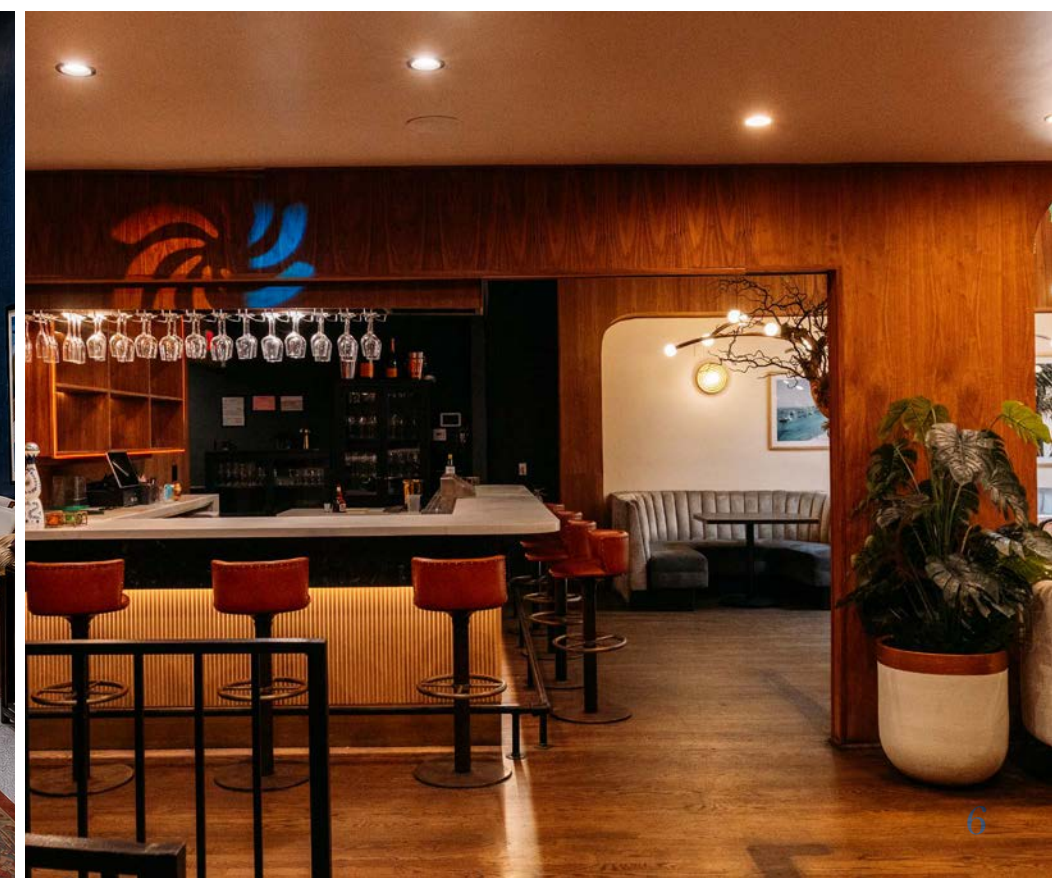


THE LITTLE DOOR

MENDOCINO FARMS
sandwich market



Property Photos



West Hollywood Overview

About the City



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West Hollywood is one of Los Angeles' most dynamic and influential urban communities, renowned for its world-class dining, luxury hospitality, premier nightlife, and vibrant cultural scene. The city attracts a diverse mix of affluent residents, entertainment industry professionals, creatives, and visitors from around the globe, while its walkable streets, high-end residential developments, boutique hotels, and iconic destinations along Sunset Boulevard, Melrose Avenue, and Restaurant Row create a powerful draw for hospitality, retail, and lifestyle concepts.

With convenient access to Beverly Hills, Century City, Hollywood, and the greater Westside, West Hollywood offers unparalleled visibility within one of Southern California's most affluent trade areas. Supported by strong household incomes, dense residential and visitor populations, and consistent tourism, the market provides exceptional opportunities for businesses and investors seeking long-term growth in one of Los Angeles' premier hospitality and entertainment destinations.

EXIT



West Hollywood Demographics



0.5 Mile

1 Miles

2 Miles



Total Population

18,500

58,000

210,000



Daytime Population

30,000

95,000

300,000



Total Spending on Restaurants

\$285 M

\$890 M

\$2.8 B



Average Household Income

\$178,000

\$192,000

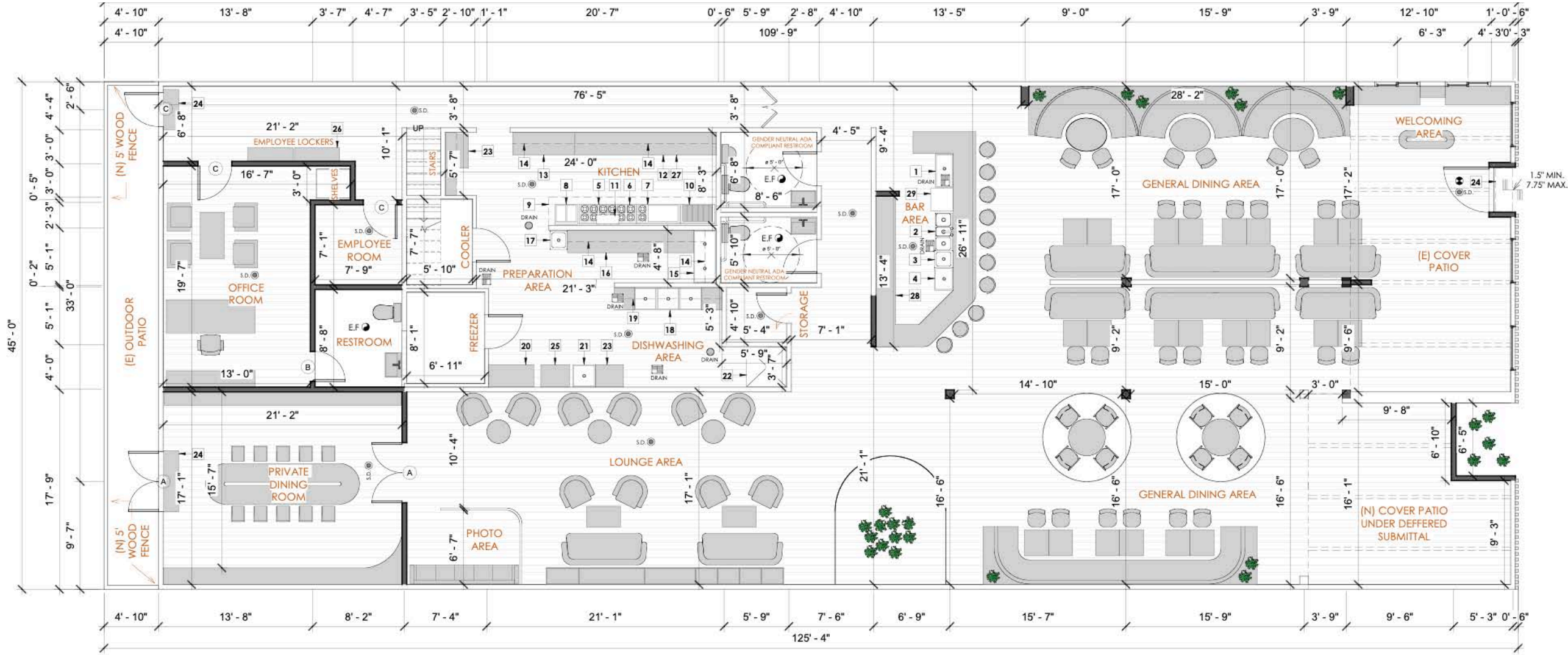
\$176,000



Floor Plan



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Elan Kermani

President/Founder

+1 310 749 0140

elan@citystreetcre.com

CA License No. 01441510

Christian Montoya

Senior Associate | Director of Marketing

+1 562 252 5770

christian@citystreetcre.com

CA License No. 02093406



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