

1615 N Cahuenga Blvd
LOS ANGELES, CA 90028
ASSET SALE



OFFERING MEMORANDUM



*Artistic Inspiration

Deal Overview

CityStreet Commercial is thrilled to present an extraordinary leasing opportunity in the heart of Hollywood at the former Beauty & Essex location, 1615 N Cahuenga Blvd. This prime property features a spacious 10,000 square feet, offering exceptional visibility and unparalleled foot traffic in one of Los Angeles' most dynamic and sought-after neighborhoods.

Nestled among some of Hollywood's most iconic and popular establishments, this location is surrounded by thriving businesses like Mother Wolf, a critically acclaimed Italian dining destination; Lucchini's, a local favorite known for its vibrant atmosphere and modern Italian fare; and The Spotlight, a celebrated venue renowned for its unique blend of entertainment and nightlife. These neighbors, along with the property's proximity to other nightlife and cultural attractions, ensure a constant flow of diverse visitors, from local patrons to international tourists.

With a competitive lease rate of \$35,000 NNN, this versatile space offers an ideal setting for a variety of ventures, including retail, dining, or entertainment concepts. Located in a vibrant area known for its eclectic mix of nightlife, shopping, and cultural experiences, this property guarantees high visibility, accessibility, and an immersive Hollywood experience for your business.



Location

Situated at the iconic former Beauty & Essex location, 1615 N Cahuenga Blvd, this property lies in the vibrant core of Hollywood's Vinyl District, an area synonymous with glamour, entertainment, and culture. Part of the transformative Dream Hollywood project, this prime location is at the center of a thriving destination that already features renowned attractions such as Tao, Mother Wolf, The Spotlight, Mars, Desert 5 Spot, Mama Shelter, Grandmaster Records and the Highlight Room rooftop.

This bustling block of Hollywood seamlessly blends dining, nightlife, and lifestyle, making it a premier location for visitors and locals alike. The property benefits from high pedestrian traffic, exceptional visibility, and close proximity to some of Los Angeles' most celebrated entertainment hubs.

Hollywood remains a magnet for global travelers and industry professionals, and the Dream Hollywood project amplifies its appeal as a destination for cutting-edge luxury and leisure. Whether it's the dynamic energy of the nightlife scene or the allure of Hollywood's cultural landmarks, this location stands out as a unique opportunity to establish a presence in one of LA's most iconic neighborhoods.



Area Highlights

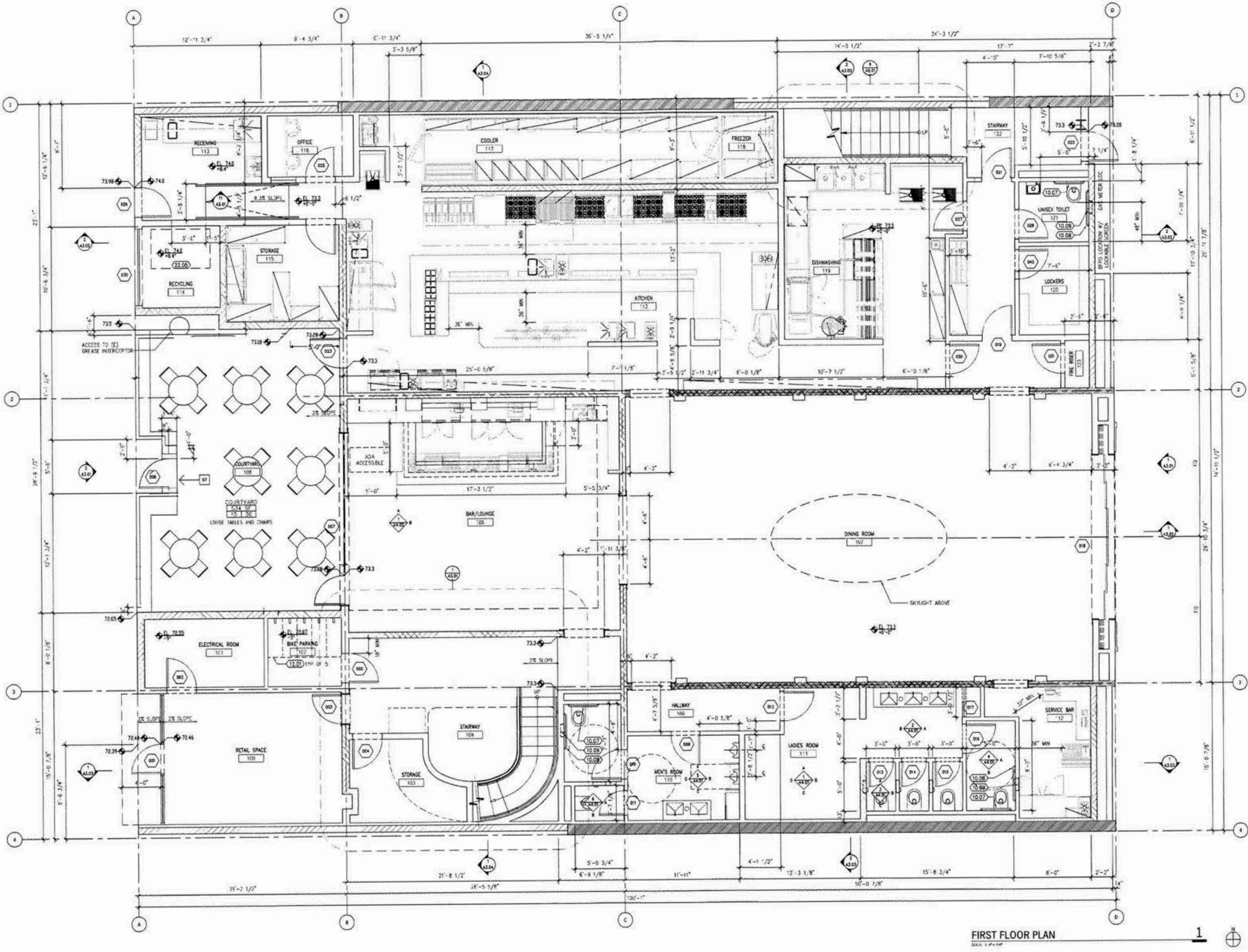
Hollywood Vinyl District is at the heart of the revitalization of Hollywood where new world-class hotels, restaurants and electrifying nightlife are at home beside favorite local merchants and restauranteurs and celebrated entertainment landmarks. Though it recognizes Hollywood's iconic past, the Hollywood Vinyl District is envisioned as a neighborhood for L.A.'s next generation—the new artists, professionals, entrepreneurs, and creatives seeking an immersive and eclectic environment to live, work and create.

Deal Points

- Size: Approx. 10,000 SF including 2 patios spanning over 2 floors
- Includes Type 47 ABC Liquor License
- Approved hours of operation: 9am to 2am, 7 days per week
- CUP allows for live entertainment with DJ
- CUP allows on-site and off-site sale and dispensing full line of alcoholic beverages
- Permitted capacity per CUP: 278 seats
- 18 ft. ceilings

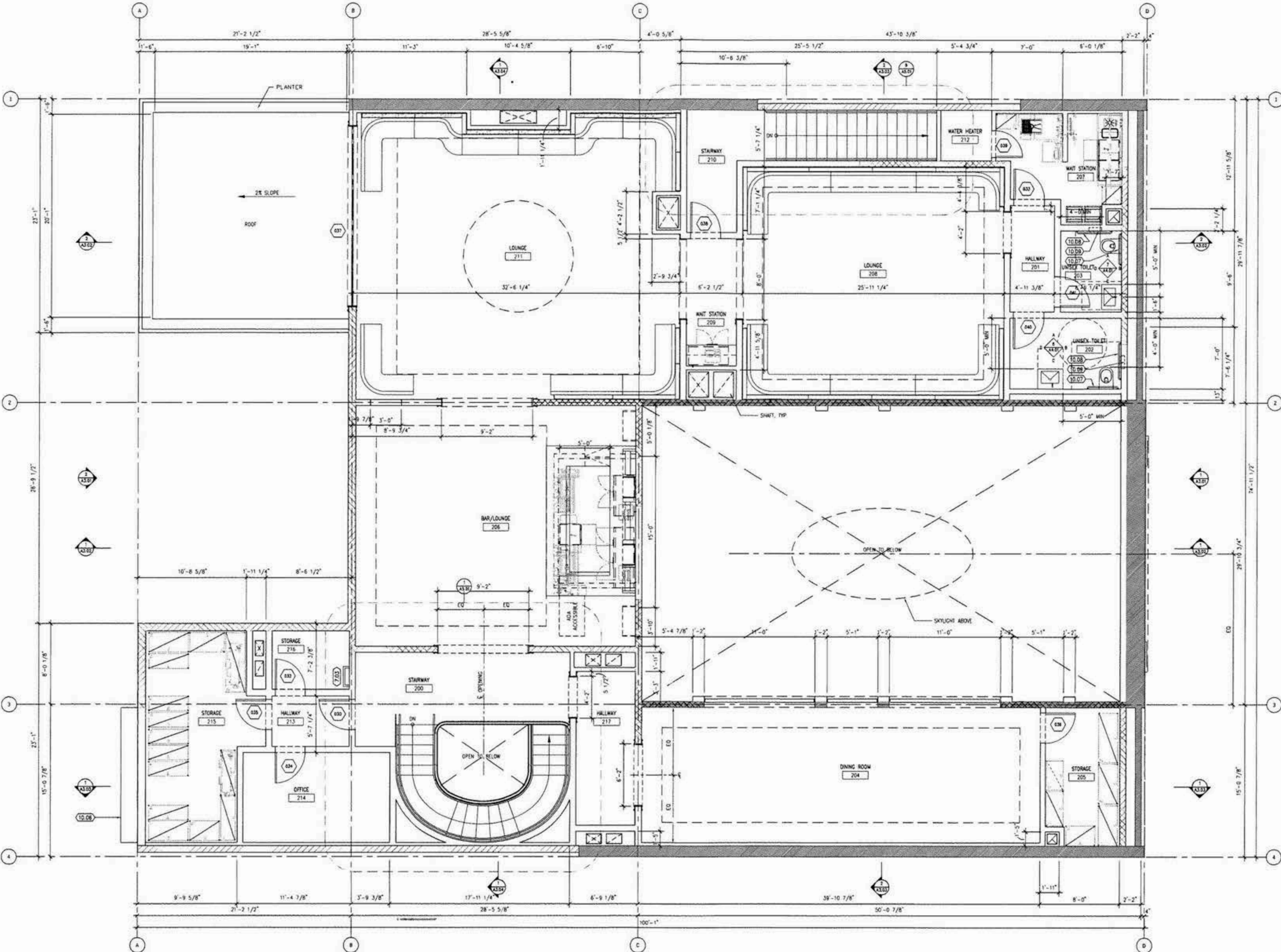
Key money required. Call Brokers for pricing

First Floor



FIRST FLOOR PLAN

1



SECOND FLOOR PLAN

1

Second Floor

Neighboring **Tenants**



Hollywood's Vinyl District is the Hottest Neighborhood in L.A. Right Now

The Hollywood Walk of Fame, a globally recognized landmark, draws millions of visitors each year. With an ethos that the street should serve everyone—residents, workers, and visitors alike—the upcoming streetscape project will transform Hollywood Boulevard. The project aims to more than double the space dedicated to pedestrians compared to vehicles, creating a more walkable and enjoyable environment. This includes expanded sidewalks, new event plazas, and enhanced pedestrian amenities that encourage eating, playing, watching performances, and relaxing.

Additionally, the plan envisions a “complete street” that accommodates various transportation modes, improving pedestrian safety and accessibility with upgraded sidewalks, crosswalks, and intersections. It also incorporates lanes designed for bicyclists, scooters, and other low-speed mobility devices.



The Interior



Photos of the former operator



1615 N Cahuenga Blvd

LOS ANGELES, CA 90028

ASSET SALE

Elan Kermani

President

+1 310 734 7772

elan@citystreetcre.com

CA License No. 01441510

Leslie Haro

Managing Partner

+1 323 395 1479

leslie@citystreetcre.com

CA License No. 01829061



Disclaimer

This document has been prepared by CityStreet Commercial for advertising and general information only. CityStreet Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. CityStreet Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of CityStreet Commercial and/or its licensor(s). ©2025. All rights reserved.