

FOR SALE: DADDY DIAMONDS (ASSET SALE)

1553 N. Cahuenga Blvd., Hollywood, CA 90028



Brian Luft
Executive Vice President
310.440.8500
bluft@naicapital.com
CalDRE #00995245

Kay Sasatomi, CCIM
Senior Vice President
310.806.6126
ksasatomi@naicapital.com
CalDRE #01824653

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY



Property Description

Daddy Diamonds, a well-established restaurant & bar/lounge featuring live music available for sale (asset sale/key money). Hollywood's best venue for live music and host to 100s of special events, film/TV productions and music videos.

Property Highlights

- All FF&E available including music equipment, collectibles, artwork, kitchen equipment, etc.
- Type 41 ABC Beer & Wine license included
- Live music/entertainment, including karaoke
- Located on the Cahuenga Corridor in the "Hollywood Vinyl District"
- Surrounded by restaurants, bars, hotels and numerous new apartment bldgs.
- Walk Score 99

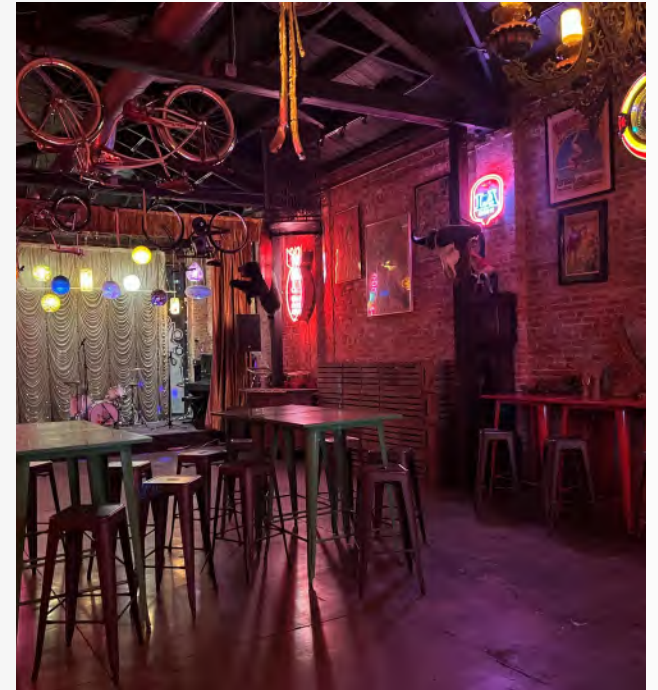
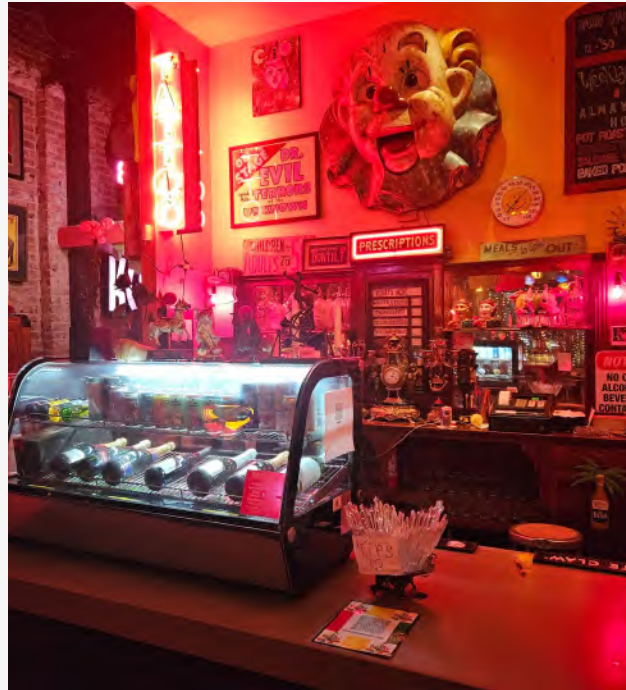


Offering Summary

Asset Sale Price:	Contact broker for guidance
Lease Term:	5-year available direct with landlord
Asking Lease Rate:	\$8,415/Month, NNN
Available SF:	±1,700 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	30,050	85,529	170,532
Total Population	54,406	169,031	344,925
Average HH Income	\$95,488	\$117,871	\$124,701

ADDITIONAL PHOTOS



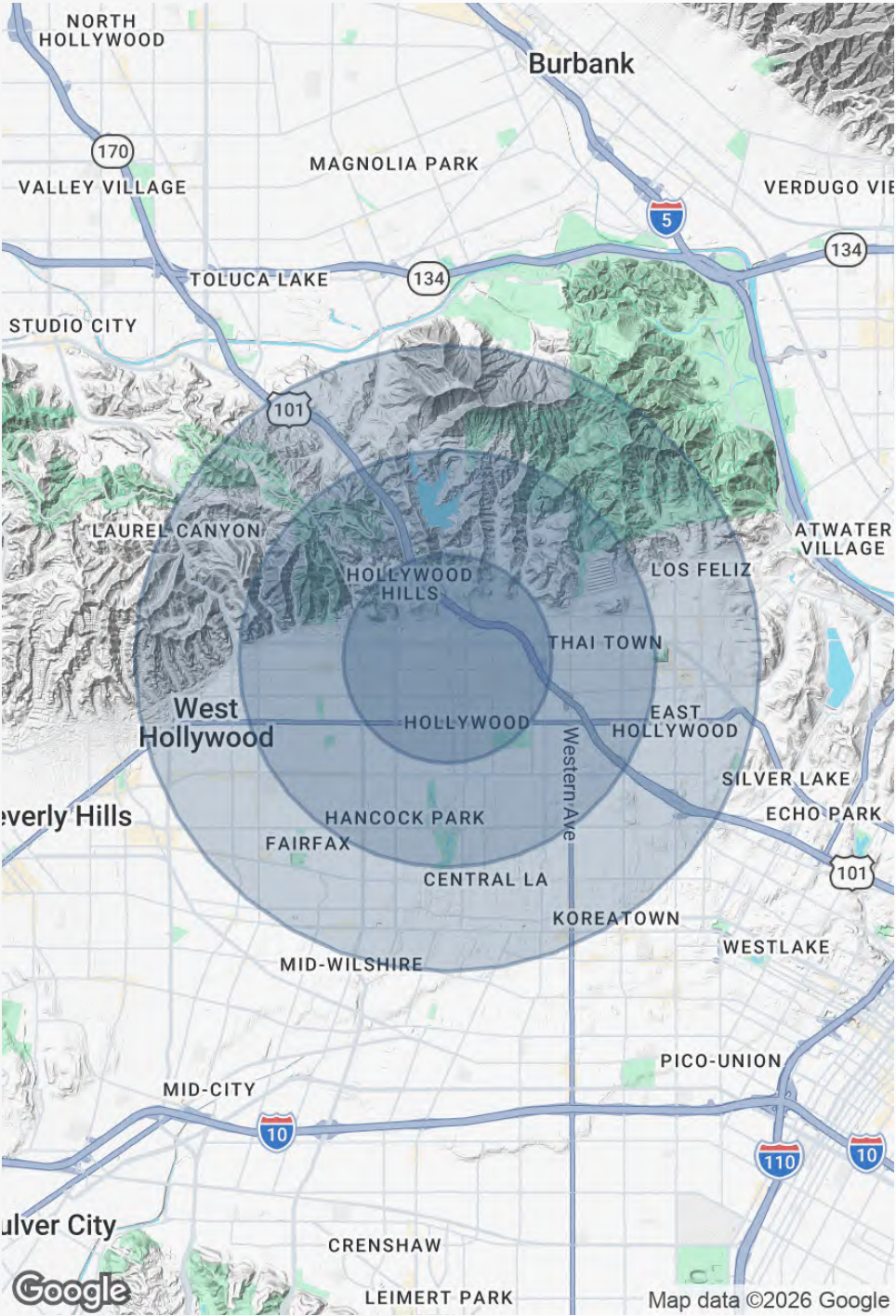
Population

	1 Mile	2 Miles	3 Miles
Total Population	54,406	169,031	344,925
Average Age	36.6	38.3	38.7
Average Age (Male)	37.8	38.9	38.8
Average Age (Female)	36.4	38.5	39.3

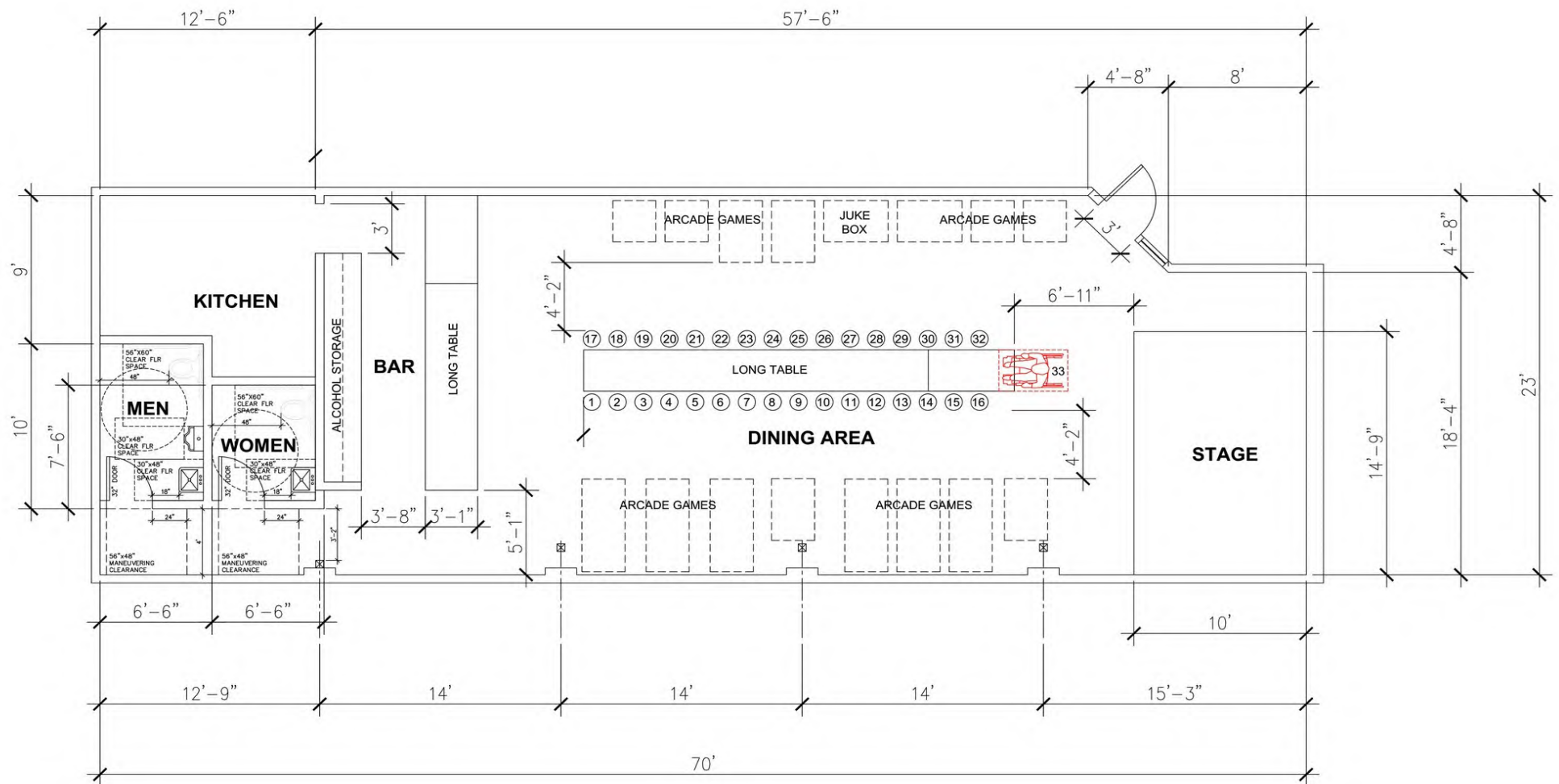
Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	30,050	85,529	170,532
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$95,488	\$117,871	\$124,701
Average House Value	\$1,344,005	\$1,577,893	\$1,586,321

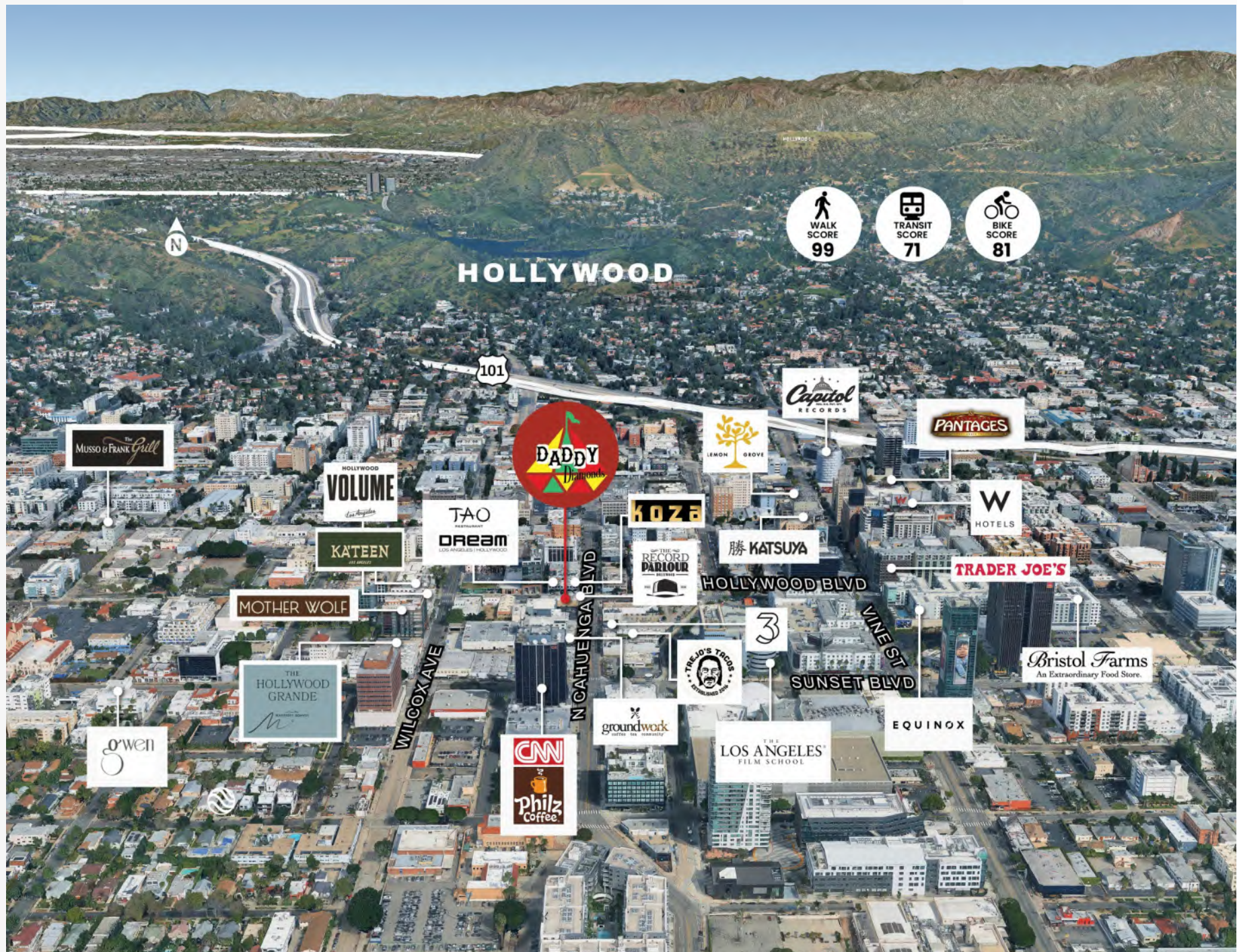
2023 American Community Survey (ACS)



FLOOR PLAN









DADDY DIAMONDS

1553 N. Cahuenga Blvd., Hollywood, CA 90028

Brian Luft
Executive Vice President
310.440.8500
bluft@naicapital.com
CalDRE #00995245

Kay Sasatomi, CCIM
Senior Vice President
310.806.6126
ksasatomi@naicapital.com
CalDRE #01824653