

8029 W Sunset Blvd

LOS ANGELES, CA 90046

BUISNESS ASSET SALE

OFFERING MEMORANDUM



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COMMERCIAL

Deal Overview



CityStreet Commercial is excited to present a rare business asset sale opportunity at **8029 W Sunset Blvd**, Los Angeles, CA 90046, currently operating as Off Sunset, a prime location on the iconic Sunset Strip. This 2,000-square-foot restaurant and bar offers a fully operational Type-47 liquor license, allowing you to serve food and drinks daily from 6 PM to 2 AM, with the potential to stay open until 4 AM under the lease agreement.

The space is designed for high-energy nightlife, perfectly suited for both a dining experience and late-night social scene, with ample room for patrons to enjoy a vibrant atmosphere. The lease includes access to 16 designated customer parking spaces, providing added convenience for your clientele in one of Los Angeles' busiest and most high-profile entertainment corridors.

With its central location amidst iconic venues like The Comedy Store, Hyde, and Bootsy Bellows, this property benefits from high visibility, steady foot traffic, and a steady influx of locals and tourists eager to experience the Sunset Strip's nightlife. The area attracts a diverse, high-profile crowd, making it an ideal spot for a new nightlife venture or restaurant/bar concept.

Don't miss the chance to establish your business in one of the world's most sought-after nightlife destinations!

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The Location



8029 W Sunset Blvd, Los Angeles, CA 90046 Positioned in the heart of the iconic Sunset Strip, this premier space offers unmatched visibility and access in one of Los Angeles' most vibrant corridors. Located in West Hollywood's thriving nightlife and entertainment district, the property is surrounded by luxury hotels, legendary venues, and an eclectic mix of upscale residences.

Renowned worldwide for its electric energy and cultural influence, the Sunset Strip draws a steady stream of celebrities, tastemakers, and creatives. Just steps from landmarks like the Sunset Tower Hotel, The Comedy Store, The Laugh Factory, and Keys, this location is immersed in glamour, buzz, and opportunity. With proximity to world-class dining, retail, and entertainment, 8029 W Sunset Blvd offers an exceptional opportunity for brands seeking a high-impact presence in LA's most dynamic neighborhood.



Area Highlights

Sunset Boulevard is a major thoroughfare that stretches across the city, attracting both locals and tourists alike. With an average of 220,000 vehicles passing through daily, this vibrant location is at the pulse of LA's entertainment and cultural scene. Known for its blend of historic landmarks, trendy restaurants, and entertainment venues, Sunset Boulevard is one of the most traveled roads in Los Angeles, making it a key destination for both commuters and visitors. It is known as one of the region's most popular tourist attractions.

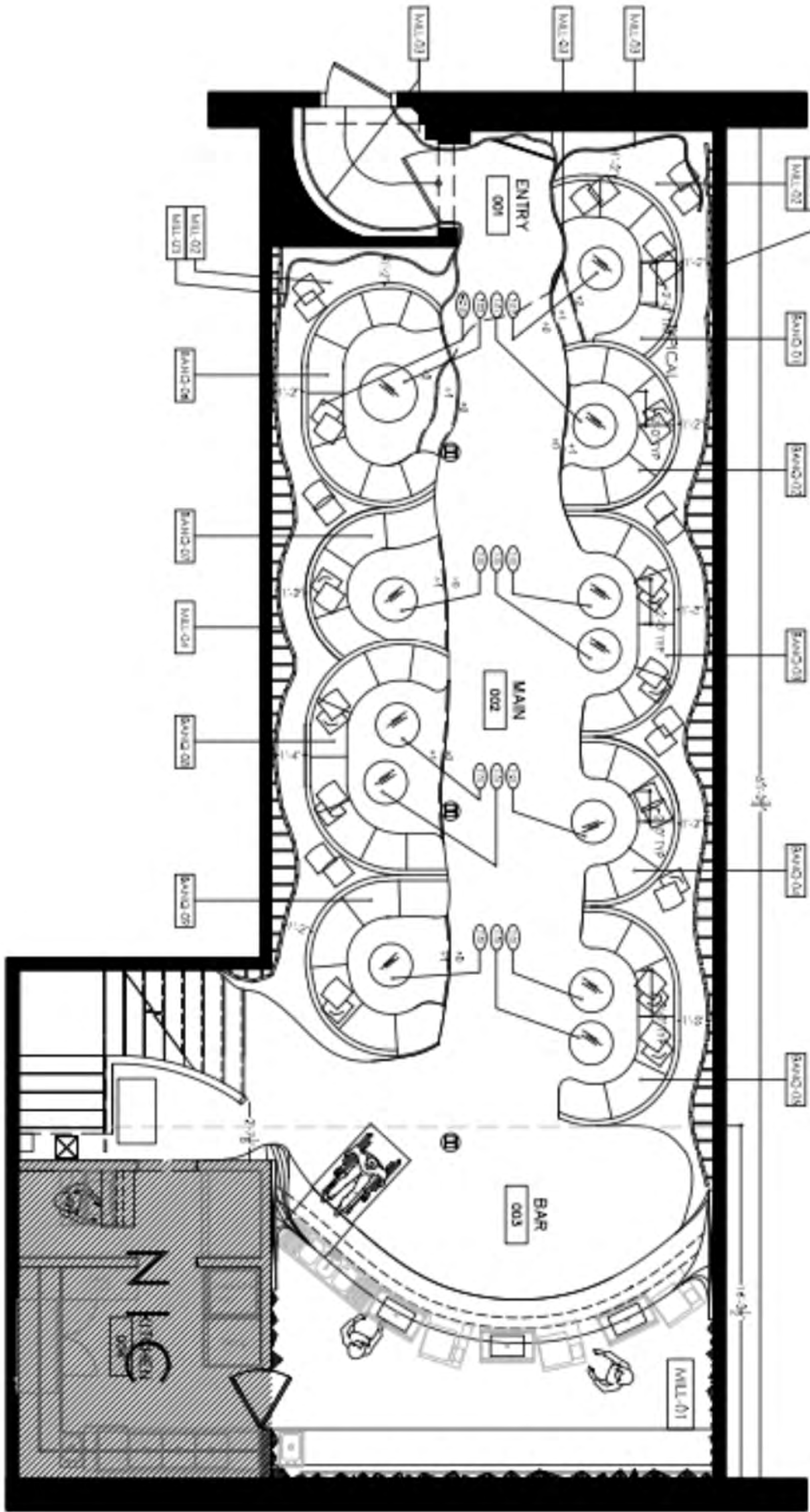
Deal Points

- **Call Broker for Pricing**
- Size: Approx. 2,000 SF
- Type-47 Liquor License
- Approved hours of operation: 6pm to 2am, 7 days per week
- 16 valet on-site parking spaces

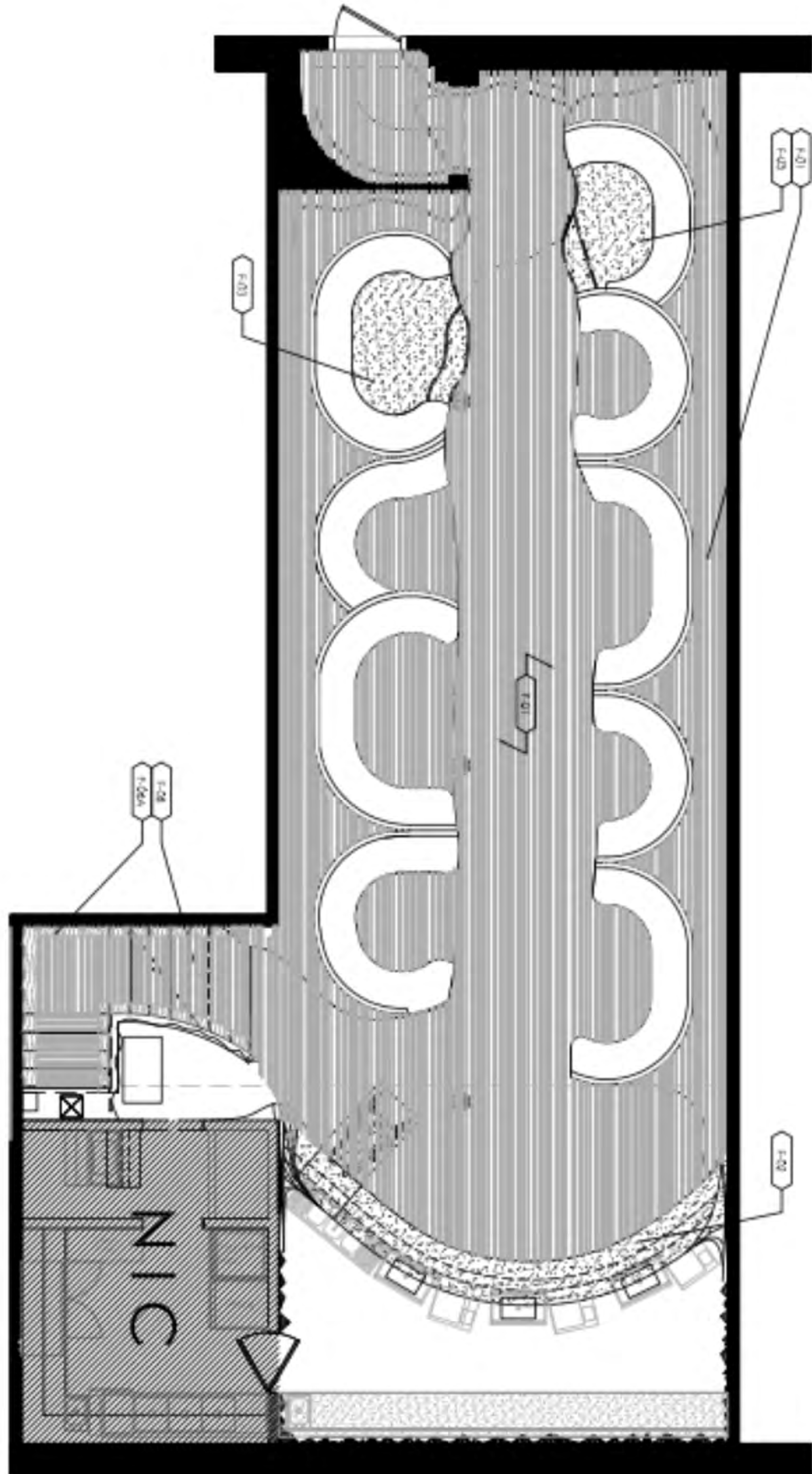
The Interior



Floor Plan

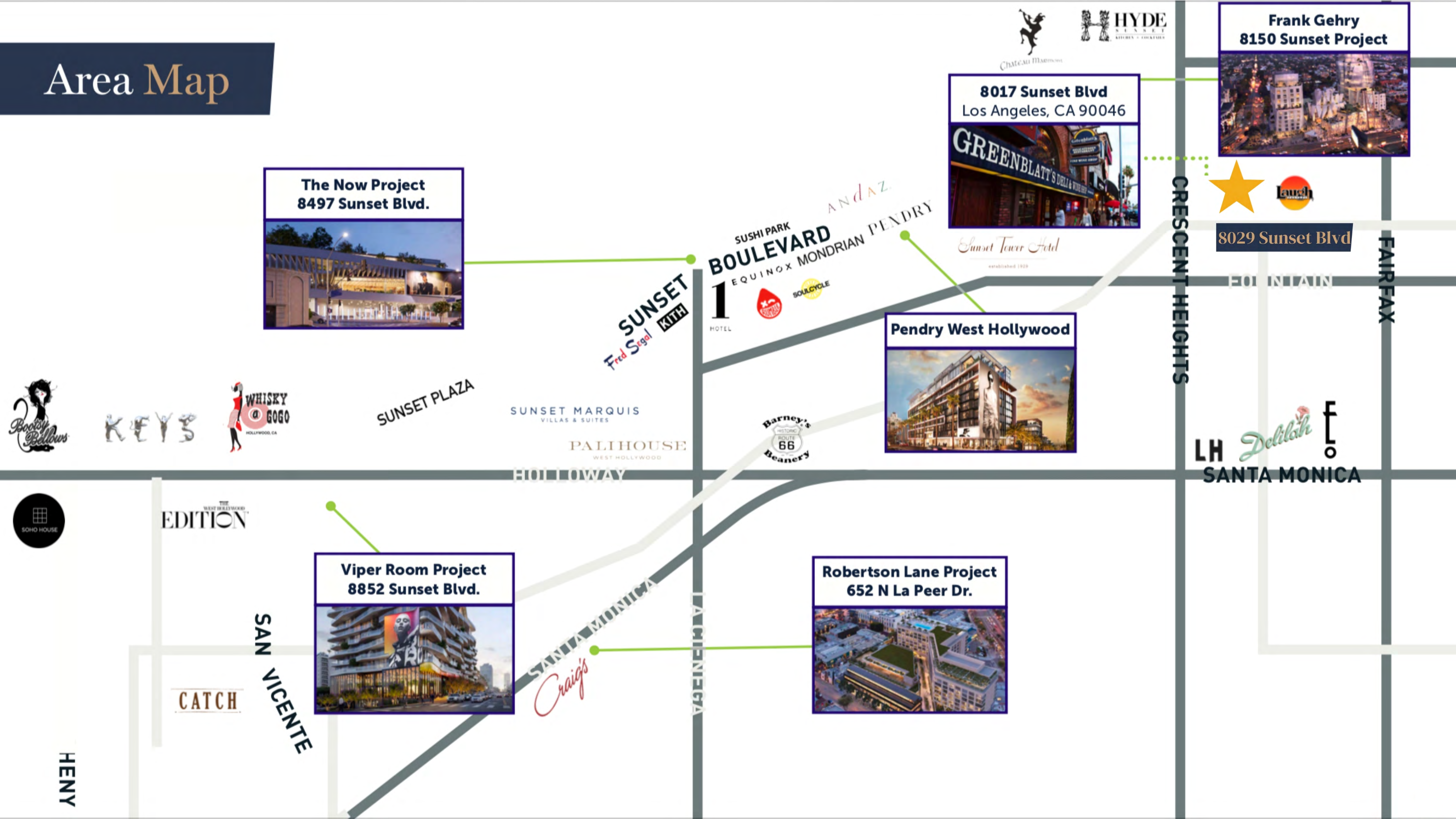


FINISH PLAN 2



FURNITURE & MILLWORK PLAN 1

Area Map



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BUISNESS ASSET SALE

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