

Restaurant/Nightclub Property for Sale

6506 Hollywood Boulevard, Hollywood, CA 90028

Price Reduction!



Property Information

Building SF: +/- 12,500 SF
Lot Size: +/- 8,624 SF
Asking Price: \$4,950,000
CAP Rate: 5.86%
Current NOI: \$293,280
Price per SF: \$400 PSF

Property Highlights

- **REAL ESTATE FOR SALE ONLY- BUSINESS NOT FOR SALE**
- Prime Hollywood Blvd. Location – In the Heart of Hollywood Nightlife Scene
- Currently Leased to one of Hollywood's Most Successful Nightclubs and Restaurant
- Entitlements include very rare Type 47 Liquor License, 4am Closing Time 7-days a Week, Dance & Cabaret Licenses, & No Food Sale Percentage Requirement
- Tenant Spent over \$4,000,000 on Entitlements and Improvements
- Below Market Rent - Less Than \$2.00 PSF
- **Monthly Rent: \$24,440 NNN**
- **Lease Expiration:** January 2017 with Two (2), Five (5) Year Options

For Additional Information, Contact:

cag | COMMERCIAL
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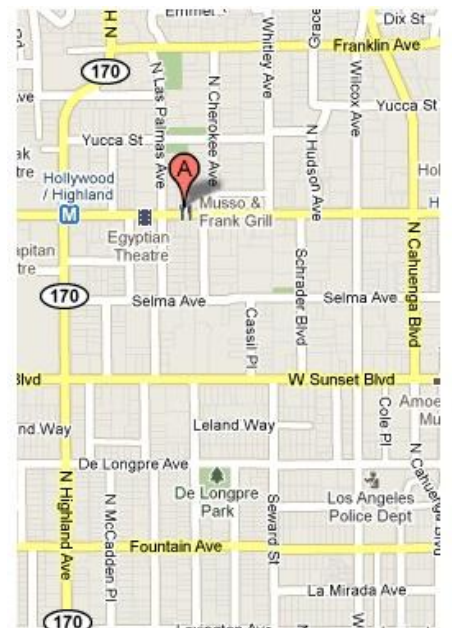
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**Hollywood Blvd. Tenant Map
(Between Highland Ave. and Cahuenga Blvd.)**

El Capitan Theatre		Hollywood & Highland
Highland Avenue		
Ripley's Guinness Museum McDonald's		Hollywood Wax Museum Famima Fredericks of Hollywood
McCadden Place		
Pig & Whistle Egyptian Theatre		Starbuck's Coffee
Las Palmas Avenue		
Miceli's Restaurant Scooby's Les Deux Nightclub Element Nightclub		Bella Supper Club Cabo Cantina Musso & Frank's
Cherokee Avenue		
Kress Hollywood		Geisha House Lotteria Grill My Studio Lucky Devils
Whitley Avenue		
Hollywood Hookah		Barber Dollz
PLAYHOUSE (Site) Papaya King		Bed Bahvior
Wilcox Avenue		
Playmates of Hollywood		Hollywood Mini Market
Hollywood Suit Outlet		Greco's Pizza
Cahuenga Boulevard		



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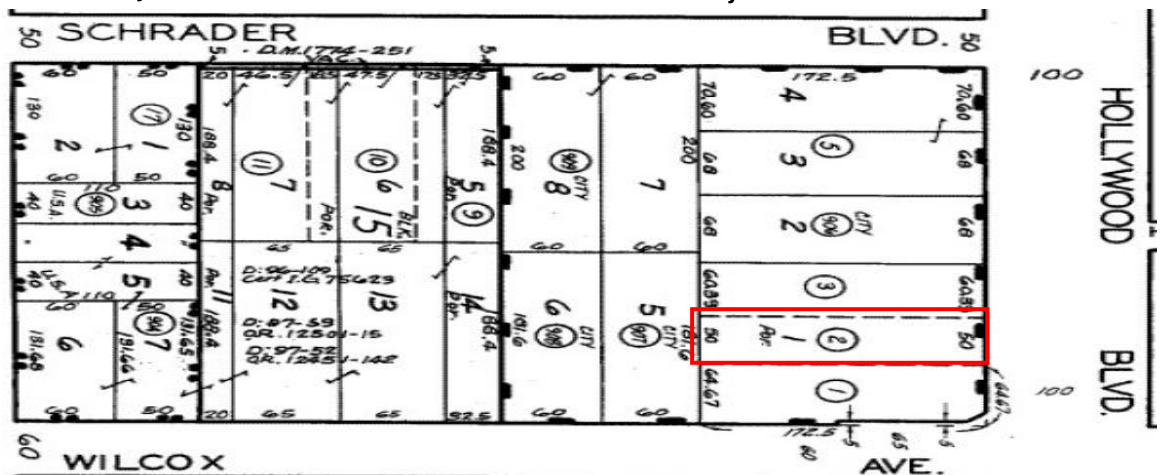
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Hollywood Blvd to the West

Hollywood Blvd to the East



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