

FREESTANDING RESTAURANT/BAR
FOR LEASE

7038 SUNSET BOULEVARD
Hollywood, CA 90028



ARTHUR PETER
310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

RAFAEL PADILLA
310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

JOHN MOUDAKIS
310.395.2663 X116

JOHNM@PARCOMMERCIAL.COM
LIC# 01833441

SIZE: Approximately 9,424 rentable square feet + 2,000 square foot basement

RENT: \$50,000 per month, NNN (Approximately \$10,400 per month)

LOT: 33,000 square feet

TERM: 5 - 10 years +

AVAILABLE: Immediately

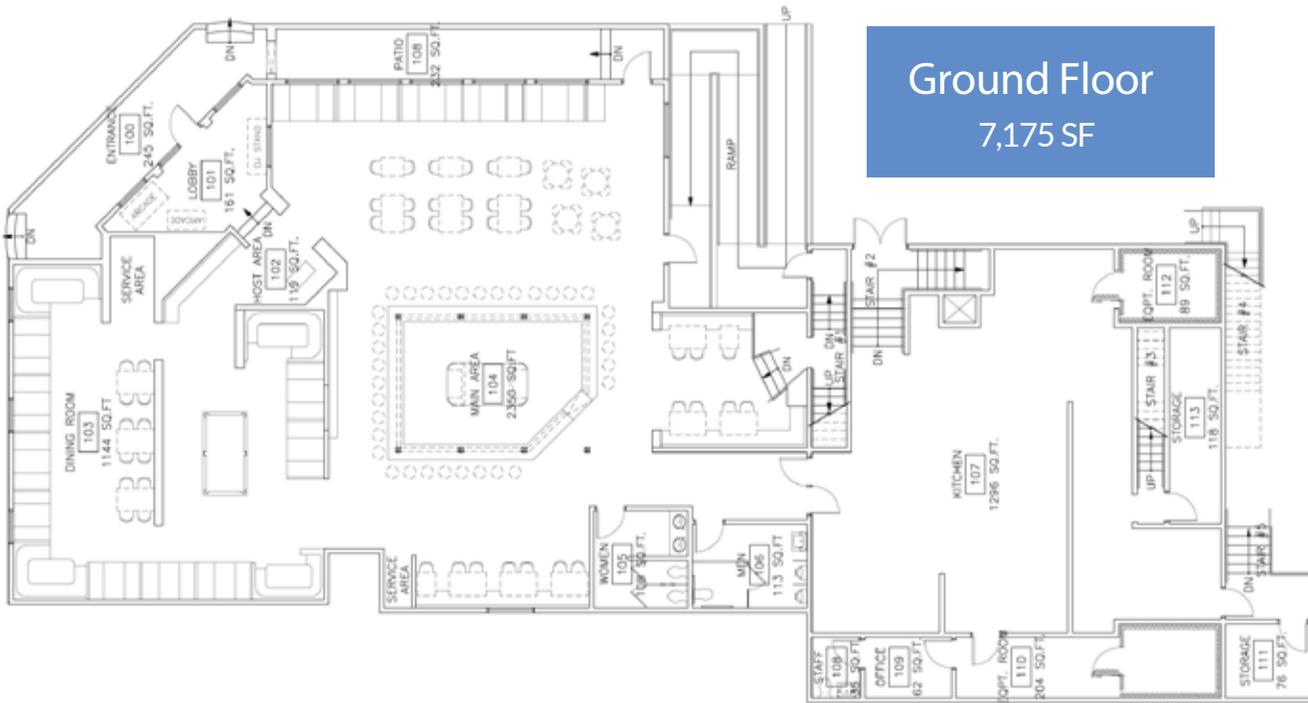
ABC LICENSE: Type 47 w/ 2AM

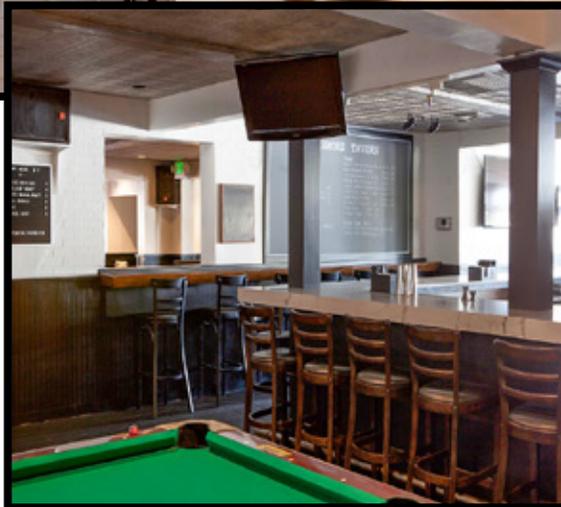
PARKING: Huge surface parking lot for approximately 62 cars (self-parking) or approximately 95 cars with valet

- **Restaurant and bar in the heart of Hollywood, sitting on the famed Sunset Strip**
- **One block from the Hollywood Walk of Fame, Dolby Theater, and many other world class Hollywood destinations**
- **This location size affords a world class hospitality group, regional or national**
- **Access to year round tourism and locals surrounding this landmark location.**
- **Over 60,000 cars per day on Sunset Boulevard**



Floor Plans

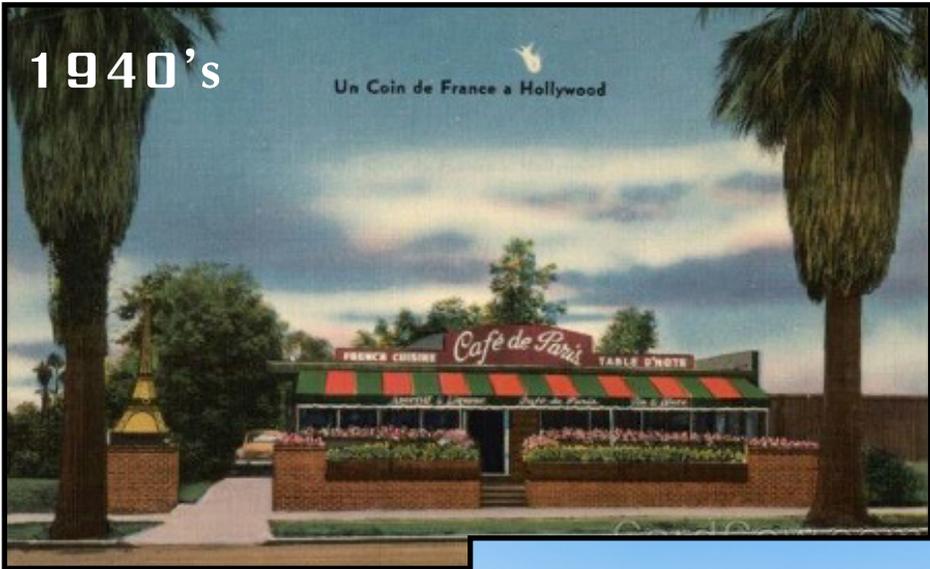




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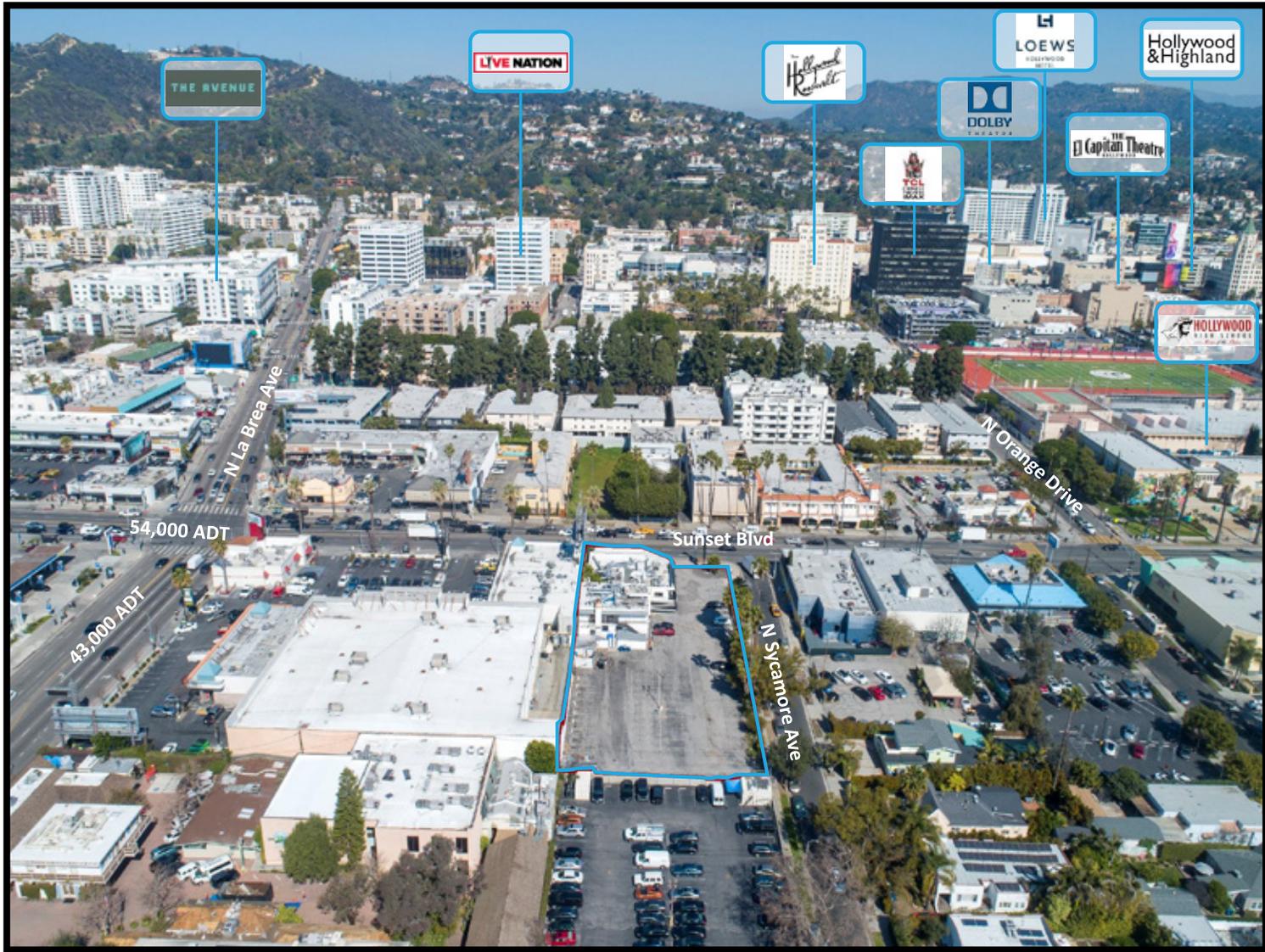
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HOLLYWOOD

is a neighborhood in the central region of Los Angeles, California, notable as the home of the U.S. film industry including several of its historic studios. In 1923, a large sign, reading HOLLYWOODLAND, was built in the Hollywood Hills. Its purpose was to advertise a housing development. In 1949, the Hollywood Chamber of Commerce entered a contract with the City of Los Angeles to repair and rebuild the sign. The agreement stipulated that "LAND" be removed to spell "HOLLYWOOD" so the sign would now refer to the district, rather than the housing development.

During the early 1950s, the Hollywood Freeway was constructed through the northeast corner of Hollywood. The Capitol Records Building on Vine Street, just north of Hollywood Boulevard, was built in 1956, and the Hollywood Walk of Fame was created in 1958 as a tribute to artists and other significant contributors to the entertainment industry. The official opening was on February 8, 1960. In June 1999, the Hollywood extension of the Los Angeles County Metro Rail Red Line subway opened from Downtown Los Angeles to the San Fernando Valley, with stops along Hollywood Boulevard at Western Avenue (Hollywood/Western Metro station), Vine Street (Hollywood/Vine Metro station), and Highland Avenue (Hollywood/Highland Metro station).



The Hollywood district of Los Angeles is one of the most popular tourist destinations in California. With roots in the entertainment industry, attractions like the TCL Chinese Theatre, Hollywood & Highland, El Capitan Theatre, and the historic Roosevelt Hotel, and billions of dollars in investment over the last decade, Hollywood has become a thriving submarket within Greater Los Angeles. Over the years urban real estate investment firms have renovated the area and created an attractive retail market, not just a tourist destination, with a current inventory of 8.7 million square feet of commercial retail space. Currently in Hollywood there are 30 development project within in the works.



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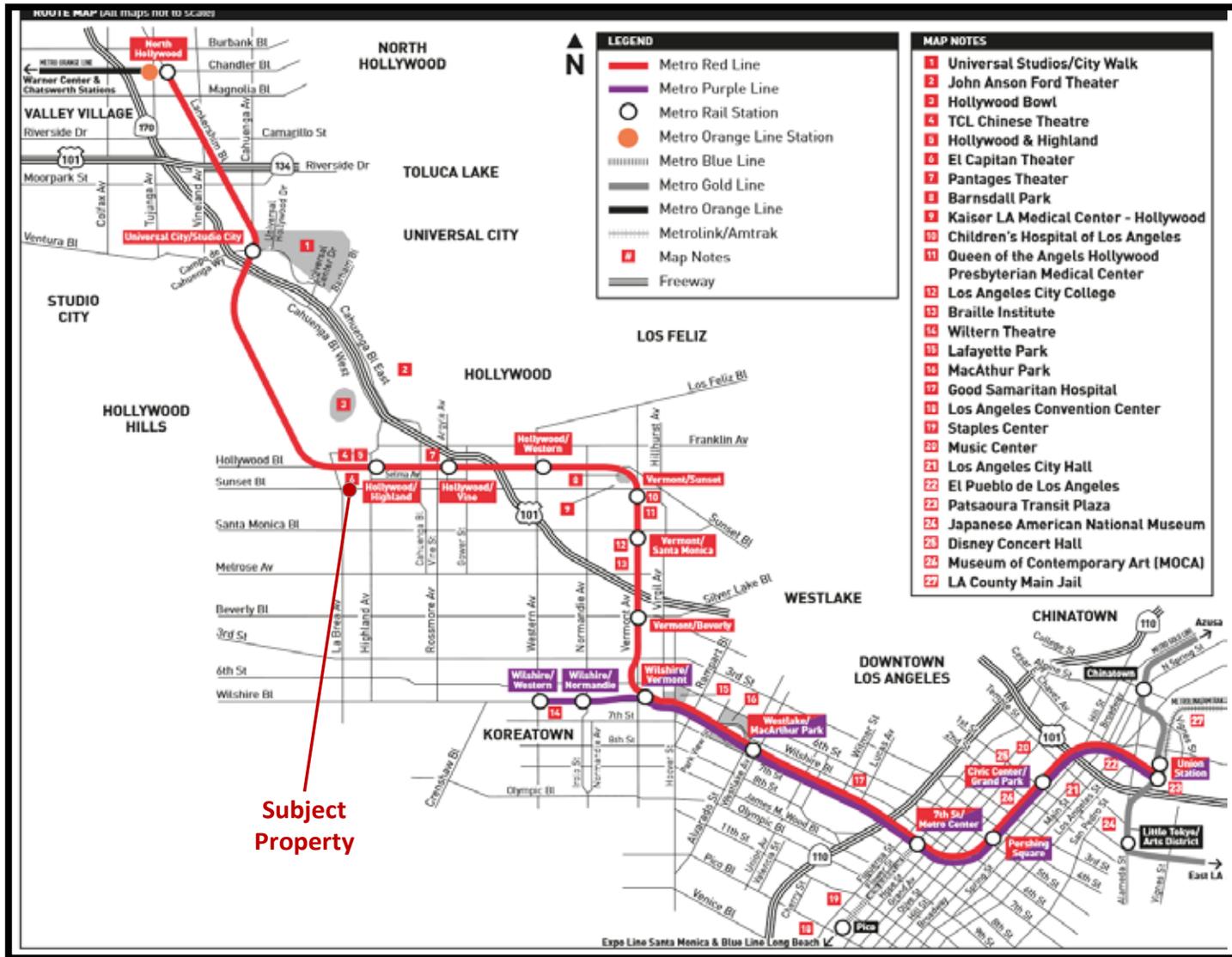
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All information furnished is believed to be reliable and which we believe to be correct. No guarantee is given as to its accuracy and no responsibility is assumed for omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



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