

# 9077

## SANTA MONICA BOULEVARD



**RETAIL | RESTAURANT | LOUNGE**  
FOR LEASE IN WEST HOLLYWOOD

**NEWMARK**

**cag** | COMMERCIAL  
ASSET GROUP

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#### ADDRESS

9077 Santa Monica Boulevard  
West Hollywood, CA 90069

#### USE

Retail/Restaurant/Lounge

#### SIZE

±5,083 SF (over two floors)

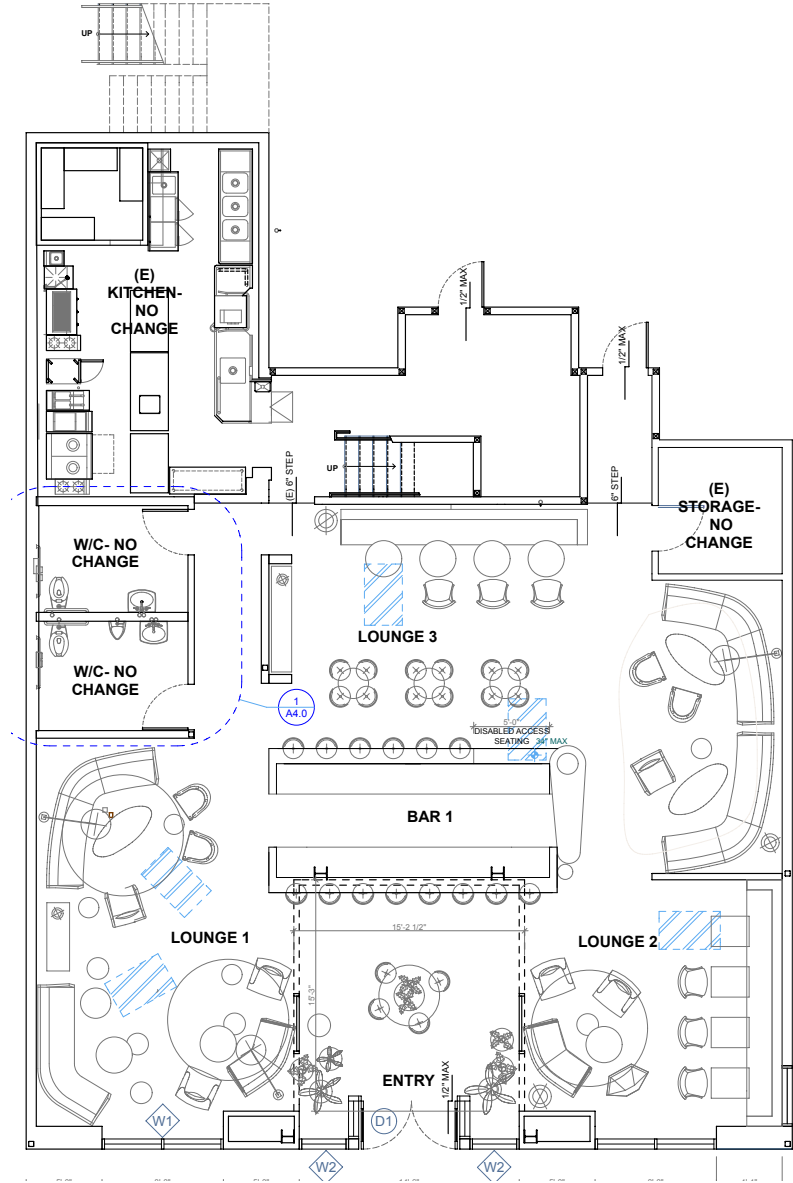
#### RENT

Available upon Request

#### HIGHLIGHTS

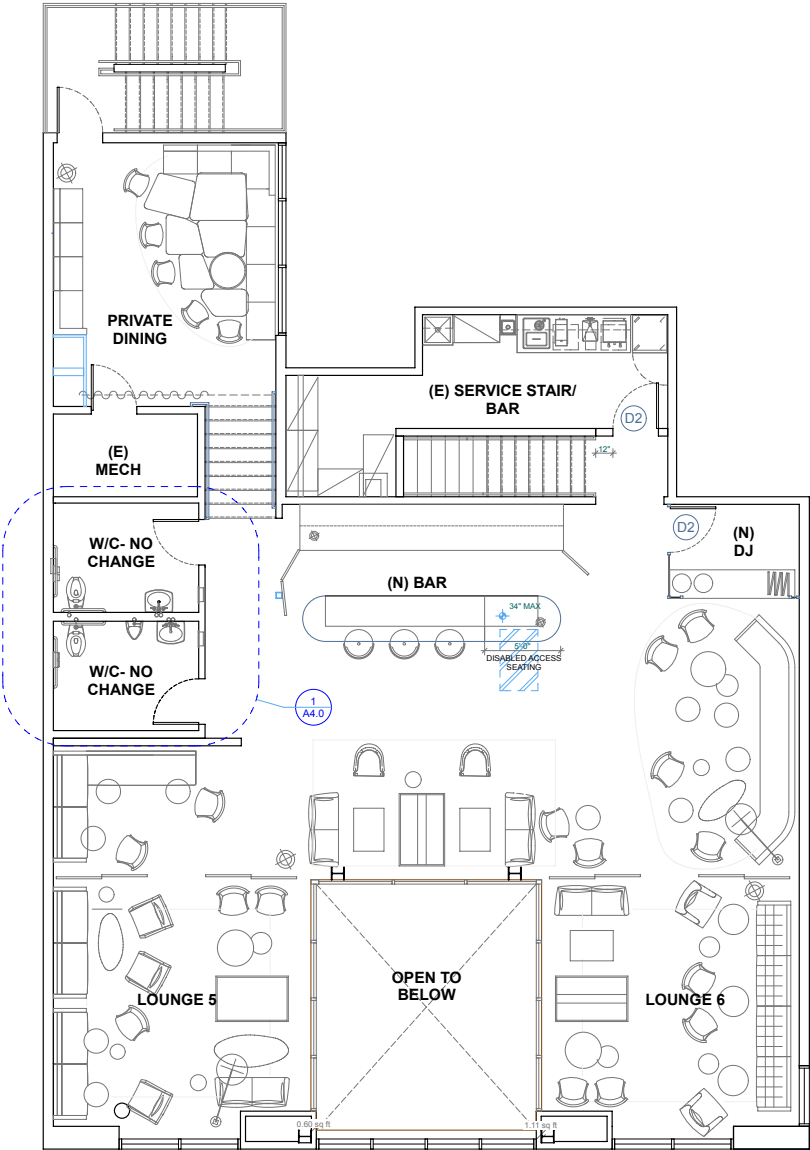
- Prime location in West Hollywood
- Includes a lounge area, private dining area, two bars, kitchen, restrooms, storage areas, and four parking spaces in rear
- Rare Entitlements: The Tenant has a Type 47 full liquor license can be purchased, a Type 58 Caterer's license, a dance permit, and an entertainment permit. Obtaining these permits is difficult and possessing them represents a significant barrier to entry for potential competing restaurant or nightclub operators.
- Existing furniture, kitchen equipment, FF&E can be available for purchase
- Could host approximately 248 occupants
- Remodeled in 2016
- Nearby tenants include: Troubadour, Dan Tana's, Crustica, The Abbey, Salt & Straw, TomTom Restaurant & Bar, Bottega Louie, Olivetta, Louis Stern Fine Arts, Verve Coffee Roasters, Acne Studios, James Perse, Gracias Madre, Craig's, Maxfield, and more

FLOOR PLAN



GROUND FLOOR

SANTA MONICA BOULEVARD



2ND FLOOR

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