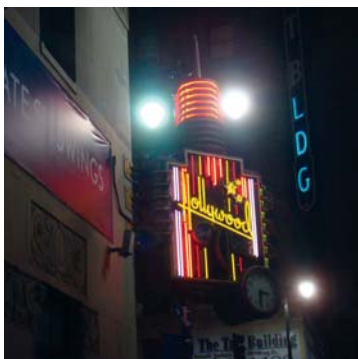


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Hollywood Blvd. Restaurant/Night-Club Opportunity

Hollywood, CA



Features:

- Free Standing Corner Night-Club Restaurant on the Hollywood Walk of Fame
- Located in the Epicenter of Hollywood Entertainment District
- Major Street Frontage on Hollywood Blvd.
- Type 47 Liquor License with Café Entertainment Permit; Type 58 Caterer Permit; Type 77 event Permit
- Attractive Lease Rate and Terms
- Ground Floor Dining; Second Level Dining & Patio with Bar; Large Outdoor Patio with Retractable Awning
- Entertainment/Dance Permits
- Full Service Kitchen with Walk-in Cooler and Dry Storage
- Complete List of Furniture, Fixtures and Equipment Available
- Surrounded by the World Famous Pantages Theater, Capitol Records Building, The W Hotel, The Equitable Lofts, The Broadway Building, Kodak Theater and Future Mixed Use Developments
- Minutes from the 101 Freeway On-ramp near Hollywood Bowl

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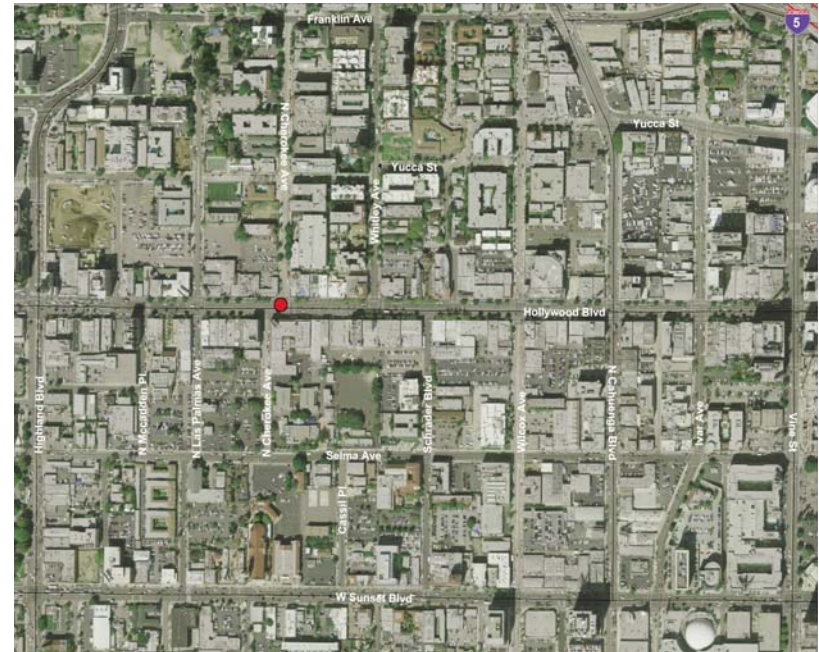
Property Highlights:

The Property is located on the Hollywood Walk of Fame in the epicenter of Hollywood Entertainment District on Hollywood Blvd near Highland, the “most famous intersection in the most famous neighborhood”. Currently, there are new mixed-use developments totaling over \$2 billion.

The property consists of a two story, freestanding, Night-Club/Restaurant building that contains a total building area of approximately 10,000 square feet and two large patios.

The Property is located on Hollywood Blvd. It has excellent visibility and accessibility from Hollywood Boulevard with close proximity to residential neighborhoods. It is also near the World Famous Pantages Theater, Capitol Records Building, Paramount Studios, The W Hotel, The Broadway Building, Katsuya Sushi and other mixed-use developments that provide fine dining, fast food restaurants, various commercial and retail businesses, professional and medical office, hotels, and Kodak Theater.

The property is currently a restaurant open for dinner only. The restaurant has a new CUP which allows entertainment and dancing.



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Building Specifications:

Building Size:	10,000 Square Feet plus offices on lower level Upstairs 4500 SF Ground Floor 5500 SF
Patio Area:	1,000 SF with built-in bar and retractable awnings
Number of Service Bars:	2 (1 interior and 1 exterior built-in bar)
Serving Time:	11am to 2am
Interior Dancing Time:	11am to 2 am
Occupancy Load:	368 Persons for Dining Facility
Restrooms:	6 multi-stall restrooms (3 men and 3 women)
Security Features:	Upgraded Camera System
Permits & Licenses:	Type 47 Liquor; Type 58 Catering; Type 77 Event (Dance and Entertainment License)



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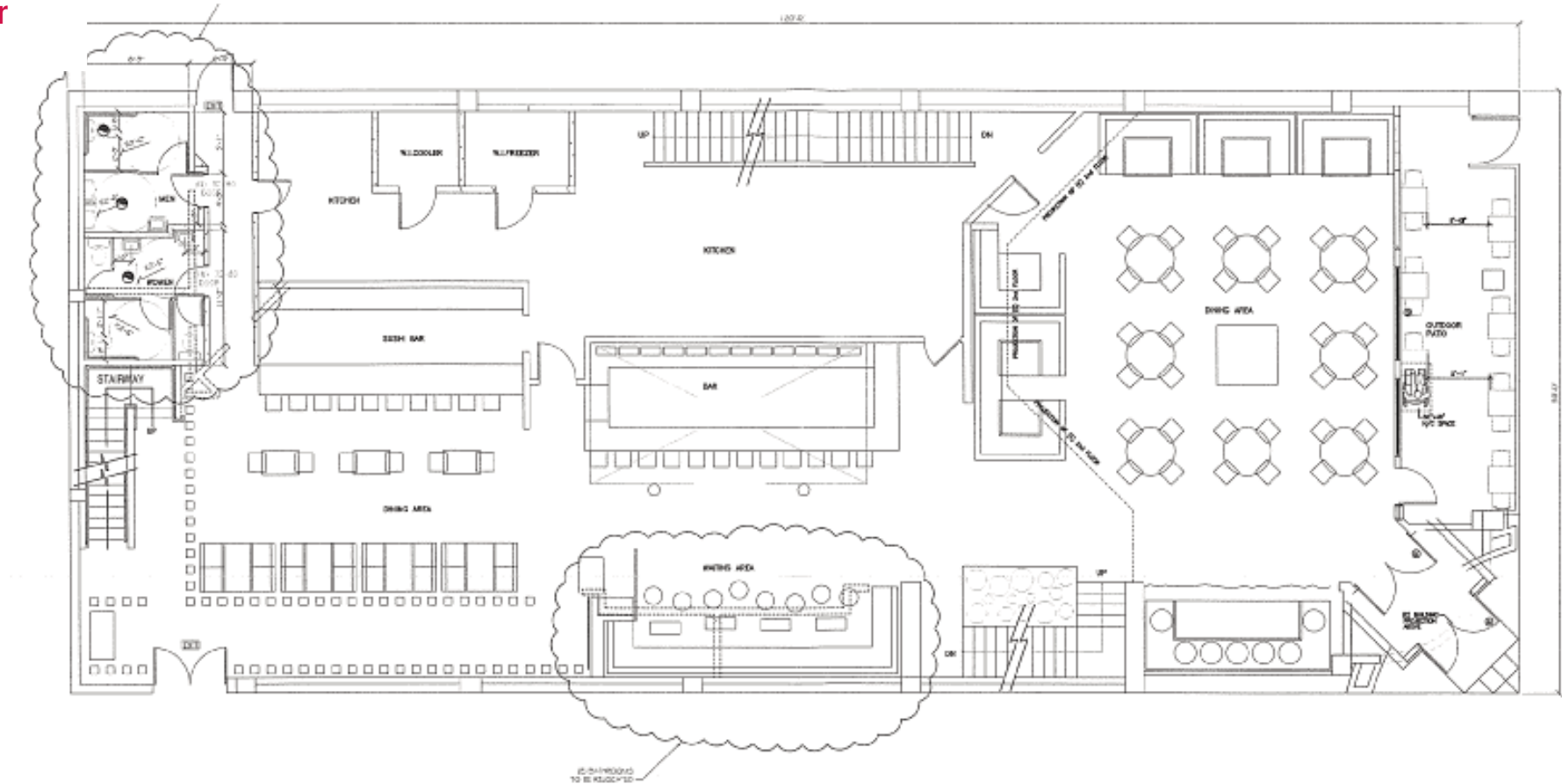
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Hollywood Blvd. Restaurant/Night-Club Opportunity

Hollywood, CA



First Floor



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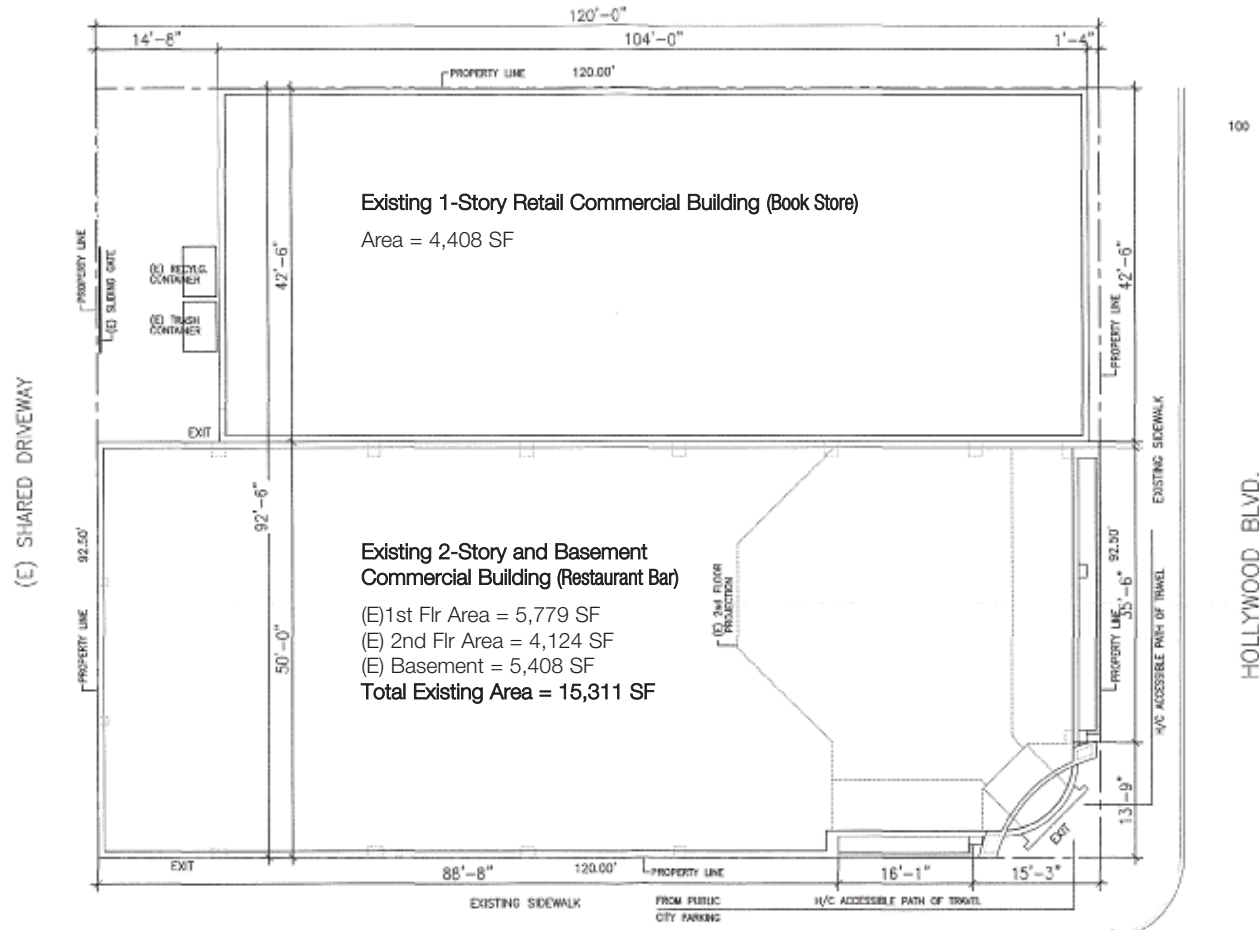
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Site Plan



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