

EXCLUSIVELY LISTED BY:

BRANDON MICHAELS

Senior Managing Director of Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685
www. BrandonMichaelsGroup.com

MATTHEW LUCHS

Chief Operating Officer
First Vice President Investments
Tel: 818.212.2727
matthew.luchs@marcusmillichap.com
CA License: 01948233
www. BrandonMichaelsGroup.com

JAY LUCHS

Vice Chairman
First Vice President Investments
Tel: 310.407.6585
jay.luchs@nrmk.com
CA License: 01260345
www.nrmk.com



THE ABBEY
ANNIVERSAR
ANNUARIUM





THE OPPORTUNITY

REQUEST FOR OFFERS

A Generational Purchase Opportunity to Acquire One of the World's Most Iconic Nightclubs and Restaurants, The Abbey and The Chapel at the Abbey, including its Tangible and Intangible Assets with all Branding and Branding rights to the Businesses, and Trophy West Hollywood Real Estate. "The Abbey" business, a fee simple interest of 686 N Robertson Blvd, and "The Chapel at The Abbey" business with its interest in the lease at 694 N Robertson Blvd.





THE BUSINESS

The Abbey is a world-renowned bar, restaurant, and event venue located in the heart of West Hollywood, California. It is one of the most popular and iconic gay bars, both in the United States and globally, known for its diverse clientele, lively atmosphere, and regular events and theme nights. The Abbey has built a loyal customer base over the years and is a staple in the LGBTQ+ community. Since its opening in 1991, the restaurant and bar has steadily built a global reputation as the premier nightlife destination and has amassed the awards to support: "Best Gay Bar in the World" from Logo and MTV, "Best Gay Bar in Los Angeles" from LA Weekly, LA Weekly Reader's Choice, and Time Out Los Angeles, "Best Nightlife in Los Angeles" from USA Today, among so many others. In 2016, The Abbey expanded to occupy its neighboring parcel to the north, rebranding the property as The Chapel At The Abbey. Both businesses are included in the sale, financials are available upon request.

The Abbey

- Includes all Tangible and Intangible Assets of the Business
- Address: 686 N Robertson Blvd, West Hollywood, CA 90069
- Real Estate Interest: Fee Simple
- Business Financials Available Upon Request

The Chapel At The Abbey

- Includes all Tangible and Intangible Assets of the Business
- Address: 694 N Robertson Blvd, West Hollywood, CA 90069
- Real Estate Interest: Leasehold
- Business Financials Available Upon Request





8 | The Abby - 686 N Robertson Blvd





CASAMIGOS

THE ABBEY

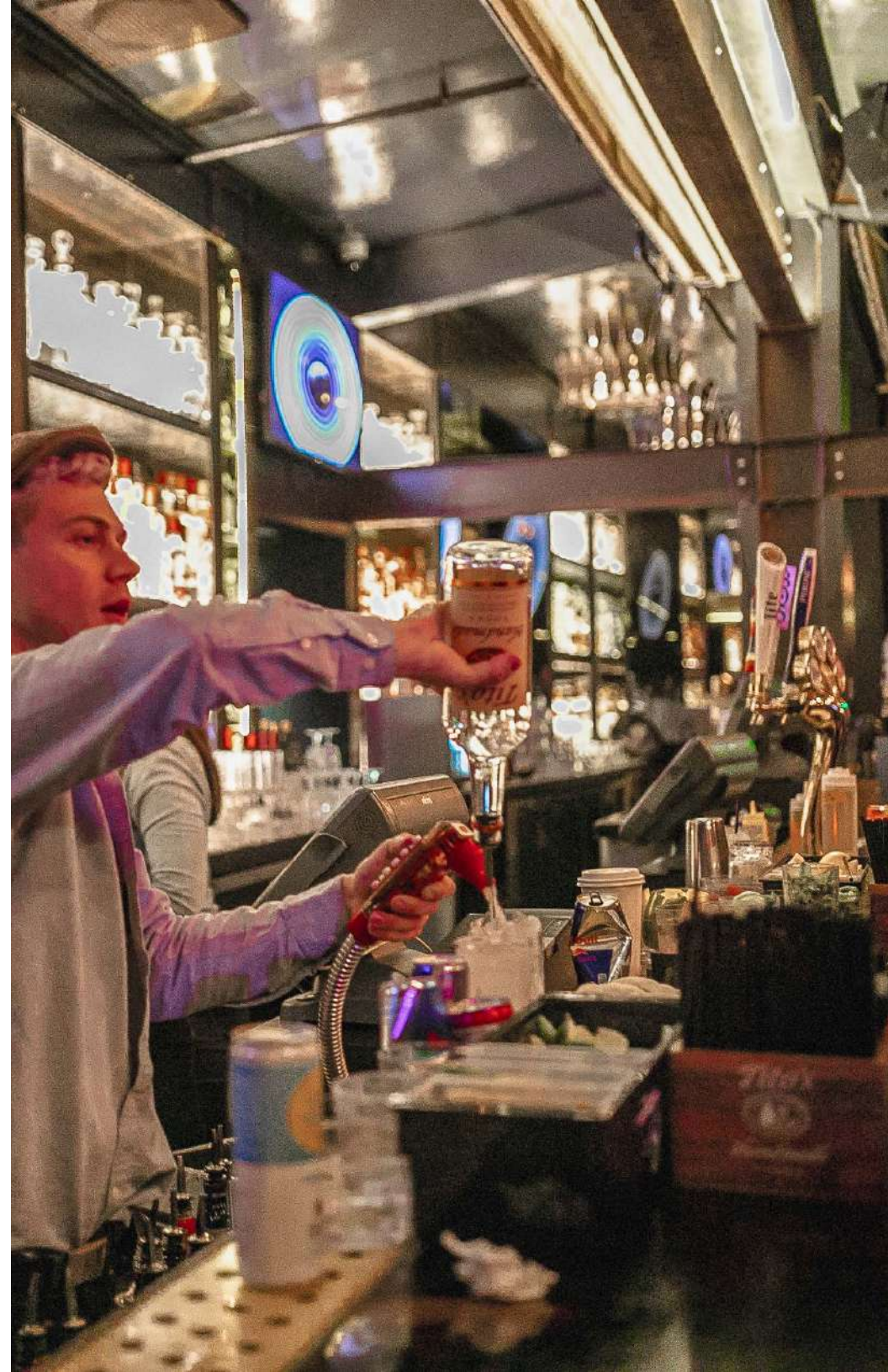












AWARDS

- Best Gay Bar in the World -logo/MTV
- Most Popular Nightlife Destination in Los Angeles -Zagat
- Most Popular Bar in California -Foursquare/Buzzfeed
- Most Popular Bar Pick Up and Drop Off in the United States -Lyft
- Most Popular Nightlife/Bar/Restaurant Destination in Los Angeles -Uber
- Best Gay Bar in Los Angeles -LA Weekly, LA Weekly Reader's Choice
- Time Out Los Best Nightlife in Los Angeles -USA Today
- Creative Business Award -West Hollywood Chamber of Commerce
- Sexiest Gay Bar -Traveler's Choice
- Gay Bar of the Year -Gay Travel
- Key to the City of West Hollywood
- All entertainment Venues Best of the South Land -LA Times
- Outstanding Commitment to the Safety of Customers and Employees during Covid -LA Public Works





THE REAL ESTATE

The Abbey and The Chapel at the Abbey are ideally situated on N Robertson Boulevard just one parcel south of the signalized corner of N Robertson Boulevard and Santa Monica Boulevard. The properties are wedged in the epicenter of West Hollywood with immediate proximity to the Pacific Design Center, the newly renovated West Hollywood Park and its 75,000 square foot recreation center, some exciting new developments, and an abundance of major retailers, restaurants, and other bars within walking distance. Both The Abbey and The Chapel at the Abbey enjoy a walk score of 94 (“Walker’s Paradise”) and incredible traffic counts with more than 31,000 and 61,000 vehicles per day along N Robertson Boulevard and Santa Monica Boulevard, respectively. Included in the sale is the fee simple interest in The Abbey real estate, 686 N Robertson Blvd, and the leasehold interest in the Chapel at the Abbey real estate, 694 N Robertson Blvd, set to expire in May of 2025 with three (3) additional five-year options.

The Abbey

- 686 N Robertson Blvd, West Hollywood, CA 90069
- Real Estate Interest: Fee Simple
- Building SF: 9,540 SF
- Lot Size: 12,359 SF
- Zoning: CN2
- Frontage: 96’ on N Robertson Blvd

The Chapel At The Abbey

- 694 N Robertson Blvd, West Hollywood, CA 90069
- Real Estate Interest: Leasehold
- Building SF: 4,692 SF
- Lot Size: 5,542 SF
- Zoning: CN2
- Frontage: 40’ on N Robertson Blvd
- Rent Increases: Based on CPI (4% Min/8% Max)
- Lease Expiration: April 30th, 2025
- Responsible For: Taxes, Insurance, Utilities, and Repairs and Maintenance
- Options: 3 x 5 Year Extensions
- Option Rent: “Prevailing Market Rent” with Increases Based on CPI (4% Min/8% Max)





HOLLYWOOD

1. Pavilions
2. Starbucks
3. Robertson Lane Development
4. West Hollywood Library
5. Public Parking
6. West Hollywood Aquatics and Recreation Center
7. Beverly Grove
 - Bloomingdales
 - Macy's
 - Gucci
 - Louis Vuitton
 - Saint Laurent
8. The Grove
 - AMC
 - Apple
 - GAP
 - Nike
 - Nordstrom
9. West Hollywood Park
10. PUMP
11. Bottega Louie
12. Beaches
13. Rocco's
14. Rainbow Crosswalk
15. Chase
16. Starbucks
17. Annapurna Productions
18. Salt and Straw
19. Hollywood Burger
20. Tender Greens
21. Schmitty's
22. Nobu
23. Pendry
24. Tower Bar
25. Pacific Design Center



23

24

22

21

20

19

14

13

12

THE ABBEY

11

10

17

18

16

15

1

2

SANTA MONICA BLVD

DOWNTOWN LOS ANGELES



25

SAN VICENTE BLVD

9

ROBERTSON BLVD

3

4

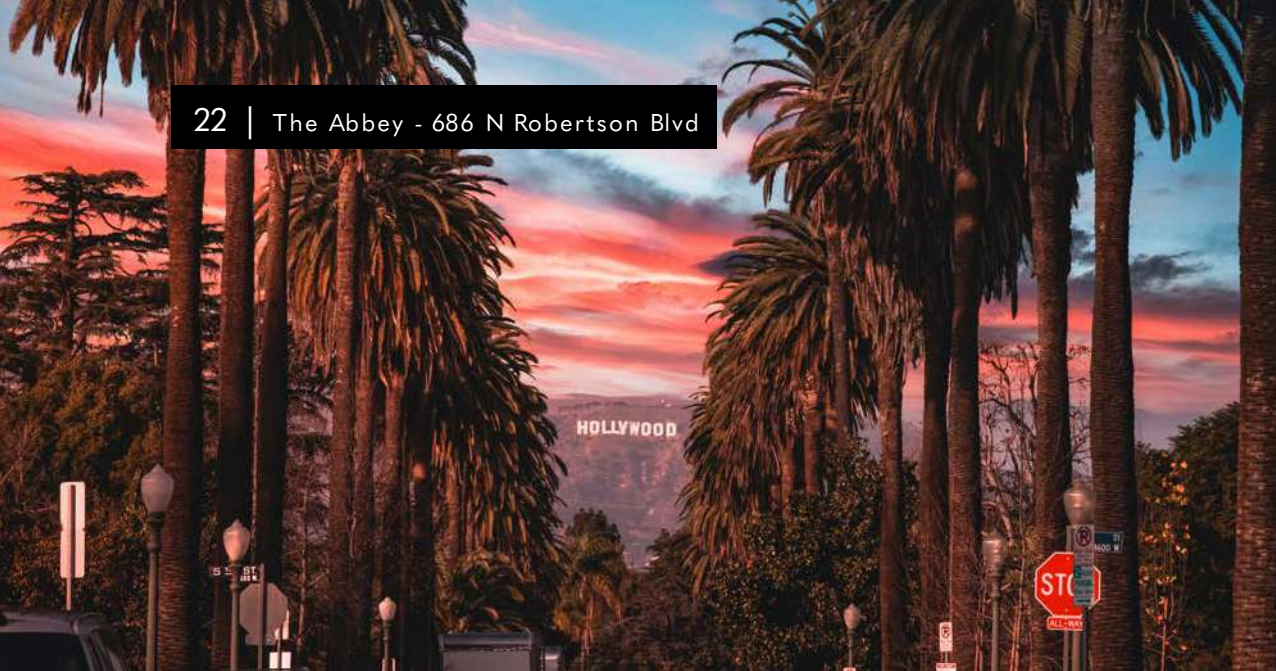
5

6

7



8



A Vibrant West Hollywood Location Packed with Amenities and LA's Most Prominent Entertainment Destinations

WEST HOLLYWOOD

West Hollywood, also known as WeHo, is a densely populated and diverse city located in Los Angeles County, California. It is bordered by the Hollywood Hills to the north, city of Beverly Hills to the west, Hollywood to the east, the Fairfax and Beverly Grove neighborhoods of Los Angeles south. It's known for vibrant nightlife, LGBTQ+ community, and the Sunset Strip, a portion of Sunset Boulevard full of some of Los Angeles' most noteworthy bars, restaurants, and entertainment venues. Because of this, West Hollywood is one of the most high-profile retail locations in Greater Los Angeles with trendy regions and streets that are some of the most important fashion and retail corridors in the nation. Melrose Avenue, Beverly Boulevard, and Robertson Boulevard are held in the highest regard and attract both high-end



Sunset Strip: 1.7-mile stretch of Sunset Boulevard boutiques, restaurants, rock clubs, and nightclubs, as well as its array of huge, colorful billboards

ROBERTSON LANE



Robertson Lane

- Hotel Rooms: **109**
- Restaurant and Nightclub Space: **37,090 SF**
- Office Space: **35,744 SF**
- Showroom and Event Space: **42,000 SF**
- Parking: **750 Spaces**
- Proximity: **<0.1 Miles**



Melrose Triangle

- Office Space: **225,000 SF**
- Retail and Restaurant Space: **60,000 SF**
- Height: **Varying 4-6 Stories**
- Multi-Family: **77 Units**
- Proximity: **<0.1 Miles**

MELROSE TRIANGLE

The Abbey - 686 N Robertson Blvd | 17

The Pacific Design Center, a 1.6 million square foot showroom and creative office complex, features stunning architecture and brilliant color





Staples of the Area: The Comedy Store, Troubadour, Rainbow Crosswalk, RH West Hollywood, The Roxy, The Laugh Factory, and Whiskey a Go-Go, among so many others



BRANDON MICHAELS GROUP

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap