

Marcus & Millichap
BRANDON MICHAELS
GROUP

8857

MICKY'S

8855 SANTA MONICA BLVD
WEST HOLLYWOOD, CA 90069

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WEST HOLLYWOOD, CA 90069

EXCLUSIVELY LISTED BY

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MICKY'S

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WEST HOLLYWOOD, CA 90069

Marcus & Millichap
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GROUP

1. Rainbow Crosswalk
2. Rocco's WeHo
3. Beaches WeHo
4. TomTom Restaurant & Bar
5. Bottego Louie WeHo
6. Mother Lode
7. Heart WeHo
8. Bank of America
9. Hi Tops WeHo
10. Guisados
11. Stache West Hollywood
12. zpizza
13. TigerHeat
14. St. Felix WeHo
15. Salt & Straw
16. Dan Tana's
17. Troubador
18. Doheny Room

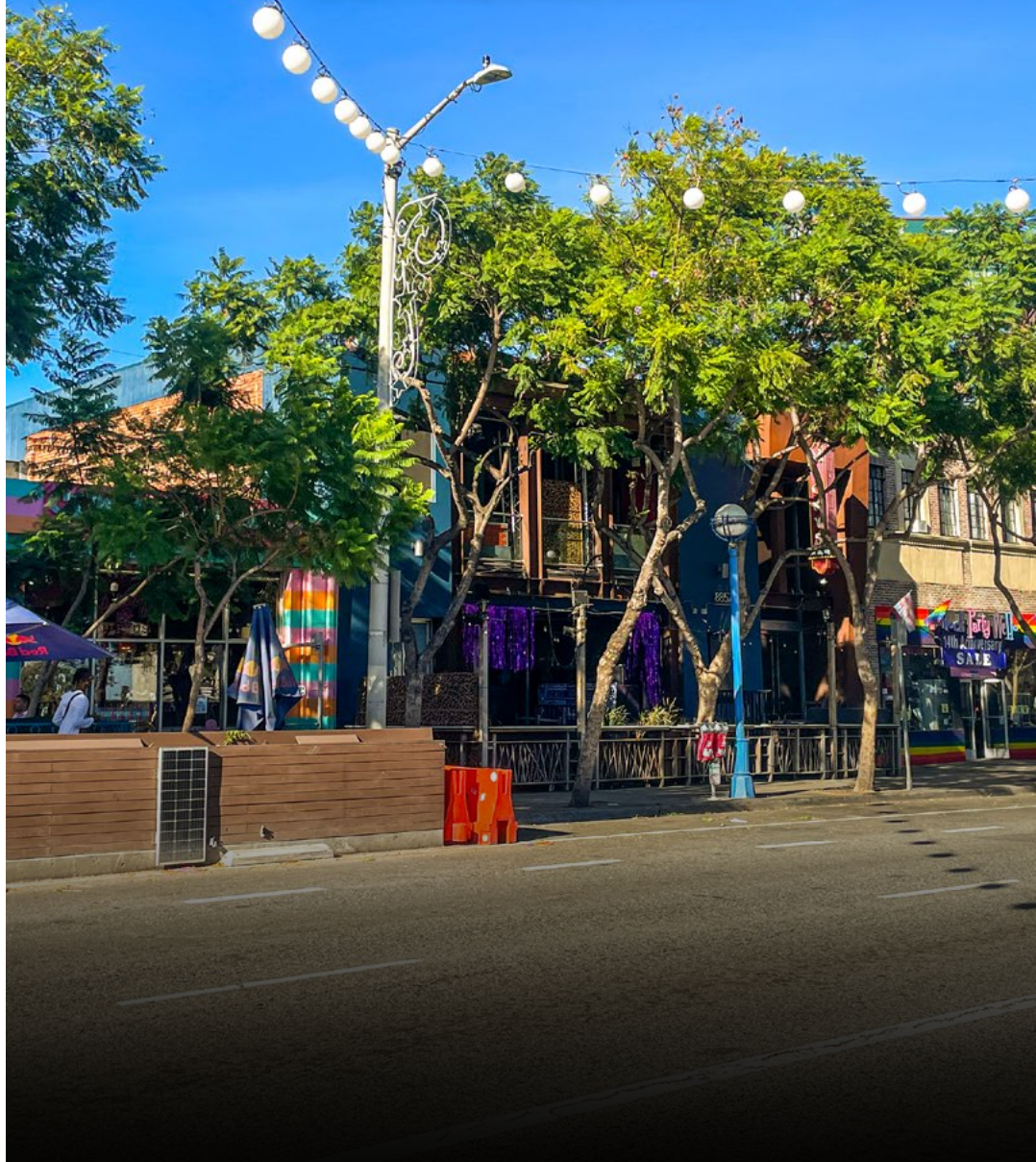


PDC
PACIFIC DESIGN CENTER

MICKY'S
8855 SANTA MONICA BLVD
WEST HOLLYWOOD, CA 90069

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INVESTMENT SUMMARY

THIS PURCHASE OPPORTUNITY INCLUDES THE SALE OF THE UNDERLYING WEST HOLLYWOOD TROPHY REAL ESTATE AND THE OPERATING MICKY'S BUSINESS

PRICE - REAL ESTATE	TOTAL BUILDING AREA	TOTAL LAND AREA	PRICE/SF	PRICE/SF LAND
\$14,000,000	9,200 SF	4,406 SF	\$1,522	\$3,177

SALE SHALL INCLUDE THE OPERATING MICKY'S BUSINESS, WHICH INCLUDES A TYPE 47 AND TYPE 5B ABC LICENSE AND ALL TANGIBLE AND INTANGIBLE ASSETS

PRICE - BUSINESS
\$4,000,000

PRICE - TOTAL
\$18,000,000

SELLER FINANCING
Available at Below Market Rate and Terms

WEBSITE
www.BrandonMichaelsGroup.com/8855santamonicablvd

MICKY'S



A Unique Opportunity to Acquire Micky's, One of West Hollywood's Most Iconic and Longest Running LGBTQ+ Restaurants, Bars, and Nightclubs. The Sale can Include its Operating Business, with all Tangible and Intangible Assets and Trophy West Hollywood Real Estate, or Can be Purchased on a Sale-Leaseback Basis for the Purchase of the Underlying Real Estate Only.

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 8855 Santa Monica Boulevard, a 9,200 square foot, two-story restaurant, bar, and nightclub situated on 0.10 acres of land (4,406 SF) located four parcels east of the intersection of Santa Monica Boulevard & N San Vicente Boulevard, in West Hollywood, CA. The offering can be purchased as a sale-leaseback with a five (5) year lease in place with Micky's, or the offering can be purchased as Micky's operating business in addition to the purchase of the trophy real estate.

First opening its doors in 1989, Micky's nightclub and gay bar has established itself as the go-to venue in WeHo as one of the longest running, most successful, gay owned and operated nightclubs in Los Angeles. Seven days a week, Micky's continues to please a hugely diverse crowd with top-notch DJs, state of the art audio and visual elements with a modern atmosphere. Micky's WeHo is also famous for Friday and Saturday night Afterhours, the only gay nightclub in West Hollywood able to stay open after 2am. Patrons are awed by the experience that Micky's nightclub and staff provide, leaving them with unforgettable memories and new connections. Featuring a variety of themed nights and music genres, Micky's is the destination place for the ultimate nightlife experience in West Hollywood.

8855 Santa Monica Boulevard is ideally positioned at the epicenter of nightlife in West Hollywood. Just four parcels east of the signalized intersection of N San Vicente Boulevard and Santa Monica Boulevard, the property enjoys excellent synergistic foot traffic, with a walk score of 95 (Walker's Paradise), from numerous neighboring bars and nightclubs. With approximately 50 feet of linear frontage, Micky's has excellent frontage to Santa Monica Boulevard's 61,000 vehicles per day.



PROPERTY DESCRIPTION

LOCATION

8855 Santa Monica Blvd
West Hollywood, CA 90069

YEAR BUILT/REMODELED

1922

ZONING

CC1-Commercial Only Overlay

SITE

Located on Santa Monica Boulevard west of Santa Monica Blvd and east of Larrabee St

TRAFFIC COUNTS

Santa Monica Boulevard..... 48,000 VPD

APN #'S

4339-019-004

LANDAREA

Approximately 0.10 Acres (4,406 SF) of Land

FRONTAGE AND ACCESS

±50' Along Santa Monica Boulevard

OCCUPANCY

Fully Occupied by Micky's

BUILDING AREA

Two Story Streetfront Retail Property
Totaling 9,200 SF



INVESTMENT HIGHLIGHTS

ONE OF WEST HOLLYWOOD'S MOST ICONIC, LONGEST RUNNING VENUES

- **Longstanding Track Record of Success** – A community staple restaurant, bar, and nightclub with a more than 34-year history of successful operations
- **Real Estate & Business Sale** – The opportunity can include the Micky's operating business, with Type 47 & Type 58 ABC Licenses and all of its tangible and intangible assets or can be purchased on a sale-leaseback basis
- **Seller Financing** – Attractive interest only seller financing options available at below market rate and terms

EXCEPTIONAL HIGH BARRIER TO ENTRY WEST HOLLYWOOD REAL ESTATE

- **Irreplaceable West Hollywood** - 9,200 SF two story street retail property situated on 4,406 SF (0.10 acres) of land four (4) parcels east of the intersection of Santa Monica Boulevard & N San Vicente Boulevard
- **Excellent Asset Fundamentals** – The property benefits from daily traffic counts of over 61,000 vehicles per day on Santa Monica Boulevard, linear frontage of approximately 50 feet, and a walk score of 95, truly a “Walker’s Paradise”



61,000+
Daily Traffic Counts



95
WalkScore



0.5 MILES
to World Famous
Sunset Strip



INVESTMENT HIGHLIGHTS

IDEALLY LOCATED NEAR TRENDY LOS ANGELES RESTAURANTS, BARS, AND HOTELS

- **Well Amenitized Area** - Walking distance to the World Famous Sunset Strip, Melrose Avenue, and Pacific Design Center
- **Significant Development** - Thousands of new residential units coming online over the next 24-36 months and within immediate area of the highly anticipated new Robertson Lane development, consisting of a 109 Room hotel, restaurants, nightclub, 35,744 square feet of office, and 42,000 square feet of showroom and event space

STRONG SURROUNDING DEMOGRAPHICS

- **Dense Immediate Population** - Population of more than 35,300 people within one mile of the subject property, 233,700 people within three miles, and 750,600 people within five miles
- **Affluent Submarket** – Immediate submarket boasts an average household income within one, three, and five miles is \$135,500, \$95,800, and \$112,700, respectively, with a median income within one, three, and five miles \$103,500, \$95,800, and \$80,000, respectively



\$1,312,500
West Hollywood Median
Home Price



3.6M
Annual Tourists



\$4.2B
Annual Consumer
Spending within 3 miles



SUNSET STRIP

HOLLYWOOD

MICKY'S
8855 SANTA MONICA BLVD
WEST HOLLYWOOD, CA 90069

Fiesta Cantina

TRUNKS

KALLE & CRAZY

tender greens

TRADER JOE'S

Barney's Beanery

SHAKE SHACK

M

SANTA MONICA BLVD (61,806 UPP)



MICKY'S
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West Hollywood

West Hollywood is one of Los Angeles County's most dynamic cities and neighborhoods known for its vibrant nightlife, diverse dining options, high-end shopping, cultural diversity, and convenient transportation options.

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 local and national retailers, while international fashion brands and designers dot the storefronts along Melrose Avenue between La Cienega Boulevard and Robertson Boulevard.



A jewel box filled with world famous restaurants, high end retailers and boutiques, luxury hotels and brands and a plethora of Amenities creating LA's Most Prominent Entertainment Destinations



Sunset Strip

A 1.7-mile stretch of Sunset Boulevard boutiques, restaurants, rock clubs, and nightclubs, as well as its array of huge, colorful billboards that has become a worldwide tourist destination



PDC

PACIFIC DESIGN CENTER

A 1.6 million square foot showroom and creative office complex, features stunning architecture and brilliant colors



RAINBOW CROSSWALK



THE ABBEY



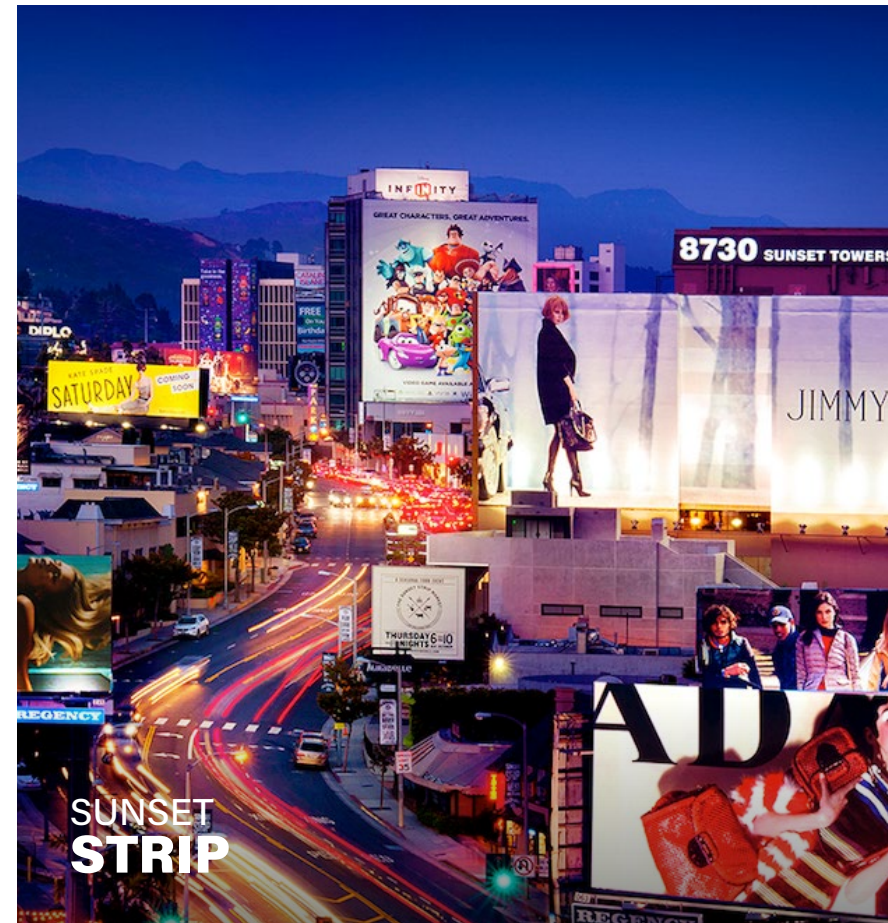
RH WEST HOLLYWOOD
THE GALLERY ON MELROSE



THE TROUBADOUR



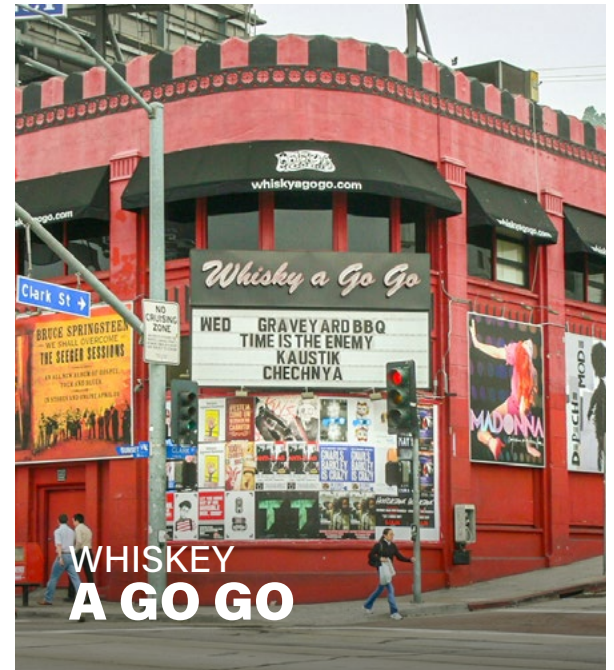
THE LAUGH FACTORY



SUNSET STRIP



THE COMEDY STORE



WHISKEY A GO GO

West Hollywood

CALIFORNIA

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE



Population 35,300 233,700 750,600



Households 21,600 121,100 333,300



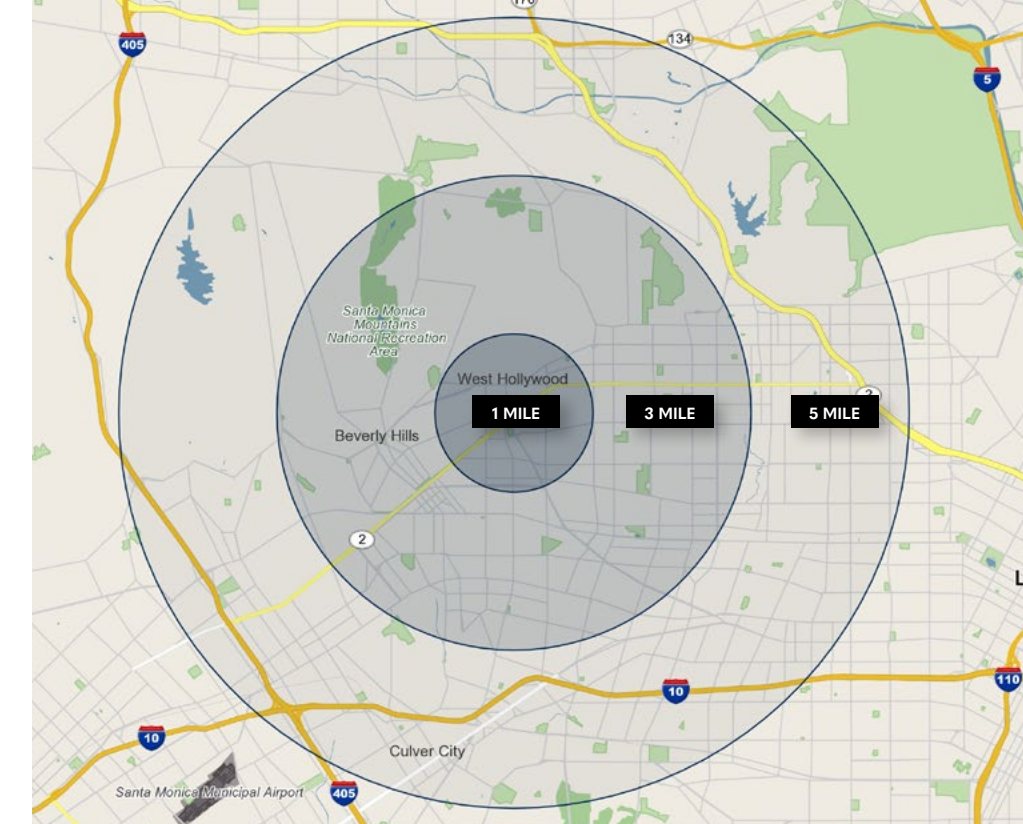
Average Household Income \$135,500 \$127,300 \$112,700



Median Household Income \$103,500 \$95,800 \$80,000

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	35,300	233,700	750,600
Households	21,600	121,100	333,300
Average Household Size	1.6	1.9	2.2
Annual Growth 2010-2022	0.3%	0.4%	0.5%
Median Age	46.1	43.0	40.9
Owner Occupied Households	7,100	35,700	94,000
Renter Occupied Households	14,000	82,900	233,200
Average Household Income	\$135,500	\$127,300	\$112,700
Median Household Income	\$103,500	\$95,800	\$80,000
Businesses	6,800	33,700	68,600



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MELROSE TRIANGLE

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



ROBERSTON 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





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