

PROFITABLE WEST HOLLYWOOD RESTAURANT



+ BAR
+ PRIVATE
LOUNGE
TURNKEY
OPPORTUNITY

828g Santa Monica Boulevard
West Hollywood, CA 90046



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Stunning, fully built-out restaurant

Step into **Arden**, a stunning, fully built-out restaurant and bar concept located in the heart of **West Hollywood's Norma Triangle / Santa Monica Blvd** corridor. This 7,000 SF venue includes a **main dining room, full bar, private lounge, and multiple patios**, creating an immersive, fairytale garden atmosphere that has made it a magnet for food lovers and social media influencers.

High foot and car traffic with **46,000 CPD on Santa Monica Blvd**. Surrounded by nightlife, retail, and upscale residential density.

Multiple streams of income - restaurant + bar + coffee shop



Multiple patio areas

LOCATION:

West Hollywood, CA

SQUARE FOOTAGE:

Approximately 7,000 SF (includes 500 SF patio)

LIQUOR LICENSE:

Type 47 – Full Liquor | CUP allows 12am closes during the week and 2am close Friday and Saturday. Possibility to apply for 2am close nightly if desired. *To be confirmed with the city.*

LEASE:

Through 2032

OPENED:

2023

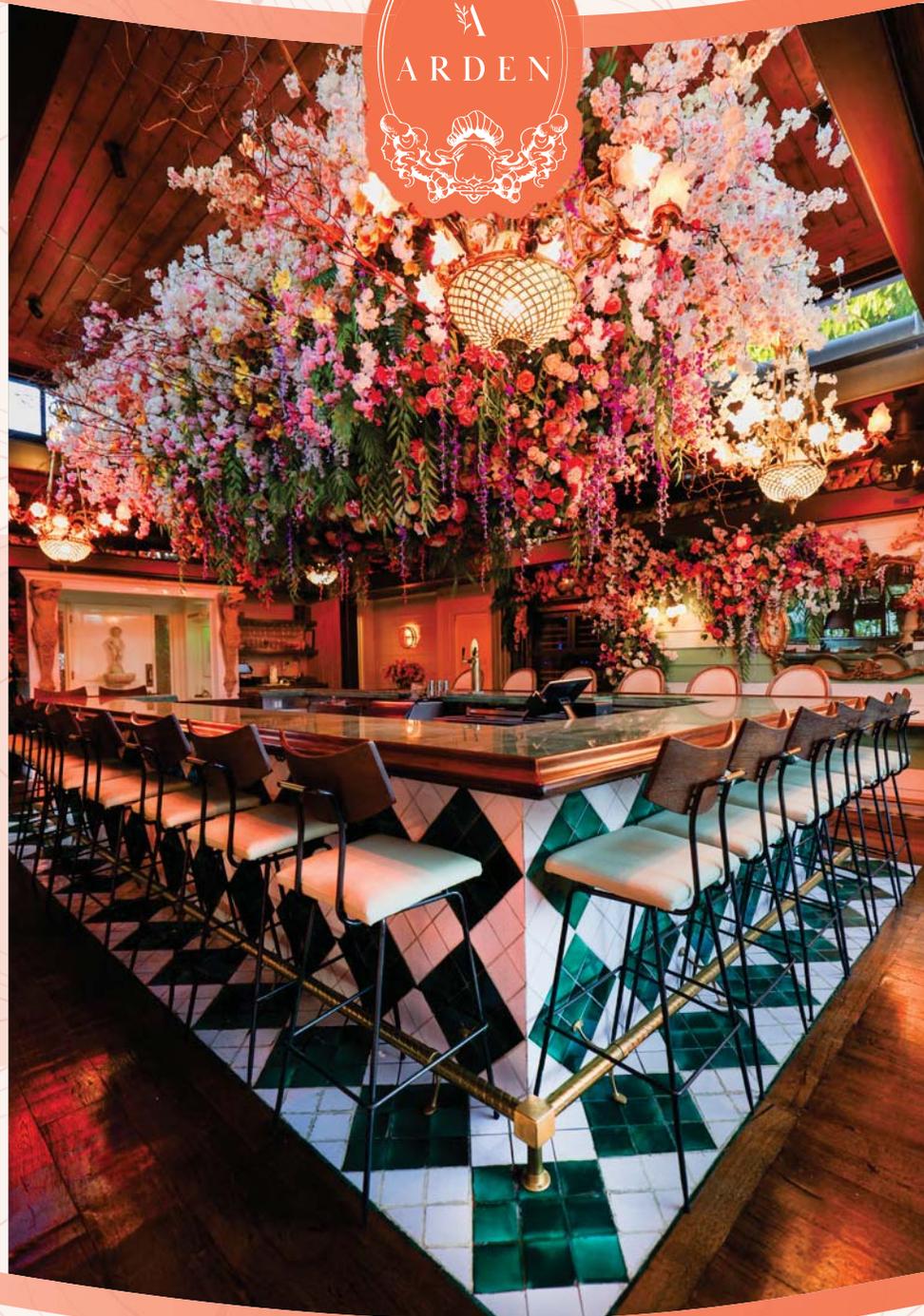
HIGHLIGHTS:

- Profitable and turnkey
- Strong social media and press presence
- Coffee service or daypart expansion potential
- Multiple patio areas for outdoor dining or events
- Type 47 full liquor license | Open until 2AM
- Favorable lease terms through 2032

This is a rare opportunity to acquire a unique, high-performing hospitality business in one of LA's most desirable and trendsetting neighborhoods.

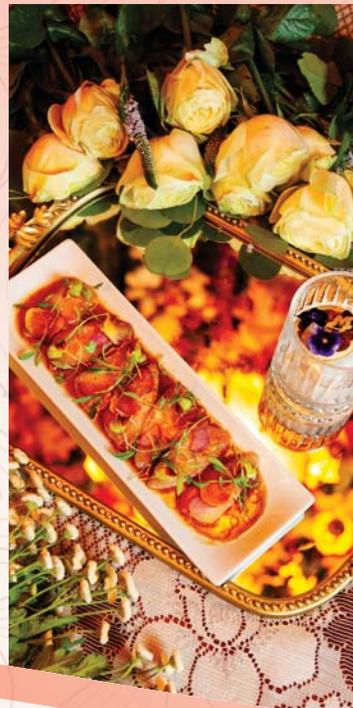
Contact broker for financials and more information.





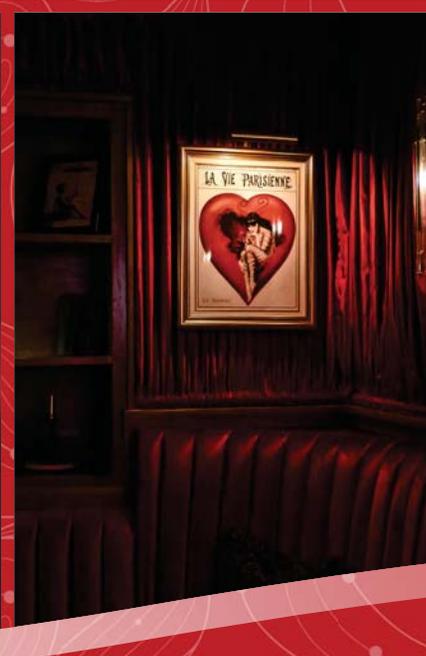


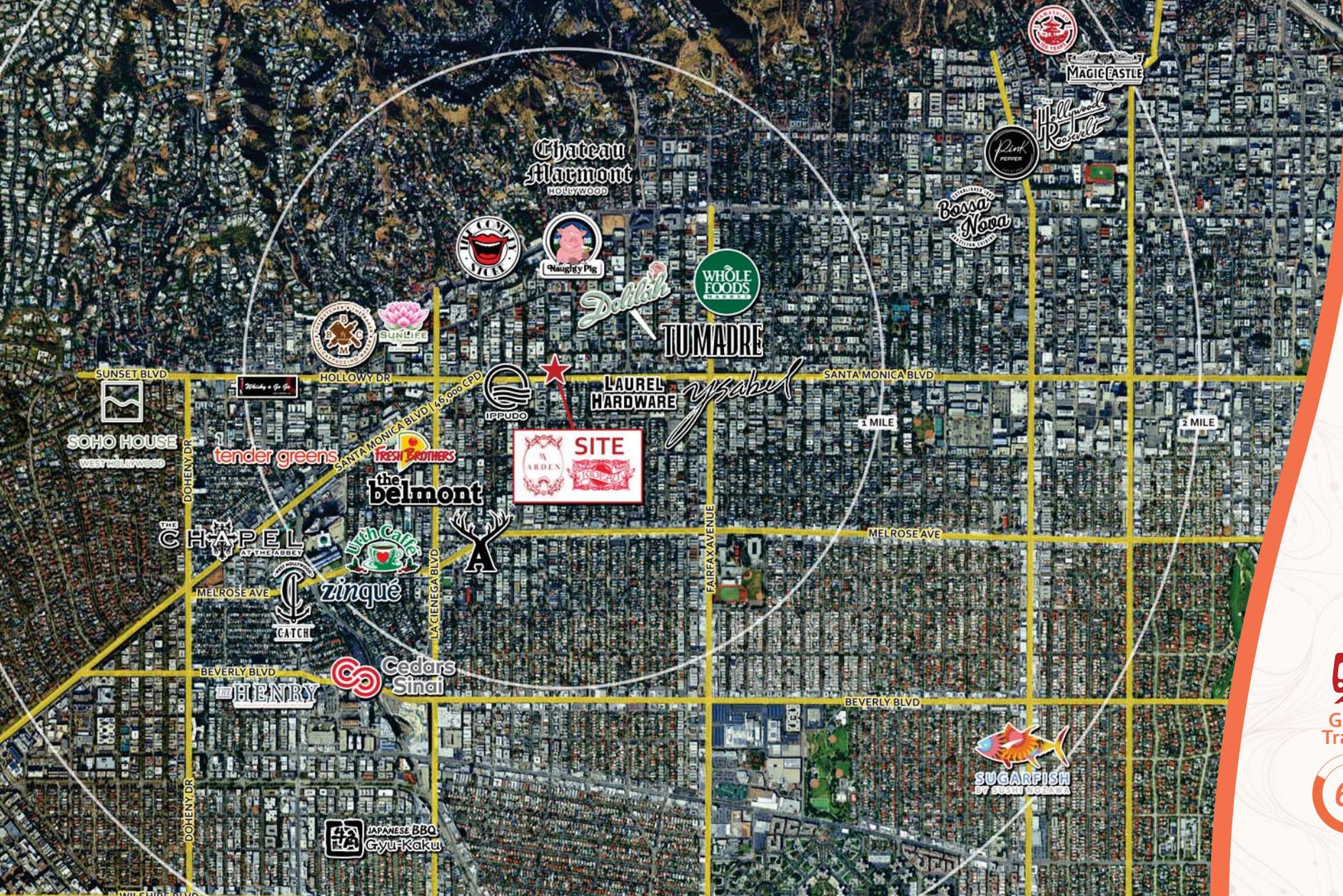
*Enchanted,
Secret
Garden
Vibe*





*Intimate 1920s
Parisian Glamour and
Mystery, Enhanced with
Nightly Magic Shows*





Walker's Paradise



Good Transit



Bikeable



TOTAL SPECIFIED CONSUMER SPENDING

1 Mile
\$908.8M

2 Miles
\$4.6B

3 Miles
\$11.5B

WEHO AREA OVERVIEW

West Hollywood (WeHo) is a small yet vibrant city in Los Angeles County, located between Beverly Hills and Hollywood. Known for its progressive values and inclusive culture, WeHo is a hub for the LGBTQ+ community and a leader in civil rights and environmental policy. Despite its compact size of just 1.9 square miles, the city offers a rich urban experience with a strong sense of community and walkability.

The city is home to several iconic attractions, including the Sunset Strip, renowned for its rich music history and vibrant nightlife; the West Hollywood Design District, celebrated for its luxury shopping and art; and Santa Monica Boulevard, a lively stretch that showcases LGBTQ+ culture

and historic Route 66. WeHo also stands out for its contributions to the arts, fashion, and creative industries, making it a cultural hotspot in the region.

WeHo's lifestyle is defined by its energetic nightlife, diverse culinary offerings, and pedestrian-friendly streets. Residents and visitors enjoy a wide range of entertainment options, from rooftop lounges to music venues, all within a socially engaged and welcoming environment. The city's commitment to progressive policies and community services reinforces its reputation as a forward-thinking and inclusive urban center.

LA's most desirable and trendsetting neighborhoods.

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population	45,828	260,641	807,832
2024 Population	47,024	271,276	828,454
2029 Population Projection	46,119	266,794	812,767
Median Age	42	39.9	38.7
Bachelor's Degree or Higher	57%	57%	57%



	1 MILE	3 MILES	5 MILES
HOUSEHOLDS			
2020 Households	28,628	137,404	366,620
2024 Households	29,083	142,159	374,101
2029 Household Projections	28,451	139,563	366,299
Avg Household Size	1.6	1.5	2.1



	1 MILE	3 MILES	5 MILES
AVERAGE HOUSEHOLD INCOME			
Average Household Income	\$118,103	\$119,158	\$107,519
Median Household Income	\$87,462	\$85,884	\$74,312

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