

# Turn-Key Restaurant & Bar

6565 SUNSET BOULEVARD, HOLLYWOOD, CA 90028



PARAMOUNT CONTRACTORS & DEVELOPERS, INC.



Awaiting the next visionary  
in the culinary arts



with active type-47  
ABC license

and complete with all  
furniture, fixtures, & equipment





# Highlights

2330 sqft restaurant/bar space + 320 sqft storage

Prime Hollywood location on Sunset Boulevard

In prestigious celebrity chef restaurant row

Ample on-site parking with option for exclusive valet

Private, raised patio on Sunset Boulevard

18-foot open ceilings

Active type-47 ABC license

Turn-key with all FF&Es

High-end 8-tap beer system with walk-in cooler


On-site property management and support staff

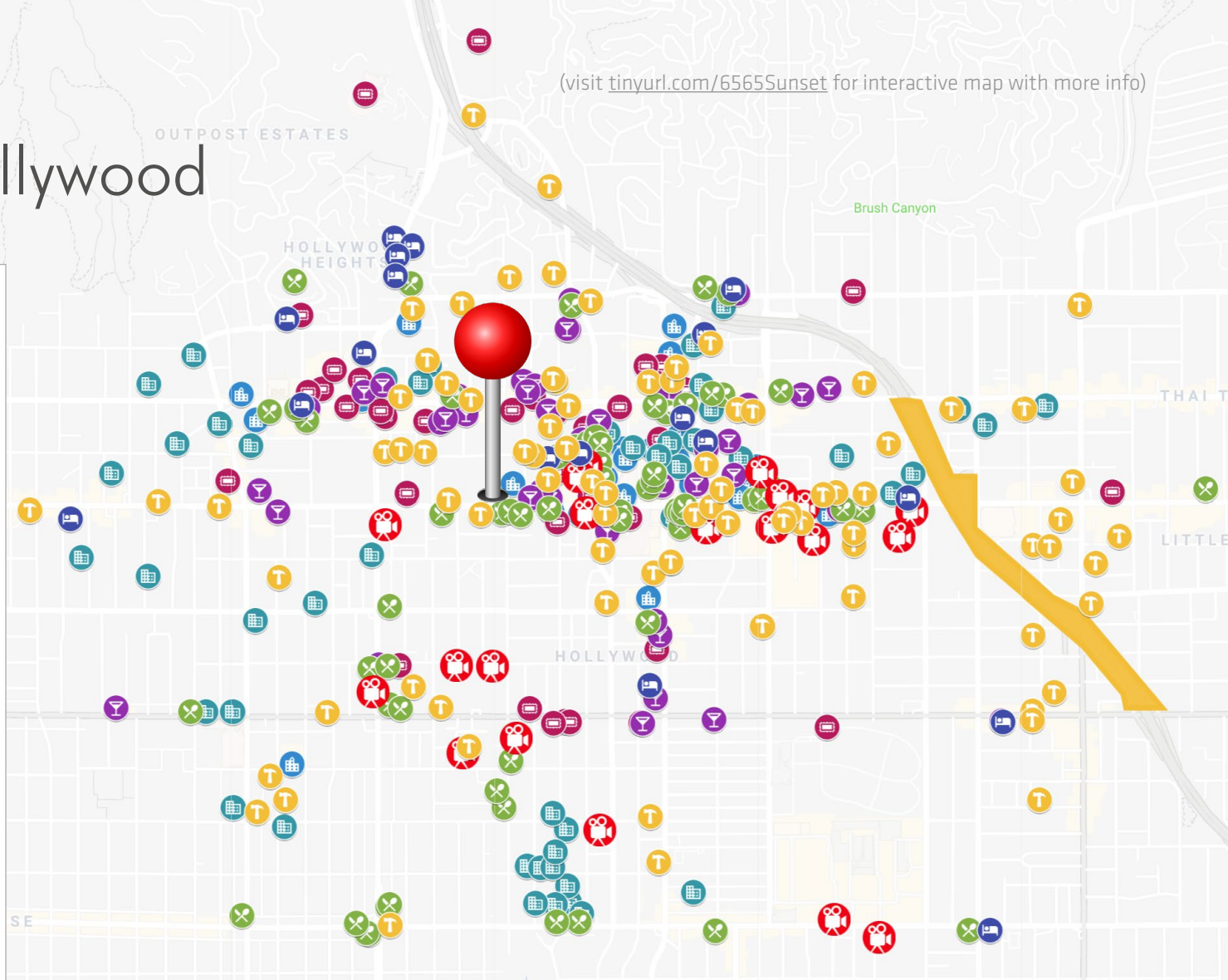
One of three restaurant/bar packages available (in immediate proximity) for multi-concept venture



# Location: The Heart of Hollywood

(visit [tinyurl.com/6565Sunset](http://tinyurl.com/6565Sunset) for interactive map with more info)

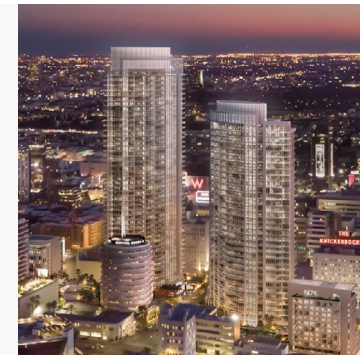
-  Leading Hollywood Studios and Production Companies
-  Theaters and Entertainment Venues
-  Upscale Hotels
-  Luxury Apartments and Condo Complexes
-  Popular Nightlife Destinations
-  Acclaimed Culinary Hotspots
-  Notable Businesses and Places of Interest
-  New Development Projects



World-class entertainment and high-profile special events



Buzzing culinary scene including multiple celebrity chef neighbors



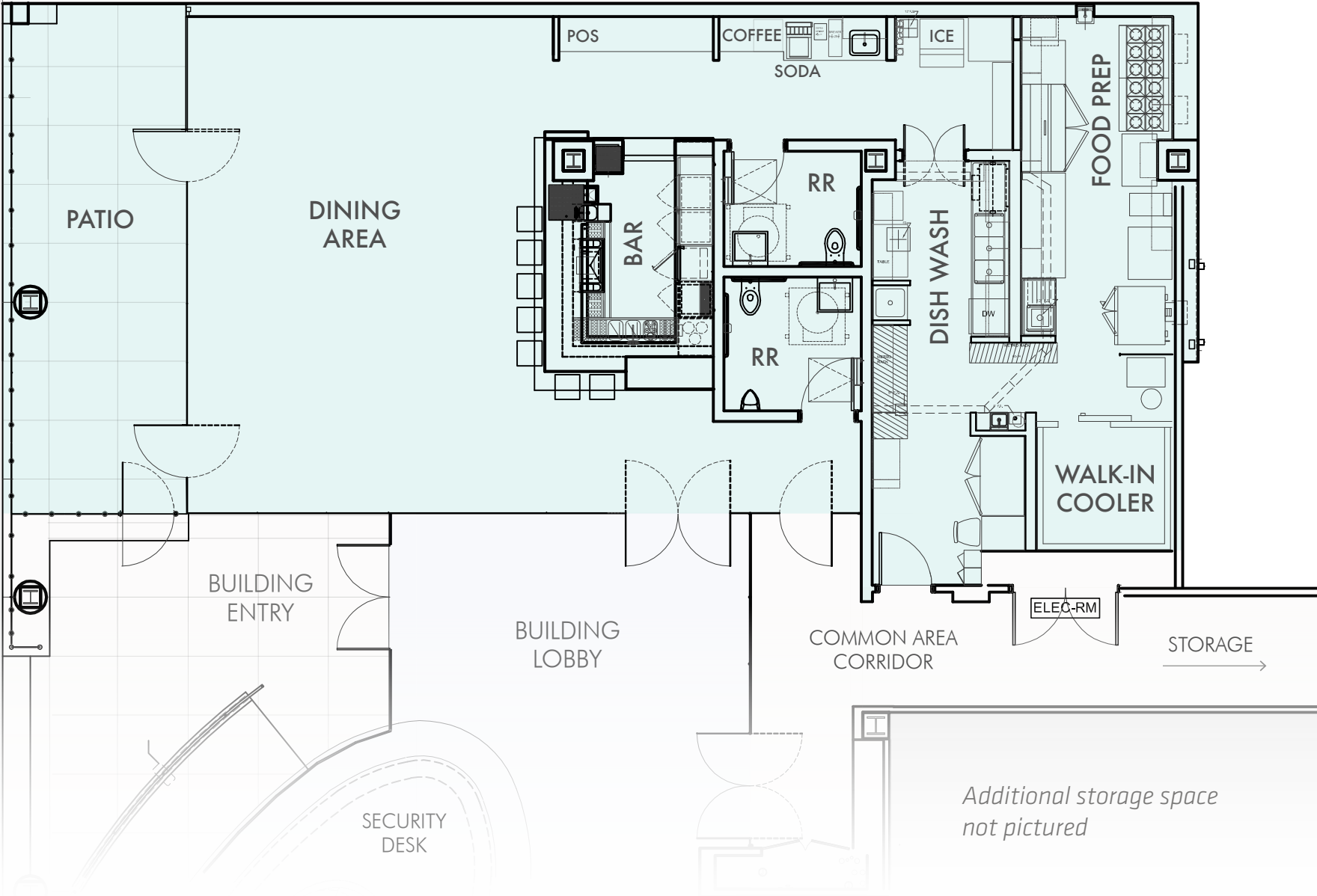
Billions in planned or already in-progress development



Home to the entertainment industry's biggest players

# Floor plan

SIDEWALK



*Additional storage space  
not pictured*



# Furniture, fixtures, and equipment

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- (2) 6-burner gas stoves with standard ovens
- 36" gas charbroiler
- Gas floor fryer
- Complete hood exhaust system
- Double deck convection oven
- Refrigerated sandwich prep table
- Walk-in cooler
- 2-door reach-in deluxe freezer
- Commercial planetary floor mixer
- Misc. kitchen appliances, cooking utensils & supplies
- 8-tap high-end beer system
- Bar cocktail station
- 3-compartment under-bar sink
- 2-door undercounter back bar refrigerator
- 1-door undercounter back bar refrigerator
- Undercounter wine refrigerator
- Undercounter dishwasher with dish-racks
- 3-compartment commercial sink with pre-rinse sprayer
- Grease trap interceptor
- Mop sink, mop, bucket/wringer and misc cleaning supplies
- Soda system with fountain and gun
- Ice machine with bin
- Espresso machine
- Drip coffee maker
- Multiple hand sinks
- POS system and cash drawer
- CCTV security monitoring system
- HDTV + Apple TV
- Sonos speaker system
- Phone system
- Employee lockers
- Host stand
- Tables, chairs, barstools
- Misc. utensils and glassware
- Misc. shelving, prep tables, racks
- Custom light fixture
- (2) ADA compliant single-user restrooms



# Application Requirements

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All applicants must submit a complete business plan demonstrating wherewithal in culinary venture capitalization and management.

In as much detail as possible, please include:

- Concept
- Current financials, financial plan, and projections
- Marketing plan with destination draw capability
- Social media and additional audience follower/subscriber numbers, demographics, and engagement data
- Successful past ventures and other past experience with references

Please call for terms, conditions, key-money options, and additional leasing info.



# Contact

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