

FOR SALE



OFFERING MEMORANDUM

MATTHEW LUCHS

Senior Vice President

310.469.9398

matthew@zacutogroup.com

DRE #01948233

LORENA TOMB

CEO & Founder

310.295.8559

lorena@urbanlimere.com

DRE #01894475

JULIE CHAVEZ

Associate Vice President

818.749.2648

julie@urbanlimere.com

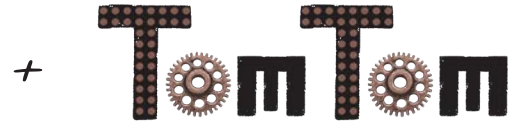
DRE #02053293

8930 & 8932

SANTA MONICA BLVD

West Hollywood

FOR SALE

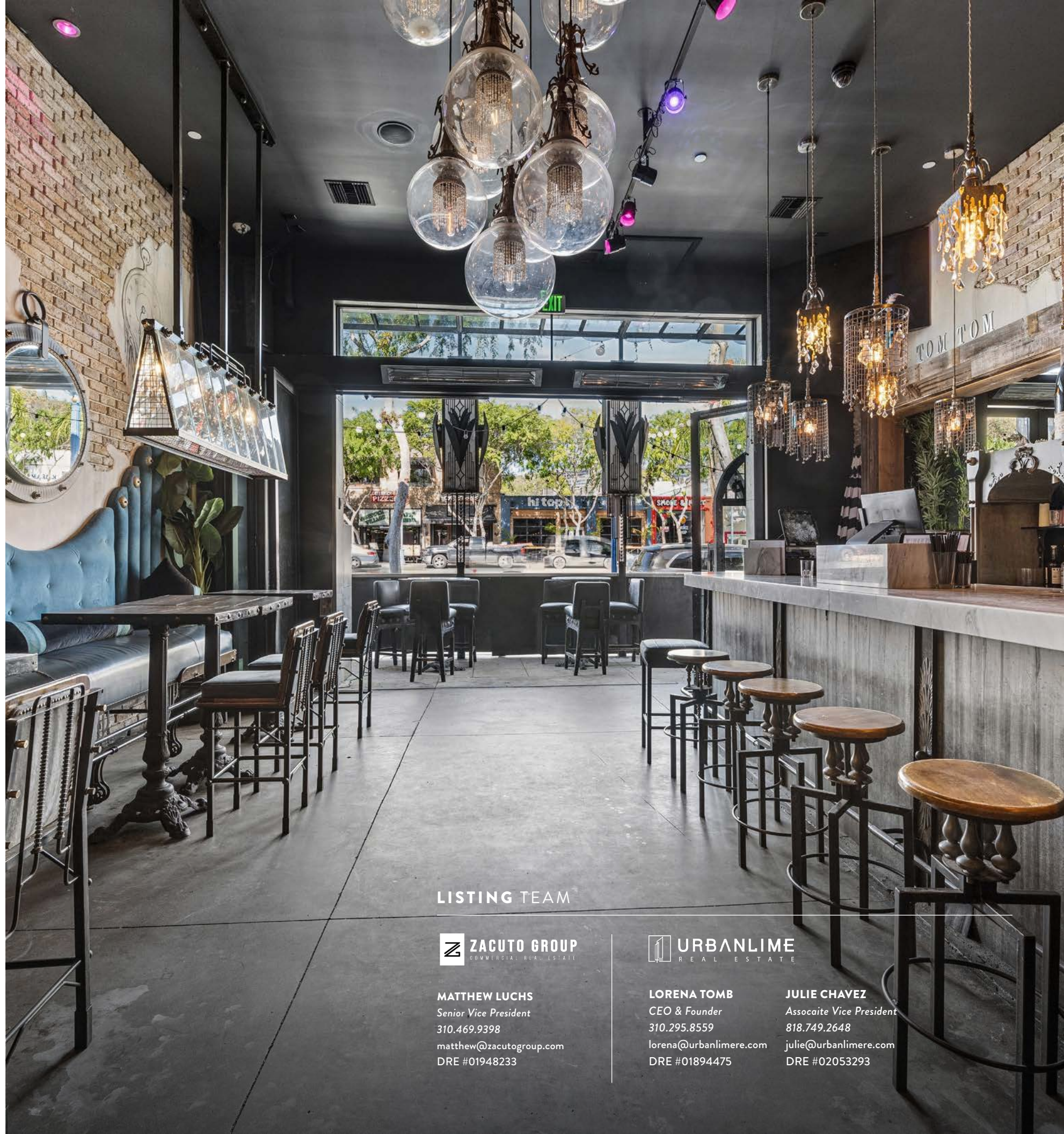


EXECUTIVE SUMMARY

Matthew Luchs of Zacuto Group & Lorena Tomb of Urbanlime Real Estate have been exclusively retained to market for sale the business assets of TomTom and Pump, two internationally recognized hospitality brands rooted in the heart of West Hollywood, California.

This offering represents a rare opportunity to acquire substantially all operating assets, including intellectual property, social media platforms, furniture, fixtures & equipment (FF&E), goodwill, and operational systems.

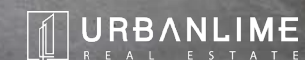
Both venues were prominently featured on Vanderpump Rules for over 12 years, serving as primary filming locations and becoming globally recognized hospitality destinations.



LISTING TEAM



MATTHEW LUCHS
Senior Vice President
310.469.9398
matthew@zacutogroup.com
DRE #01948233



LORENA TOMB
CEO & Founder
310.295.8559
lorena@urbanlimere.com
DRE #01894475

JULIE CHAVEZ
Associate Vice President
818.749.2648
julie@urbanlimere.com
DRE #02053293



EXECUTIVE SUMMARY

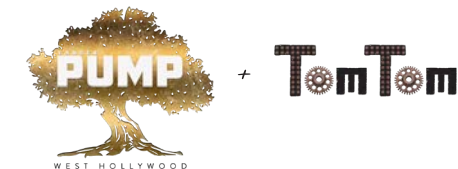
DEAL POINTS

- **PRICING:** CONTACT BROKER
- **COMBINED BUILDING SIZE:** 5,702 SF TOTAL
INTERIOR: 4,221 SF REAR PATIO: 1,273 SF FRONT PATIO: 208 SF
- **8932 SANTA MONICA BLVD LEASE TERM:**
3 (5)-YEAR OPTIONS. THE FIRST OPTION BEGAN IN 04/25 AND THE SECOND OPTION BEGINS IN 04/30.
- **8930 SANTA MONICA BLVD LEASE TERM:**
ORIGINAL LEASE TERM ENDS 07/01/28. INCLUDES 2 (5)-YEAR OPTIONS. THE FIRST OPTION BEGINS 08/01/28 AND THE SECOND OPTION BEGINS 08/01/33.
- **ABC LICENSE:** TYPE 47 LICENSE
- **OCCUPANCY:** 282
- **RENT:** CONTACT BROKER
- **HOURS:** MON - FRI 5:00 PM - 2:00 AM
SAT - SUN 11:30 AM - 2:00 AM
- **PARKING:**
8 SPACES PER CITY PARKING CREDITS PROGRAM





“This sustained visibility transformed Tom Tom and Pump into tourism-driven destination venues.”



INCREDIBLE BRAND PRESENCE & MULTI-CHANNEL REACH

11.4M

SEASON 10 VIEWERS

437,000

TOMTOM INSTAGRAM
FOLLOWERS

3.2M

SEASON 11 VIEWERS

139,000

PUMP INSTAGRAM
FOLLOWERS

ONGOING

STREAMING, REUNIONS &
SYNDICATE EXPOSURE

576,000

COMBINED DIRECT
REACH

INVESTMENT HIGHLIGHTS

BRAND HISTORY & NATIONAL EXPOSURE

Vanderpump Rules aired for more than 12 years, spanning multiple seasons, reunions, and spin-offs, creating over a decade of continuous national television exposure.

- *Season 10: 11.4 million viewers*
- *Season 11: 3.2 million viewers*
- *Ongoing streaming, reunions, and syndicated exposure*

This sustained visibility transformed TomTom and Pump into tourism-driven destination venues embedded in pop culture and celebrity nightlife.

DIGITAL FOOTPRINT & SOCIAL REACH

Instagram Following:

- *TomTom: 437,000 followers*
- *Pump: 139,000 followers*
- *Combined Direct Reach: Approximately 576,000 followers*

In addition, the brands receive exposure via the official Bravo TV Instagram account (@bravotv) with over 2.8 million followers, frequently promoting #pumprules.

This ecosystem represents millions of engaged viewers and followers built organically over more than a decade, providing an incredible opportunity to capitalize on strong brands and continue expansion among other revenue channels.





“TomTom and Pump represent scalable hospitality intellectual property with national recognition.”

INVESTMENT HIGHLIGHTS



SCALABLE MULTI-MARKET PLATFORM

Monetization Advantage

The established brand recognition allows an incoming operator to monetize beyond traditional restaurant economics:

- *Premium check averages*
- *Private event bookings*
- *Influencer partnerships*
- *Merchandise sales*
- *Brand collaborations & licensing*
- *Sponsored promotions*

The established brand + social media presence effectively convert marketing into an immediate revenue engine, reducing customer acquisition costs & accelerating sales from day one.

ASSET SALE STRUCTURE

Scalable Multi-Market Platform

TomTom and Pump represent scalable hospitality intellectual property with national recognition.

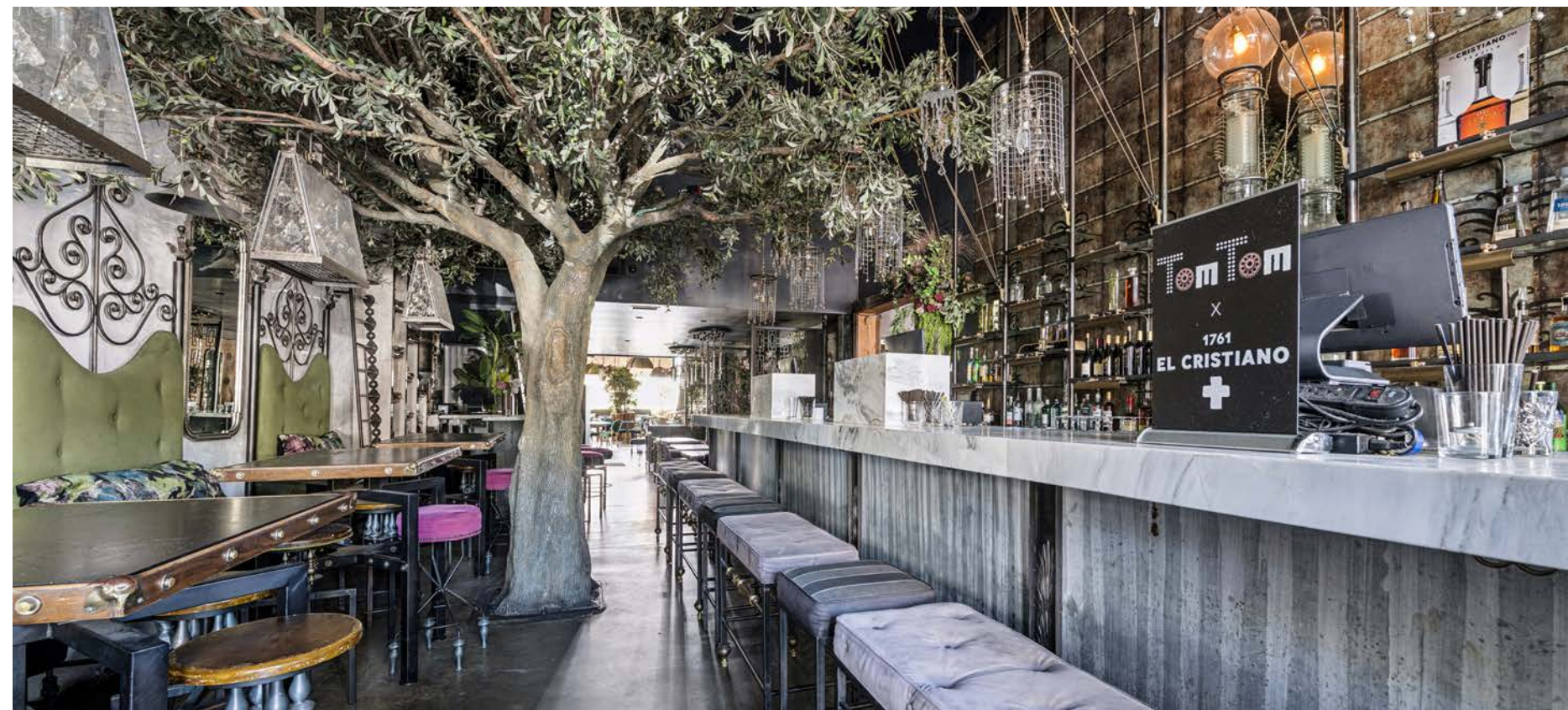
- *Relaunch in West Hollywood*
- *Expansion into major U.S. markets*
- *International licensing or franchising*
- *Branded consumer products*
- *Integration into an existing hospitality portfolio*

FLAGSHIP REAL ESTATE OPPORTUNITY

The acquisition includes:

- *Business operations*
- *Trade names*
- *Logos & domain names*
- *Social media accounts*
- *Proprietary recipes & menus*
- *Vendor relationships*
- *Type 47 liquor license.*
- *All FF&E integral to operations*

The asset purchase structure allows a buyer to acquire the core brand value while avoiding legacy liabilities.





PUMP
WEST HOLLYWOOD
TomTom

PROPERTY PHOTOS

PROPERTY PHOTOS





PROPERTY PHOTOS

CENTURY CITY

BEVERLY HILLS

PUMP **TomTom**
SUBJECT PROPERTY

Troubadour

HAUSER & WIRTH

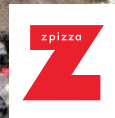
PAVILIONS



SANTA MONICA BLVD 48K VPD

SAN VICENTE BLVD 20K VPD





FOR SALE



MATTHEW LUCHS
Senior Vice President
310.469.9398
matthew@zacutogroup.com
DRE #01948233

LORENA TOMB
CEO & Founder
310.295.8559
lorena@urbanlimere.com
DRE #01894475

JULIE CHAVEZ
Associate Vice President
818.749.2648
julie@urbanlimere.com
DRE #02053293

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Buyer to verify. 3/2026

ZACUTOGROUP.COM | 310.469.9300 | URBANLIMERE.COM | 213.277.7247

