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Iconic West LA Hotel Trades in \$35 Mil Sale

Hotel Angeleno, the landmark tower situated adjacent to the 405 Fwy off of Sunset Blvd in West Los Angeles, traded hands in a \$35 mil transaction between two local private investors. The iconic, cylindrical hotel is 17 stories tall, with the first 16 floors containing 208 rooms, while the penthouse is home to the full floor West Restaurant and Lounge.

Located at 170 N. Church Lane in Brentwood, it's just minutes away from Hollywood, Westwood, Beverly Hills, Santa Monica, and the San Fernando Valley. It's also very close to the J. Paul Getty Center, UCLA campus and the Skirball Cultural Center.

The building was originally constructed in 1973 as a Holiday Inn, which it remained until it was acquired a few years ago by the current seller. In 2006, it underwent a multi-million dollar renovation with a new interior designed by Jo Fusion Inc and re-opened as Hotel Angeleno.

At present, the hotel operates under the joi de vivre flag, although at this time we're not aware whether the new owner has any changes in mind. The boutique hotel chain operates about three dozen hotels throughout the state, with the majority in Northern California.

Yubin Tao of Investment Real Estate Associates (IREA) represented the seller, while Clark Everitt, William Everitt and James Bekker, also with IREA, repped the buyer. We're told by IREA that this sale is the largest hotel transaction in Los Angeles County, in terms of price and size, so far in 2009.