

Prime W. 3rd St. 2nd Gen Restaurant w/ Type 41 Asset Sale



8030 W. 3rd St., Los Angeles, CA 90048

MUST SIGN NDA TO RECEIVE MORE INFO:

LINNARD LANE
HIGH TOUCH GROUP
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LINNARD@HIGHTOUCHGRP.COM

LESLIE MAYER
CUSHMAN & WAKEFIELD
DRE# 00862783
(310) 600-4118
LESLIE.MAYER@CUSHWAKE.COM

JOIN:

BACARI



JOAN'S
ON THIRD

陣

OSTE

珈高
珠木

TAKAGI COFFEE
Since 1958



JINYA
RAMEN BAR

ZORI
DAST PORAK

sweetgreen

8030 W. 3rd St., Los Angeles, CA 90048



THE DETAILS

KEY MONEY:

CALL BROKER

CURRENT RENT

MONTHLY RENT: \$12,000.00 **Modified Gross**
ANNUAL INCREASES: (3% Annual Increase)

CURRENT LEASE TERM & OPTIONS

TERM: Expires November 2, 2026

OPTIONS: 3 X 5 Year Options (LL Consent Req'd.)
- 1st Option @ 95% FMV
- 2nd Option @ 90% FMV
- 3rd Op[tion @ 90% FMV

SIZE (Buyer To Verify)

1,820 Sq. Ft. (Gross Interior Per Lease)

+ 222 Sq. Ft. approx. patio area (On W. 3rd St.)

SEATING: Approx 65 Seats

HIGHLIGHTS & FEATURES

- Fully Equipped 2 Kitchens each with Type 1 Hood, One (1) Walk In, Grease Interceptor
- On one of the hottest blocks of Iconic W. 3rd St.
- Type 41 License Included
- Hours Of Operation:
 - 10:30 a.m. to 11:00 p.m. Sunday – Thursday
 - 10:30 a.m. to 12:00 a.m. Friday & Saturday



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Dining Area



Video Tour



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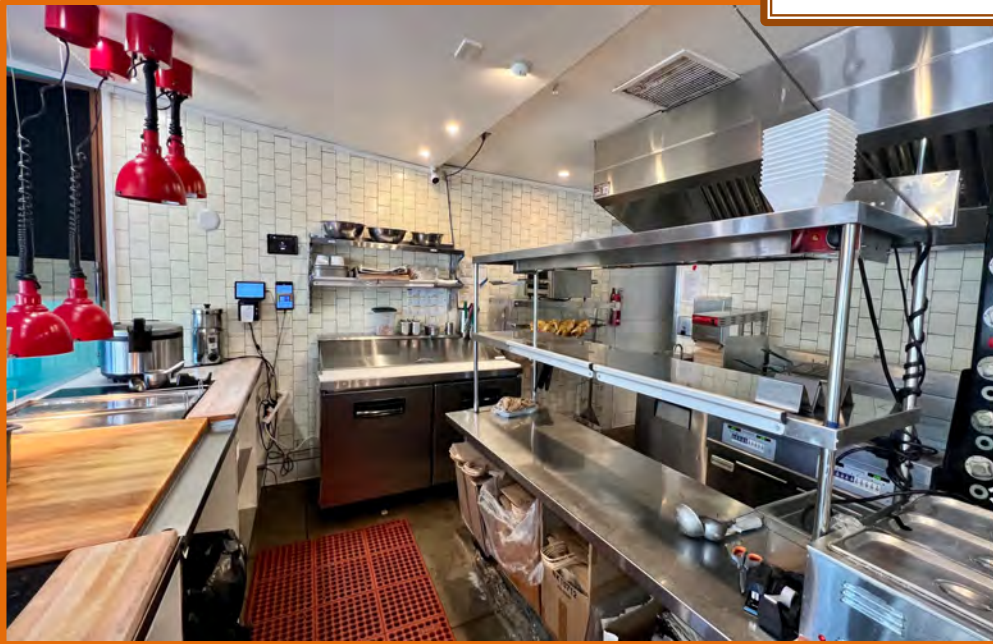
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Front Kitchen



Video Tour



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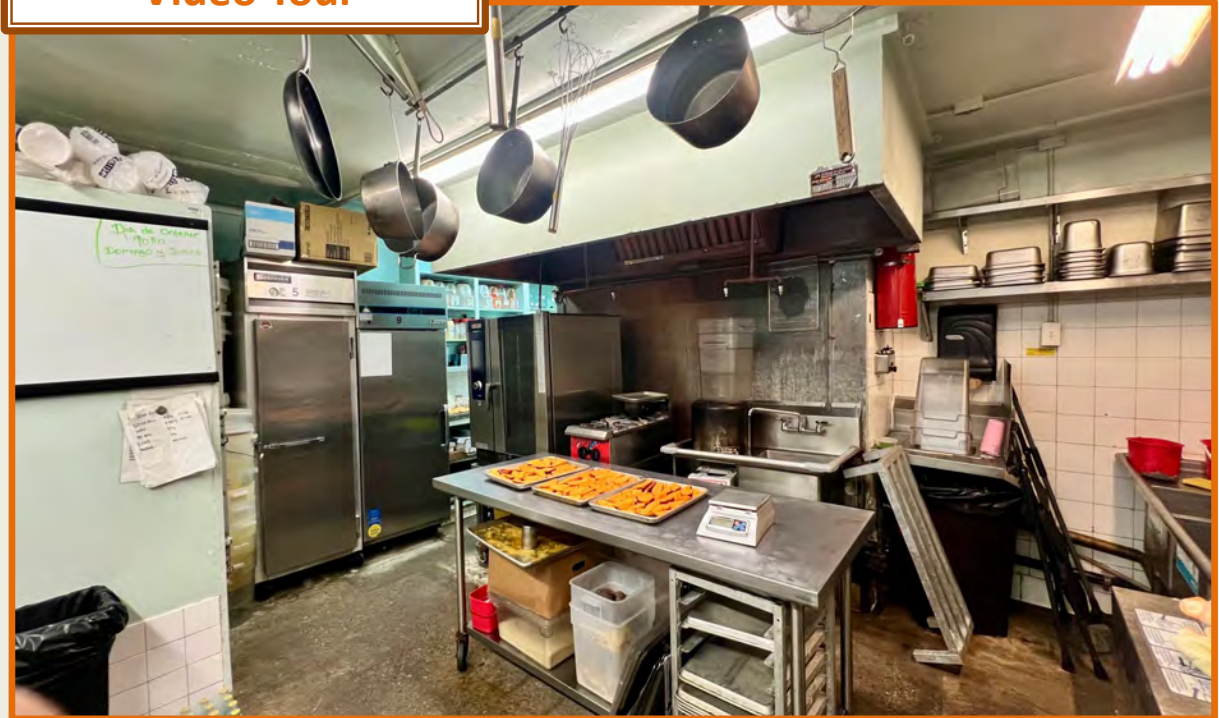
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Rear Kitchen & Prep



Video Tour



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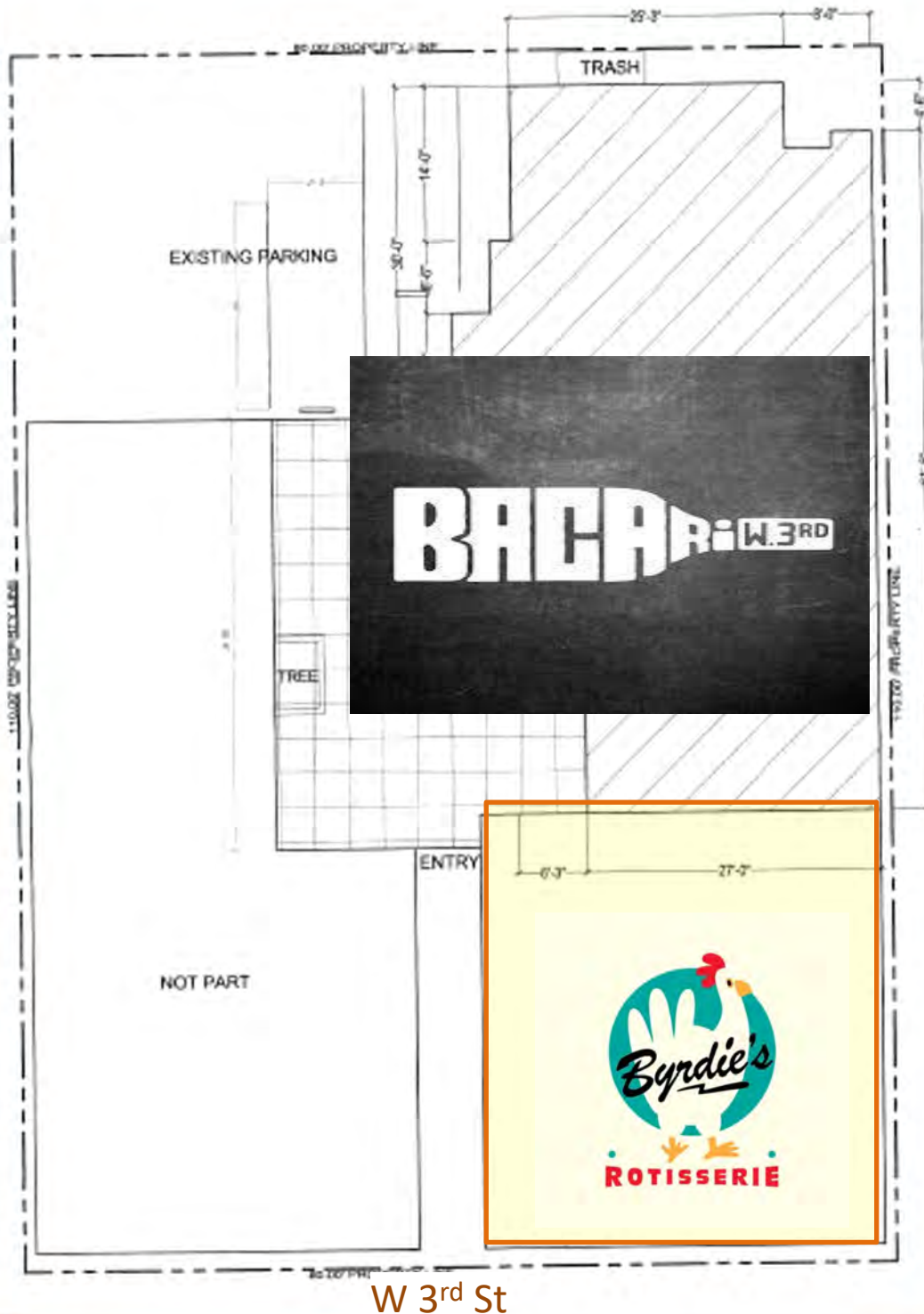


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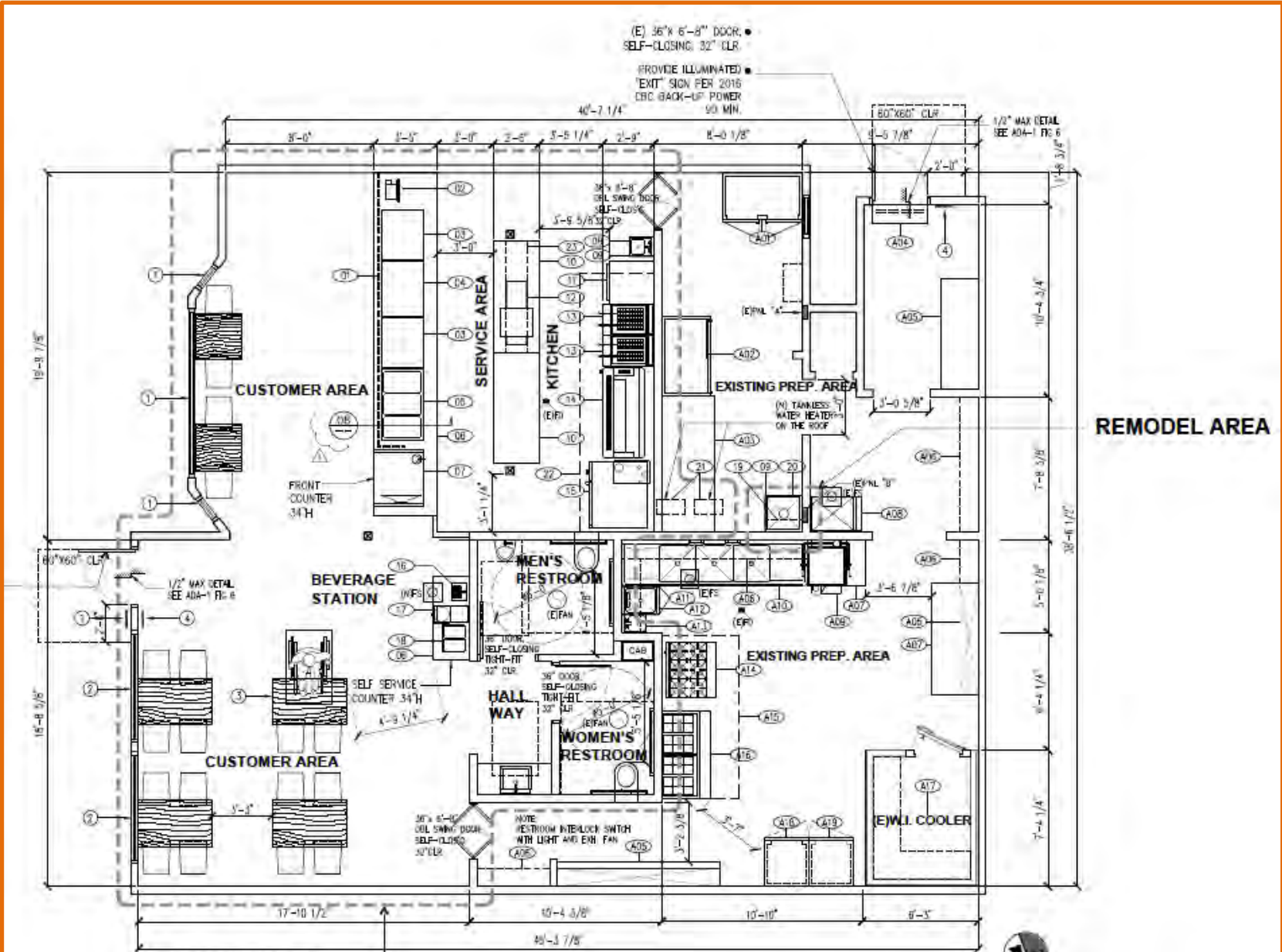
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Amenities Map



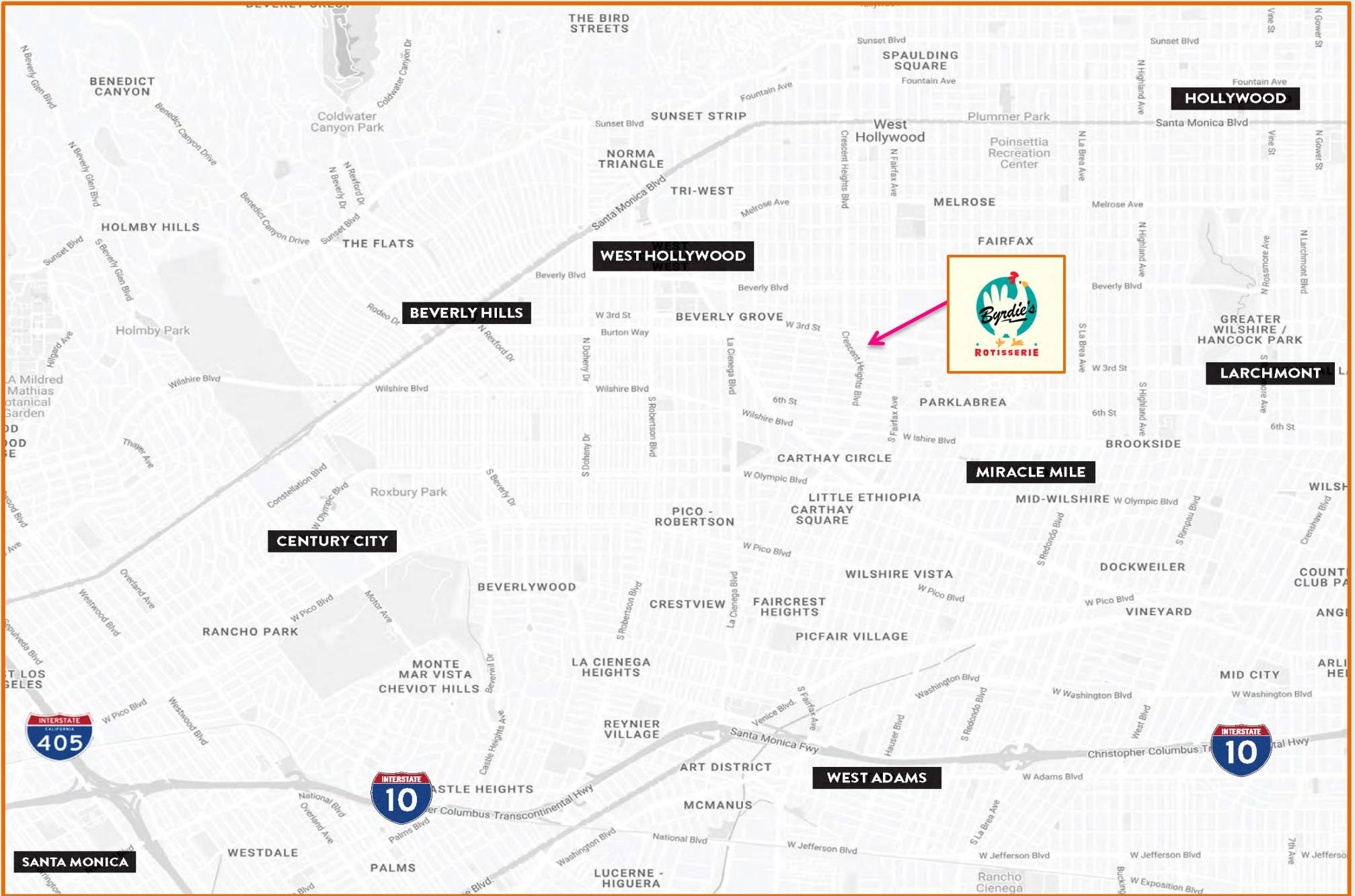
Linnard Lane, President
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12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

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Amenities Map



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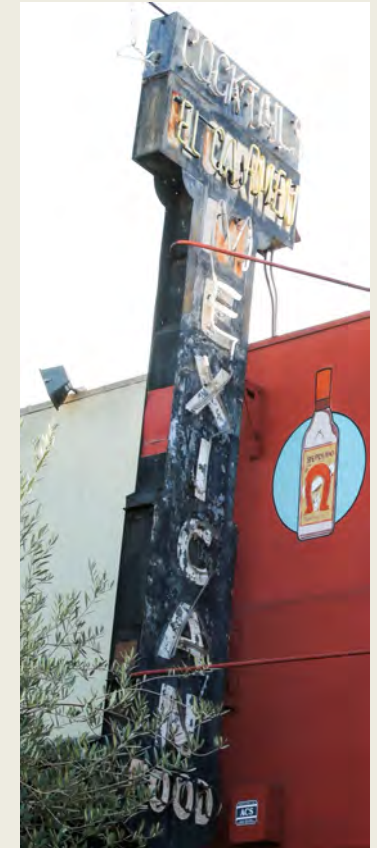
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Street Vibe

A+ Location At The Center Of It All

Walking Distance to Some of The Best Restaurants, Retail, & Amenities in the City.



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95 WALK SCORE
"WALKER'S PARADISE"



+43K CARS PER DAY
W 3RD ST & S LAUREL AVE



LAPTOPS & LATTES UPTOWN INDIVIDUALS

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.



DEMOGRAPHICS 3 MILE RADIUS

345,645
2022 POPULATION

470,434
DAYTIME POPULATION

323,962 (69%)
DAYTIME WORKERS

33%
MILLENNIALS (81'-98)

\$113,898
2022 AVERAGE
HOUSEHOLD INCOME

77%
WHITE COLLAR
2022 WORKING CLASS

TRENDSETTERS UPTOWN INDIVIDUALS

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they tend to not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

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CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties, Inc., DRE# 02179446 dba High Touch Group, and Cushman & Wakefield the Seller's agent ("Broker") in connection with the sale of the Business Assets. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity or Assets. The information contained herein is for reference only and was obtained by third parties, Broker has not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" and "Where - Is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business Assets and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering, architectural, and environmental experts, legal counsel, accountants, and other advisors.

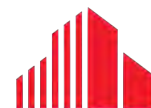
The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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**CUSHMAN &
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