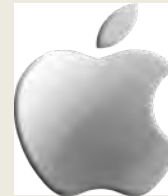




Restaurant & Bar Asset Sale

JOIN NEIGHBORING TENANTS



the hoxton

Freehand
LOS ANGELES

Modern Animal

zinqué
(zin-kæ)

FIDM
Fashion Institute of Design & Merchandising



SHAKE SHACK

ilcaffè

111 W. 9Th St..
Los Angeles, CA 90015

Linnard Lane, President
DRE #00805179
Office: (310) 806-9380
Cell: (510) 612-7111
Email: Linnard@hightouchgrp.com



HIGH TOUCH GROUP

COMMERCIAL HOSPITALITY INVESTMENT

DRE# 02179446

Turn Key Restaurant Asset Sale

111 W. 9Th St.. Los Angeles, CA 90015

HIGHLIGHTS

- **PRIME DTLA LOCATION**

In the heart of Southpark and next to the Historic Core, surrounded by residential, office, and nightlife density.

- **HIGH FOOT TRAFFIC**

Steps from the Fashion District, with thousands of daily residents, office workers, and tourists.

- **STANDALONE RESTAURANT W/ ABC 41 LICENSE**

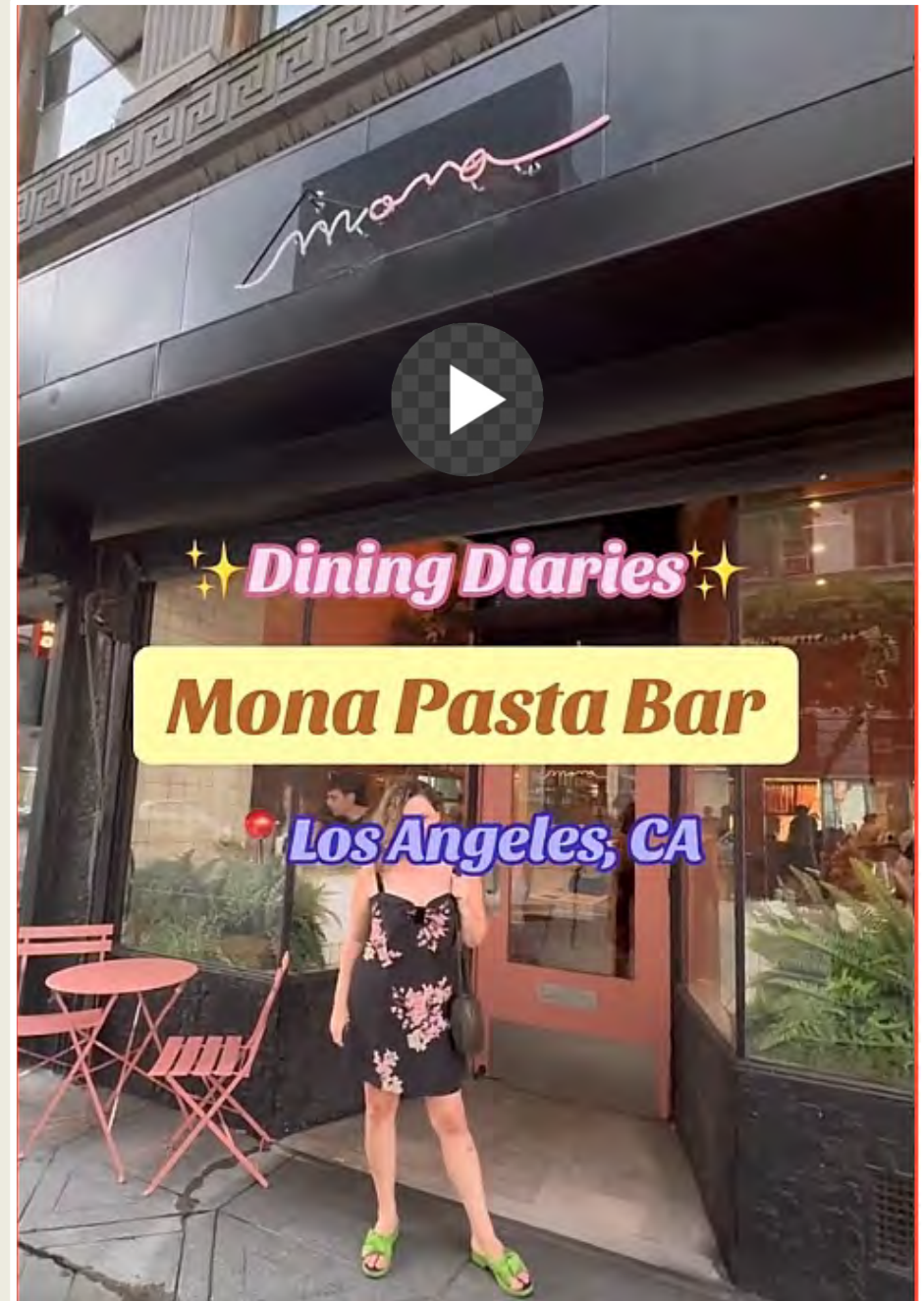
Join an eclectic and successful mix of local and emerging culinary & Retail brands within a vibrant neighborhood. 32+ Seats

- **MODERN INFRASTRUCTURE**

Fully equipped with venting, grease interceptor, upgraded systems, Extensive FF&E List included.

- **TURNKEY OPPORTUNITY**

Space delivered with bar, dining room, Type 1 hood, sinks, and prep areas in place; immediate occupancy possible.



Turn Key Restaurant Asset Sale

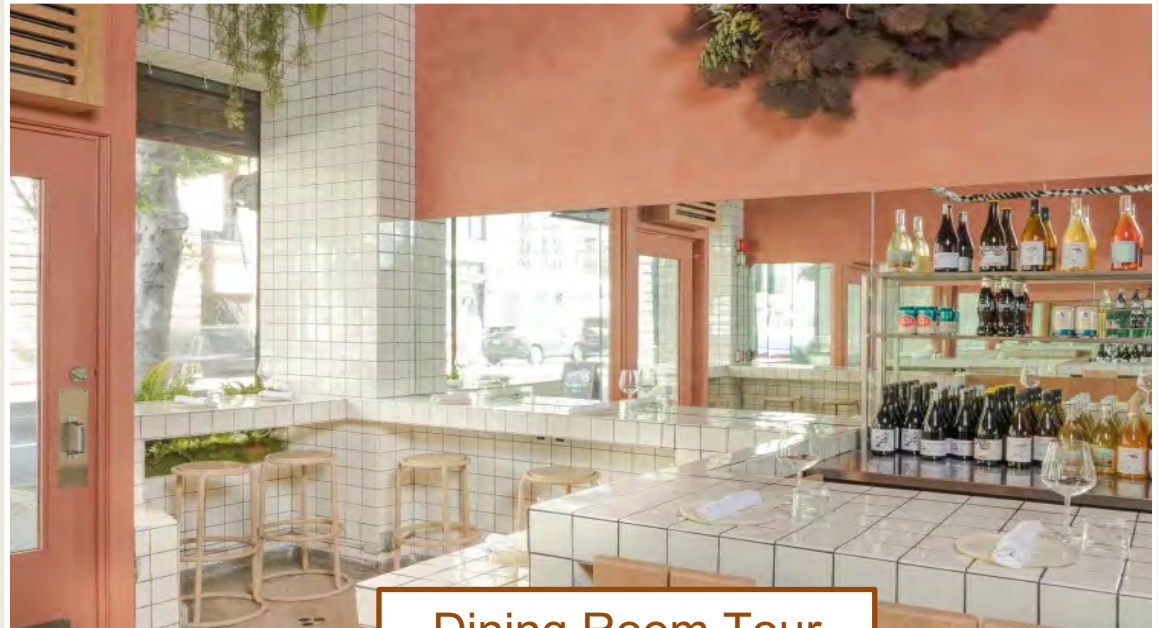
111 W. 9Th St.. Los Angeles, CA 90015

THE DETAILS

PRICE: CALL BROKER
RENT: \$2,400.00/Mo.
TERM: Expires June 30, 2027

PROPERTY HIGHLIGHTS

- 2nd generation move-in ready space at historic, creative office building with 18' ceilings
- Fully built-out ground level space available
- Next to hard corner of 9th, Spring St. and Main St.; the intersection of South Park, Fashion District and Central Business District
- Ideal bar/restaurant space, change or keep the concept
- Next to Eastern Building, Broadway retail corridor and tenants Apple, APC, Ace Hotel, Lala's, Zinque, etc.
- Walking distance to Whole Foods, Bottega Louie and Shake Shack
- 10,000 residents within a quarter mile radius
- Ample parking in adjacent garage controlled by same ownership
- Do not disturb existing tenant - tours by appointment only



Dining Room Tour

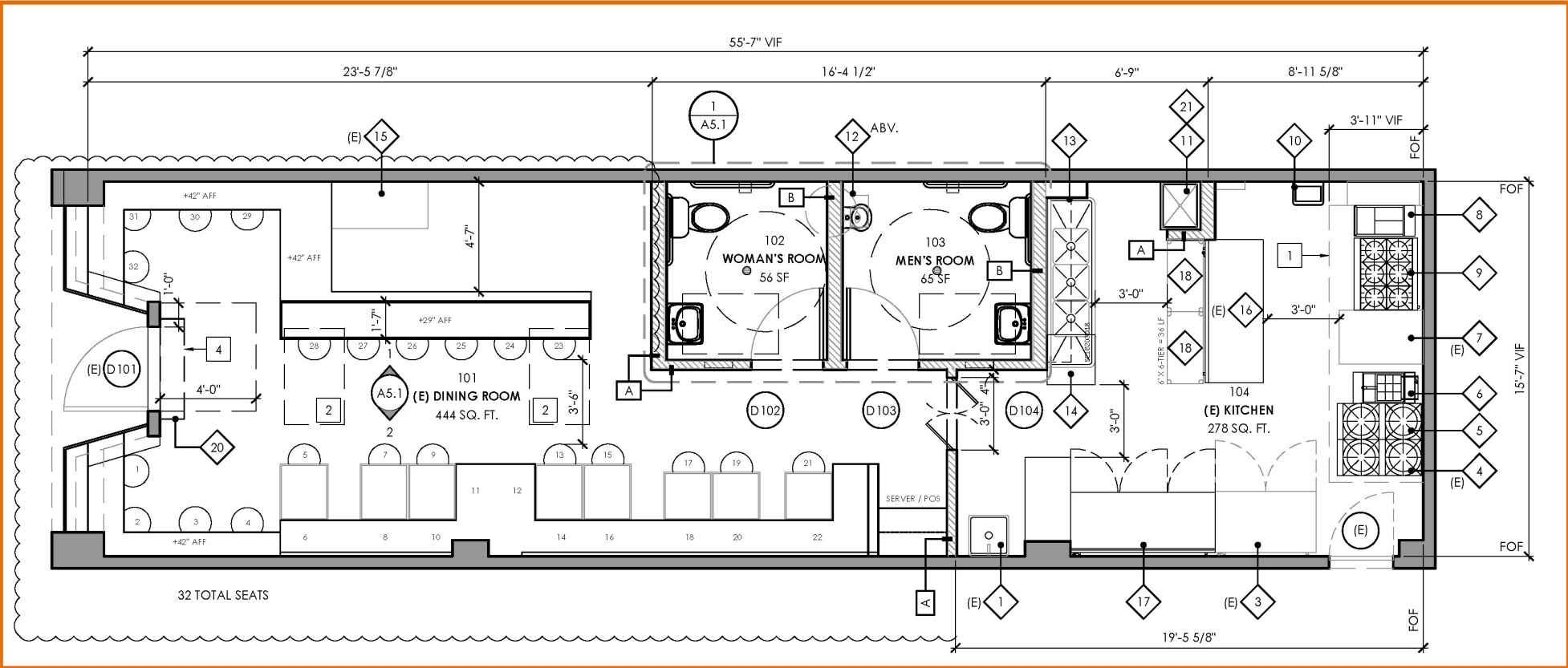


Turn Key Restaurant Asset Sale

111 W. 9Th St.. Los Angeles, CA 90015



111 W. 9Th St.. Los Angeles, CA 90015



All information or design indicated hereon is preliminary and provided for Informational purposes only. All dimensions, sizes, square footages, and depictions are approximate and subject to modification by survey and/or other factors and approval by governing agencies.



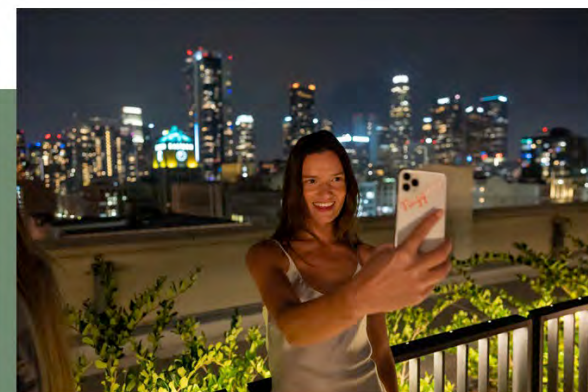
Kitchen Video Tour





PASTA BAR

111 W. 9Th St.. Los Angeles, CA 90015



STEPS AWAY

LA's vibrant Theater District, convention center, and endless eateries & retailers

KATSUYA



Aēsop

URBAN
OUTFITTERS

WHOLE
FOODS
MARKET



VERVE
COFFEE ROASTERS

tocaya
MODERN MEXICAN



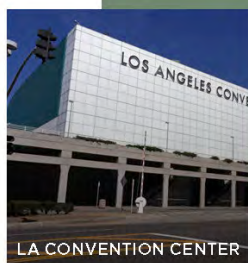
DOWNTOWN LA
PROPER
HOTEL

Opheum
THEATRE

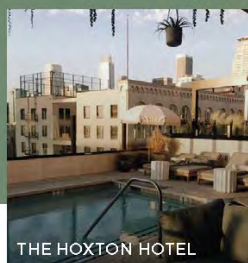
BELASCO

Amante

JR JOHN REED
FITNESS



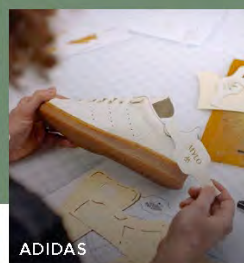
LA CONVENTION CENTER



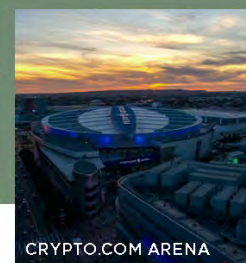
THE HOXTON HOTEL



APPLE TOWER THEATER



ADIDAS



CRYPTO.COM ARENA

TRADE AREA MAP

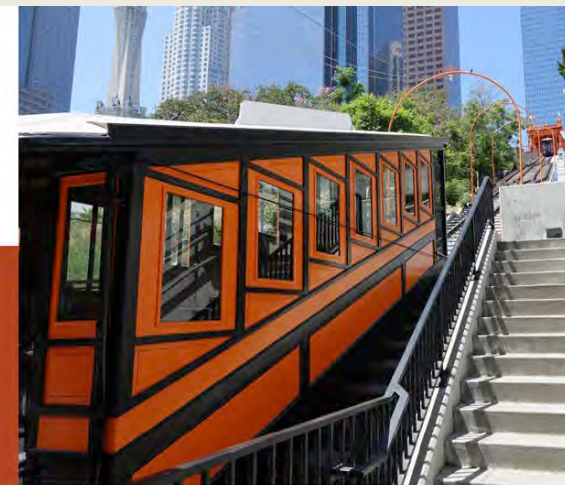
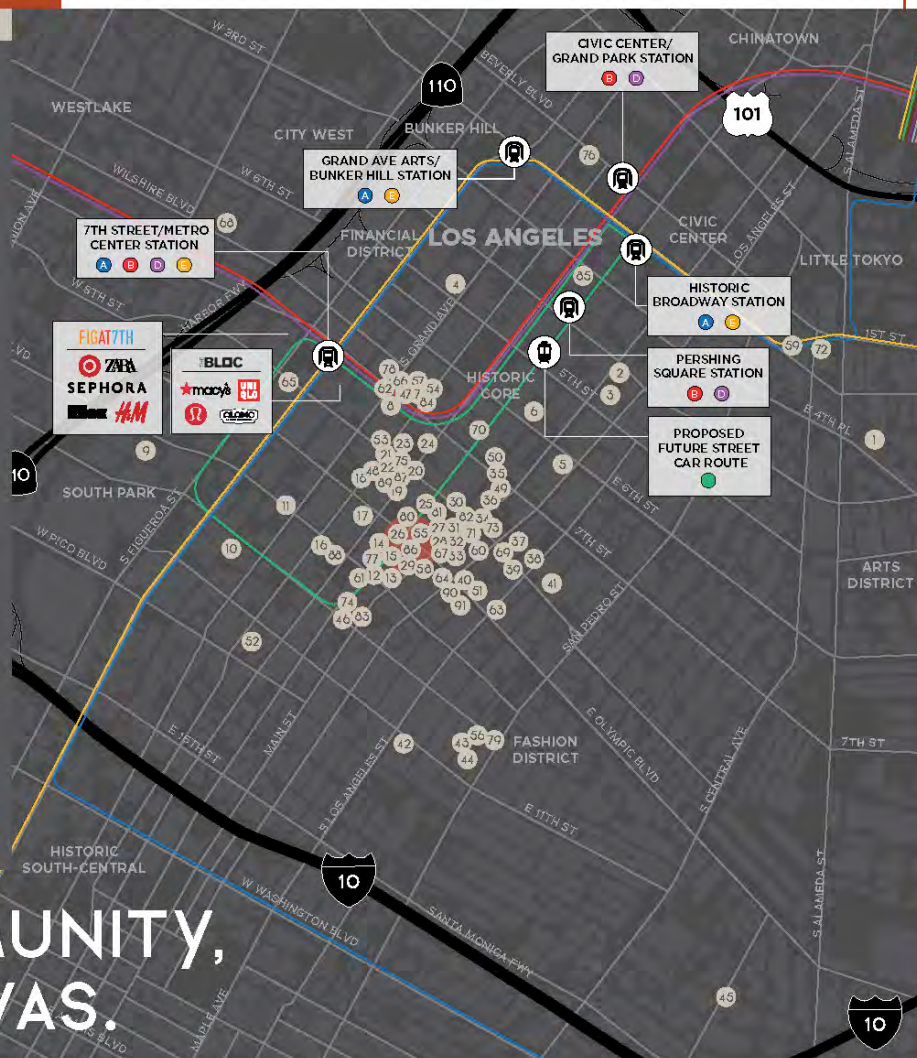
111 W. 9Th St.. Los Angeles, CA 90015

RESTAURANTS/HOTELS RETAIL ENTERTAINMENT/THEATER RESIDENTIAL

ACCESS AND WALKABILITY

RESTAURANTS/HOTELS

1. Umami Burger Arts District
2. Baco Mercat
3. Blossom Vietnamese
4. Sweetgreen
5. Cole's French Dip
6. Garçons De Café
7. The Nomad Hotel
8. Bottega Louie
9. JW Marriott
10. Prank Bar
11. Yojô Japanese Fondue
12. DTLA Ramen
13. Dune
14. Ace Hotel
15. Best Girl
16. Mikkeller DTLA
17. The Stocking Frame
18. Cognoscenti Coffee
19. Shilbumi
20. Shake Shack
21. The Exchange
22. Freehand
23. Golden Gopher
24. **Mona Pasta Bar**
25. Broadway Bar
26. Umami Burger Broadway
27. Verve Coffee Roasters
28. Woodspoon
29. Pattern Bar
30. Terroir
31. Peking Tavern
32. Tuck Hotel
33. Preux & Proper
34. Wild Living Foods
35. Little Damage
36. South City Fried Chicken
37. Pressed Juicery
38. Tbia Catering & Cafe
39. Sushi Nabeeya
40. No Ghost Bears
41. Poppy + Rose
42. Mex Peru Gipsy
43. Cognoscenti Coffee
44. Rossoblu
45. Sugarfish
46. The Hoxton
47. Seven Grand
48. Native Son
49. Corporation Food Hall
50. Tierra Mia Coffee
51. Broken Mouth
52. First Draft Taproom
53. Tocaya Organica
54. Bar Clara (Hotel Perla)
55. Lala's Argentine Grill
56. Dama
57. Little Sister
58. Basil & Cheese
59. Cafe Dulce
60. Civil Coffee
61. Matte Black Coffee
62. Starbucks
63. 9th St Ramen
64. Amante
65. Casa La Doña
66. Chipotle
67. Market Restaurant
68. Plan Check Kitchen + Bar
69. Sonoratown
70. Tacos Mexico
71. Uncle Pault's Deli
72. UOBEI Sushi
73. Wild Living Foods
74. Cabra Los Angeles
75. Broken Shaker
76. Loom
77. Zinquis DTLA
78. Dunkin' Donuts
79. Superfine Pizza
80. Il Caffè
81. Verve Coffee Roasters
82. The Audemar Boutique Hotel
83. The Hoxton, Downtown LA
84. Hotel Per La
85. Grand Central Market
86. New Moon
87. Shake Shack
88. Genwa Korean BBQ
89. California Chicken Cafe
90. Paris Baguette
91. El Pollo Loco



50 METRO BIKE

SHARE STATIONS | 3 ON CMC'S DOORSTEP

8 METRO STATIONS

WITH ACCESS TO ALL METRO LINES

96 WALK SCORE

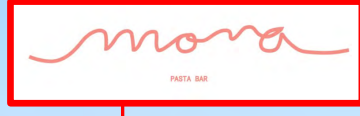
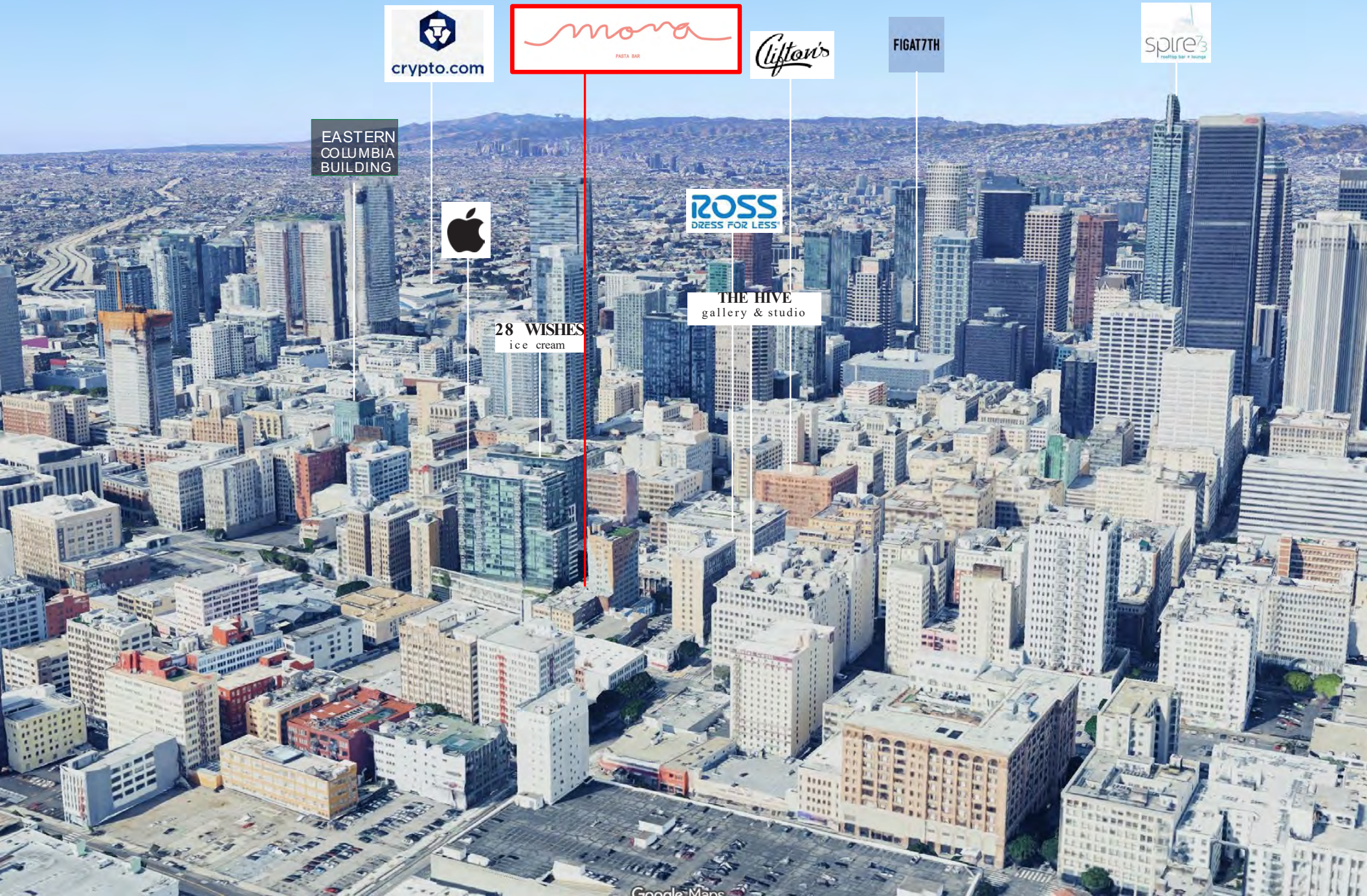
OUR COMMUNITY,
YOUR CANVAS.

STAY RECHARGED WITH NEARBY AMENITIES.

TRADE AREA MAP

111 W. 9Th St.. Los Angeles, CA 90015





FIGAT7TH



EASTERN
COLUMBIA
BUILDING



THE HIVE
gallery & studio

28 WISHES
ice cream

AREA DEMOGRAPHICS

111 W. 9Th St.. Los Angeles, CA 90015

EMPLOYEES

Number of Employees
±500,000

47%

Own Housing

Median Income
\$99,600

47%

Rent

Median Age
45

46%

Married or Partnered

69%

Female

73%

Completed 4 Years Of College

31%

Male

50%

Own pets

Activities Attendance



Sporting Events

1.8x/year



Median grocery spend
per Week:

\$107.00



Music, Theater, Dance

2.4x/year



Per person median spend
on lunch in Downtown:

\$14.54



Art Museums, Galleries

2.2x/year



Per person median spend
on dinner in Downtown:

\$31.35

RESIDENTS

Number of Residents
±79,525

31%

Own Housing

Median Income
\$96,600

68%

Rent

Median Age
38

32%

Married or Partnered

57%

Female

76%

Completed 4 Years of College

43%

Male

43%

Own pets

Activities Attendance



Sporting Events

2x/year



Median grocery spend
per Week:

\$103.00



Music, Theater, Dance

3x/year



Per person median spend
on lunch in Downtown:

\$16.42



Art Museums, Galleries

3x/year



Per person median spend on
dinner in Downtown:

\$30.06



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, 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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