

Iconic Restaurant & Bar Asset Sale



1800 E. BROADWAY, LONG BEACH, CA 90802

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HIGH TOUCH GROUP

COMMERCIAL HOSPITALITY INVESTMENT

DRE# 02179446

THE DETAILS

KEY MONEY ASKING PRICE: CALL BROKER

CURRENT RENT - GROSS LEASE

MONTHLY RENT: \$6,500.00/mo. until 4/30/27
INCREASES: 3% Annually

CURRENT LEASE TERM & OPTIONS

TERM: Expires April 30, 2035
OPTIONS: 2 X 5 Year Option Periods
3% Annual Increases throughout

SIZE

RESTAURANT AREA: 2,700 Sq. Ft. (Per Lease)
OCCUPANCY: Up to 299 (Fire Permit)

HIGHLIGHTS & FEATURES

- Fully Equipped Kitchen with Type 1 Hoods, Walk-In, Double Deck Pizza Oven, dishwasher area, grease interceptor, 2 Bar wells, FF&E list included
- heart of Long Beach's historic LGBTQ+ nightlife district
- Type 47 ABC License (Full Liquor) Included, allows service to 2:00 a.m.
- Live entertainment permitted
- Freestanding Building Excellent Signage
- A highly visible corner on Broadway with a long-standing reputation as a neighborhood nightlife destination



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The Opportunity

Create Long Beach's Next Hospitality Destination

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The Hare Bar offers an exceptional opportunity to acquire a fully improved restaurant and cocktail venue in one of Long Beach's most desirable dining and entertainment districts. The Hare possesses the rare combination of a distinctive hospitality environment, established infrastructure, and the flexibility for a new operator to introduce virtually any restaurant, cocktail lounge, wine bar, or chef-driven concept with substantially less time and capital than developing a new location from the ground up.

For experienced hospitality operators, this represents an opportunity to accelerate market entry while avoiding many of today's construction costs, permitting delays, and lengthy development timelines.

Ideal for:

- * Craft cocktail lounges
- * Chef-driven restaurants
- * Wine bars and aperitivo concepts
- * Modern American dining
- * Mediterranean or Italian restaurants
- * Japanese izakayas
- * Live music or entertainment venues
- * Boutique hospitality groups seeking expansion

Whether continuing a beverage-focused operation or transforming the space into an entirely new culinary destination, the property provides a compelling platform for long-term success in one of Southern California's most vibrant coastal markets. This is more than an acquisition—it is an opportunity to establish the next iconic neighborhood destination in Long Beach.



Reasons Why You Should Buy This Opportunity

Let's talk and analyze this purchase like partners would for a second. As a buyer you're not just acquiring a recently opened bar—you're acquiring a location with established recognition in Long Beach's nightlife scene. Hit the ground running and make it your own.

THE REAL ASSET is the intersection of:

- A highly visible corner on Broadway,
- A long-standing reputation as a neighborhood nightlife destination,
- An existing customer base familiar with the location,
- Strong recognition within the LGBTQ+ community,
- Existing bar infrastructure and licensing, and
- The opportunity to introduce a fresh concept while benefiting from the site's established identity.

For more than a decade, this prominent Broadway corner has served as one of Long Beach's recognized neighborhood gathering places. This opportunity offers a new operator the ability to build upon an established hospitality destination while introducing a fresh culinary or beverage concept to an already loyal and diverse customer base."

Market Positioning & Risk Reduction: You're buying 1) Location, 2) Infrastructure, 3) Type 47 Liquor license & entertainment permits, 4) Time savings, and 5) Revenue potential eliminating Entitlement Risk, Minimizing or eliminating Construction Risk, and controlling Market Risk.



History of The Hare

The Hare opened in September 2025 at 1800 E. Broadway after replacing the longtime BLACK Bar, which had operated in the space for more than a decade and was a well-known gathering place in Long Beach's LGBTQ+ community.

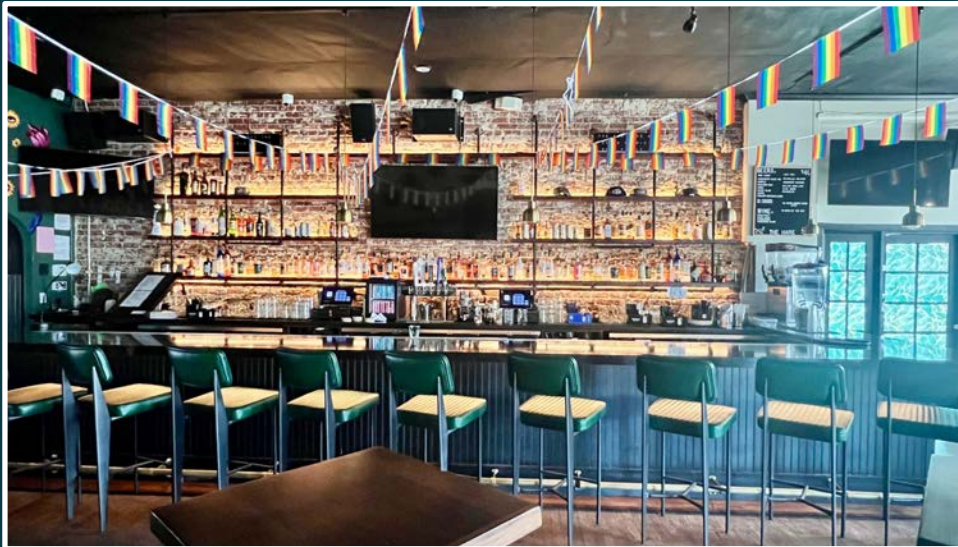
Who Are Your Regular Customers?

The customer base is loyal and comprised of:

- Broadway Corridor Neighborhood Residents (Core Customer)
- LGBTQ+ Community (Perhaps the property's greatest intangible asset)
- Happy Hour Crowd
- Weekend Nightlife Guests

Bar & Dining Area

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Built Out Kitchen

- ABC Type 47 Full Liquor License included
- Kitchen Versatility easily handle any cuisine.
- Large hood, walk-in, and sinks make this kitchen “move-in ready!”
- Extensive FF&E List Available



Customer Demographics & Psychographics

Customer Demographic Profile

The typical guest is approximately:

- Age: 28–45
- Household income: \$75,000–\$175,000
- College educated
- Socially active
- Frequent restaurant patron
- Values craft cocktails and local businesses
- Walks or uses rideshare for evenings out

Customer Psychographics

The strongest recurring themes are:

- Community-oriented
- Experience-driven
- Enjoys discovering local businesses
- Prefers independent establishments over chains
- Values authenticity
- Social and event-oriented
- Comfortable spending on premium cocktails and food

2025 Population Estimate



1-MILE	3-MILE	5-MILE
79,793	246,600	398,302

2025 Average Household Income



1-MILE	3-MILE	5-MILE
\$89,021	\$107,292	\$120,483

Daytime Population



1-MILE	3-MILE	5-MILE
51,811	254,027	411,728

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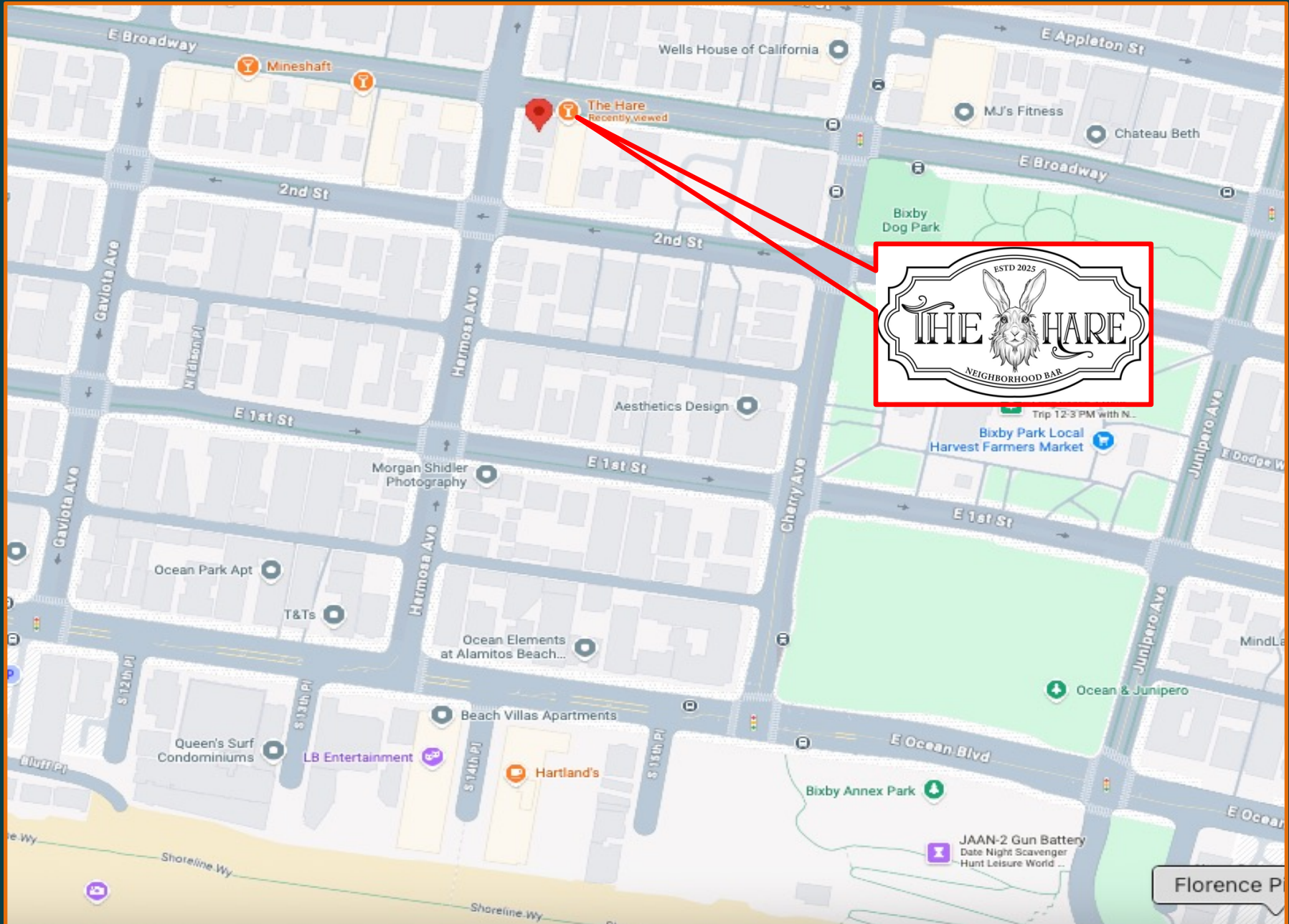
Regional Retail Map

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Location Map

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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, 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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