

TURNKEY RESTAURANT + BAR OPPORTUNITY

A wide-angle photograph of a sophisticated bar and restaurant interior. The bar features a long, curved, dark wood counter with a polished, reflective surface. Behind the counter, there are two large, illuminated wooden shelving units filled with various bottles of alcohol. The lighting is warm and focused on the shelves and the bar area. The floor is made of light-colored wood planks. In the background, there are green plants and a small framed picture on the wall. The overall atmosphere is elegant and inviting.

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SUMMARY

District Realty Group , is pleased to present the opportunity to own an established turnkey restaurant & bar in prime Koreatown. Paper Tiger Bar comes with a very attractive, below market rent and stabilized increases. It also includes a full kitchen, allowing it to be easily converted into a restaurant. The unique building layout allows for an operator to implement their own business for the entire space or even a dual-concept. The establishment is known for its great cocktails, complemented by popular bar food.

FEATURES AND HIGHLIGHTS

- Highly Desirable Koreatown Location
- Ideal For New Restaurant/Bar Concept Conversion
- Kitchen Currently Rented For Passive Income (MTM)
- Central to Numerous Amenities, Restaurants, Entertainment, Retail, and much more.
- Attractive Below Market Rents + Long Term Leasehold
- Multiple "Grandfathered" LA County conditional licenses attached to venue with no yearly renewal fees.
- Note: There is an option currently being permitted (and installed for the right buyer) for an 80 square foot digital ad billboard / marquee on the front of the venue. This very high traffic blvd (approx million traffic count per month ESRI) is a prime and coveted location for digital billboard advertising, with revenue potentially exceeding the entire rent amount. This digital billboard is in possession and ready to install. Please contact for more details.

SPECIFICATIONS

ADDRESS

4574 Beverly Blvd Los Angeles, CA 90004

ASKING PRICE

\$250,000 Or Best Offer

CURRENT RENT

\$9,500/Month (Including NNNs) - Lessor Pays For Water

TERM

New Lease To Be Negotiated

SIZE

2,500 +/- SF*

LICENSE

ABC Type 47 / Live Entertainment

CURRENT HOURS OF OPERATION

Wed-Saturday **9pm-2am** (Can Adjust Accordingly Subject To City Restrictions)

AVAILABILITY

Negotiable

USE

Restaurant & Bar

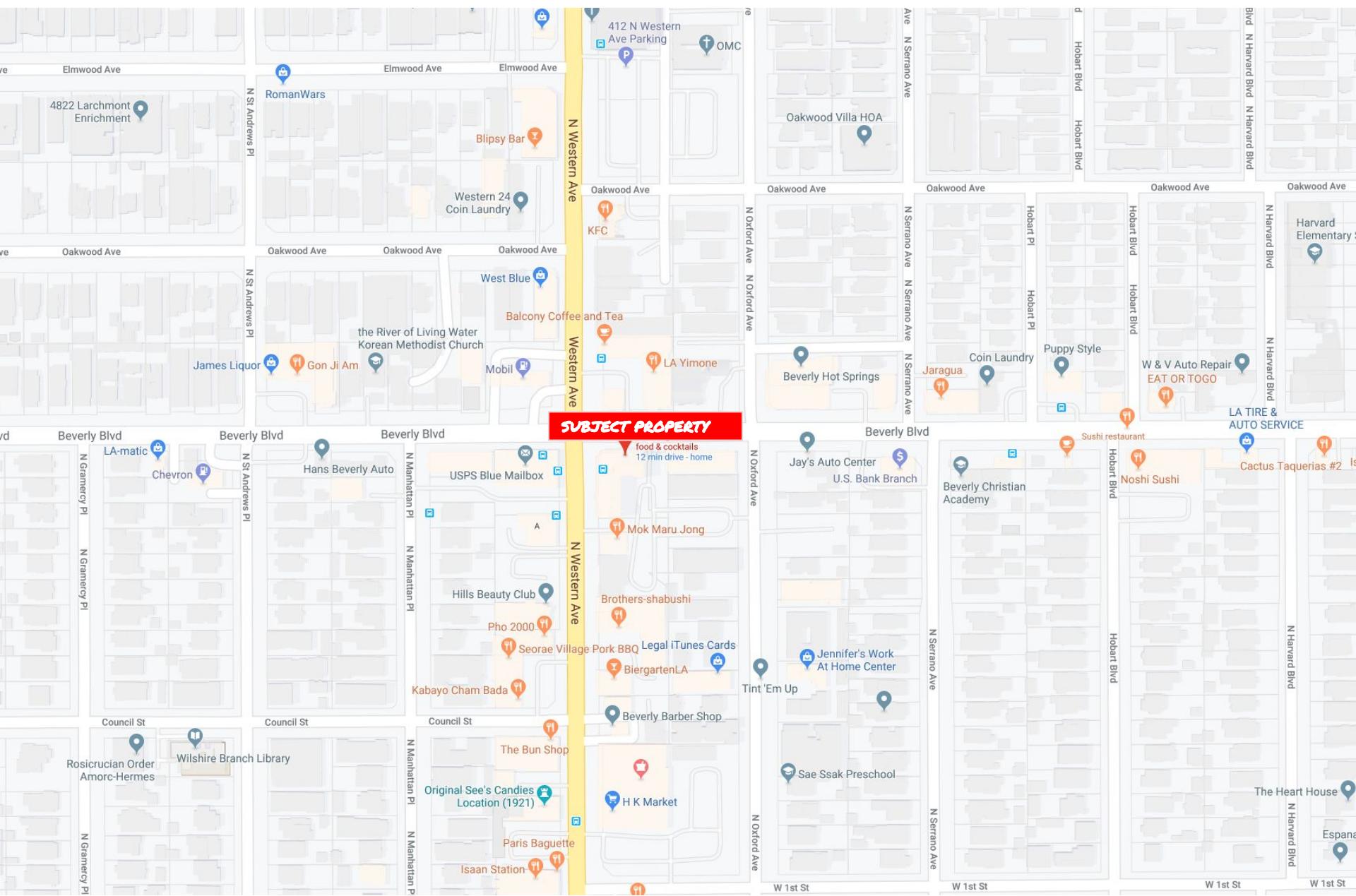
*All dimensions are approximate and independently verified. Buyer and Brokers must verify all information.

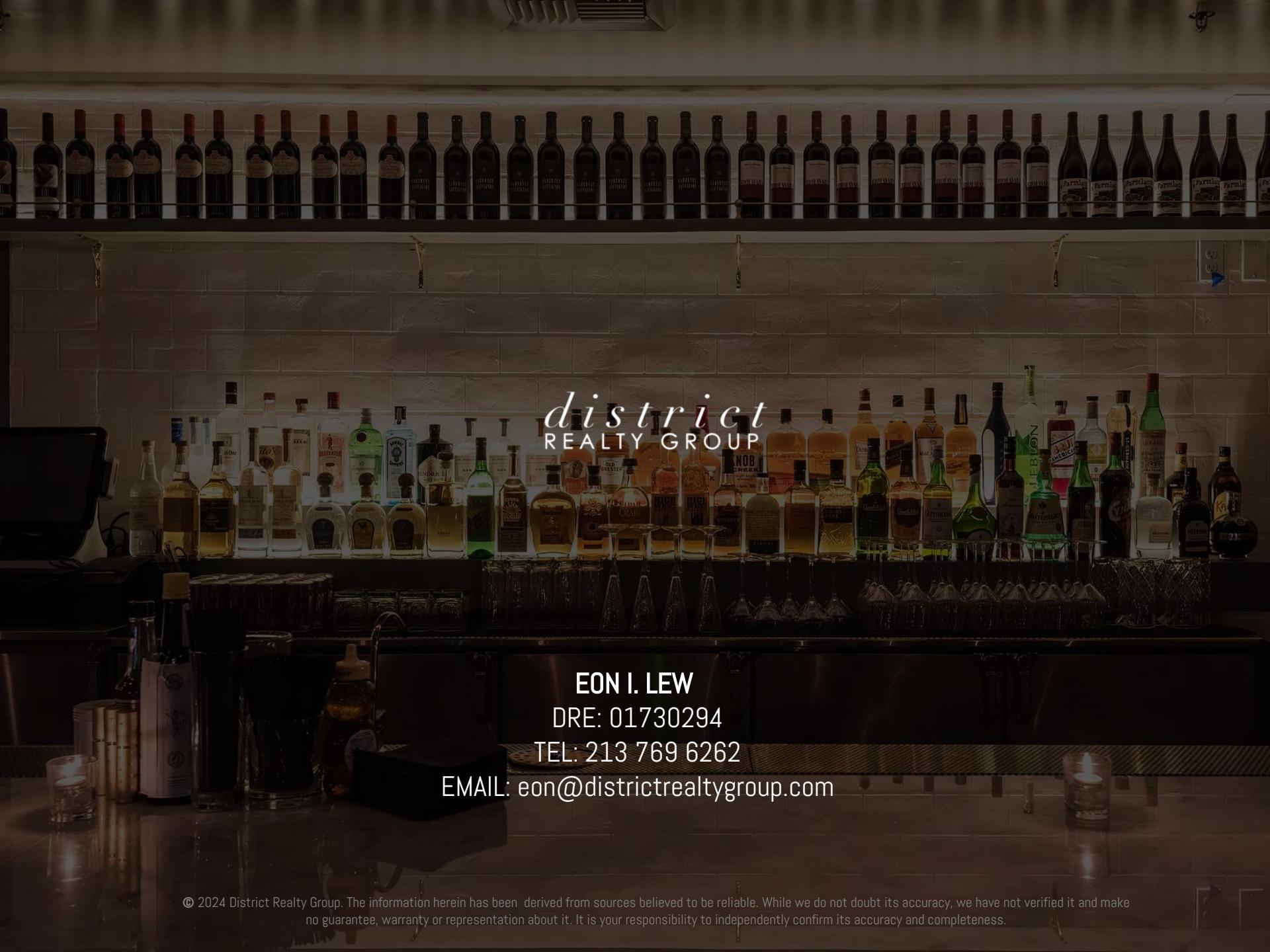












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