



FIN ASIAN TAPAS



ALLEY LOUNGE



TEQUILA JOES

12223 WASHINGTON BOULEVARD

3 CONCEPT RESTAURANT FOR SALE: INCLUDES LEASE, LIQUOR LICENSE & EQUIPMENT

CULVER CITY



Representative Photo

OVERVIEW

This exceptional restaurant & FF&E package presents an ideal opportunity for ambitious entrepreneurs seeking an established and multi-concept culinary venture in one of Los Angeles' most desirable location.

Desirable Culver City Location: Nestled in the heart of Culver City, this property enjoys a prime location in one of Los Angeles' most sought-after neighborhoods. With its vibrant community and booming foot traffic, Culver City provides the perfect backdrop for your culinary and business ambitions.

Multiple Concepts: The restaurant boasts three separate concepts that cater to diverse tastes and preferences, making it an entertainment hub in its own right.

SUMMARY

OFFERING PRICE

- Submit Offer

INCLUDED IN SALE

- Bulk Asset Sale
- Equipment/Assets
- Lease *

LIQUOR LICENSE

- Full Liquor License included in sale

TOTAL BUILDING SF

- 3,300 SF

TOTAL LOT

- 5,900 SF (Approx)

FRONT AREA

- 1,980 SF Interior (Approx)
- 275 SF Patio
- 275 SF Parklet

REAR AREA

- 1,320 SF Interior
- 2,000 SF Patio

ZONING

- CCC3YY
- CUP has no restrictions

* FAVORABLE LEASE TERMS

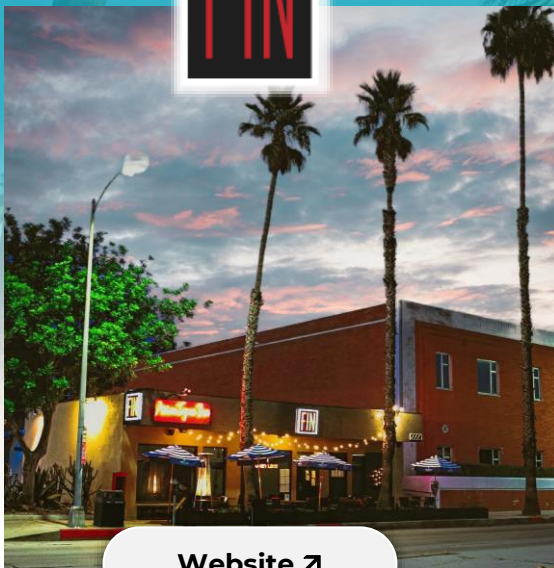
- \$12,000/month.
- (18 years remaining on lease 3yrs +(3 X 5yr options)

INVESTMENT OVERVIEW

Introducing an unparalleled opportunity to acquire a coveted a thriving Culver City restaurant business that encompasses three distinct and captivating concepts, all in one desirable property. This exceptional offering presents a unique chance for aspiring entrepreneurs and seasoned restaurateurs alike to step into an established, successful venture with limitless potential for growth and innovation.

FIN ASIAN TAPAS

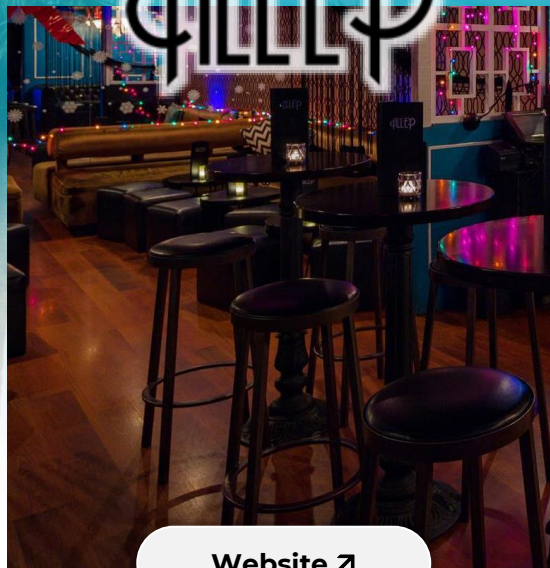
Fin Asian Tapas: A renowned restaurant and full bar that delights guests with a fusion of Asian-inspired tapas, offering a delightful dining experience both indoors and on the inviting front patio.



[Website ↗](#)

ALLEY LOUNGE

The Alley Lounge: Step into the allure of a speakeasy bar, tucked away at the back of Fin Asian Tapas. The Alley Lounge sets the mood for an intimate and exclusive cocktail experience, making it a coveted destination for discerning patrons.



[Website ↗](#)

TEQUILA JOES

Tequila Joes: Revel in the flavors of the grill on the rear exterior patio, where Tequila Joes tantalizes guests with mouthwatering dishes and a lively ambiance that's perfect for gatherings and celebrations



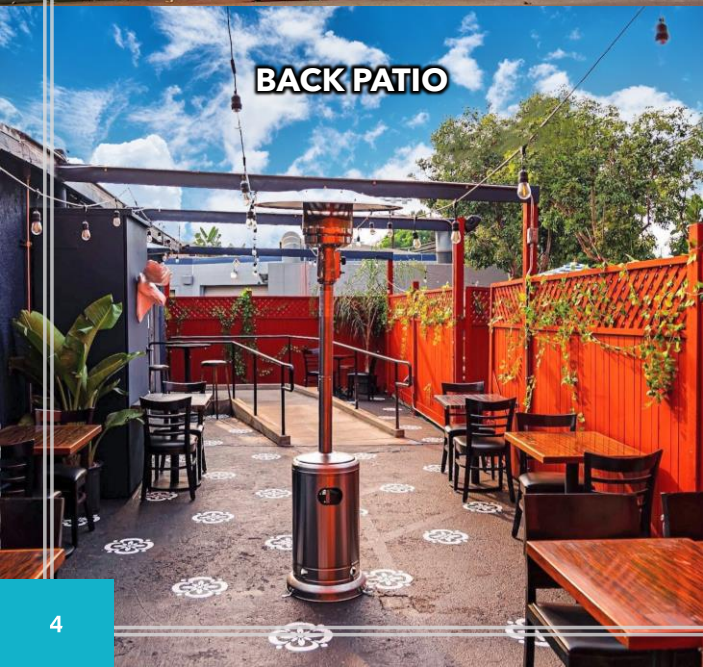
FRONT EXTERIOR



30 PEOPLE DINING AREA



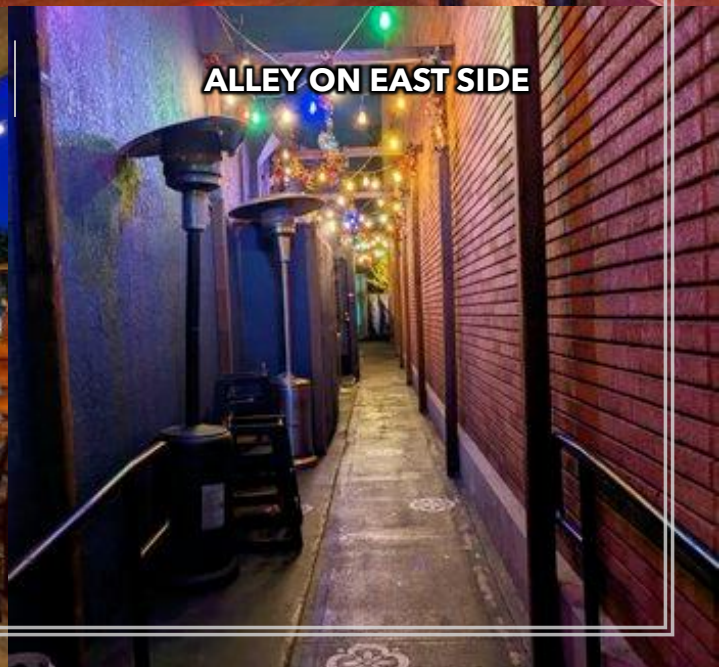
BACK PATIO



FRONT PATIO



ALLEY ON EAST SIDE



BACK PATIO BAR & EXTERIOR KITCHEN



BACK PATIO



BACK PATIO



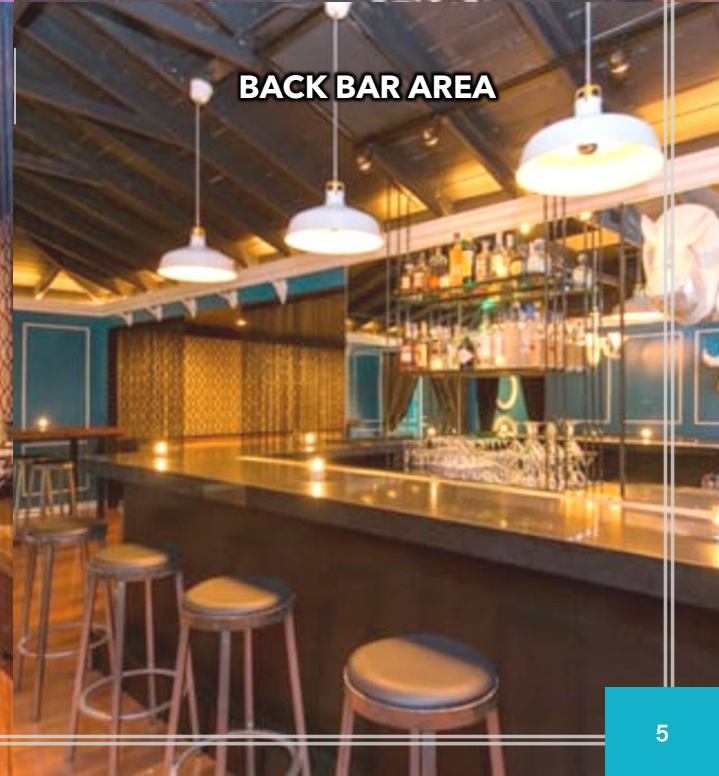
BACK INTERIOR BAR



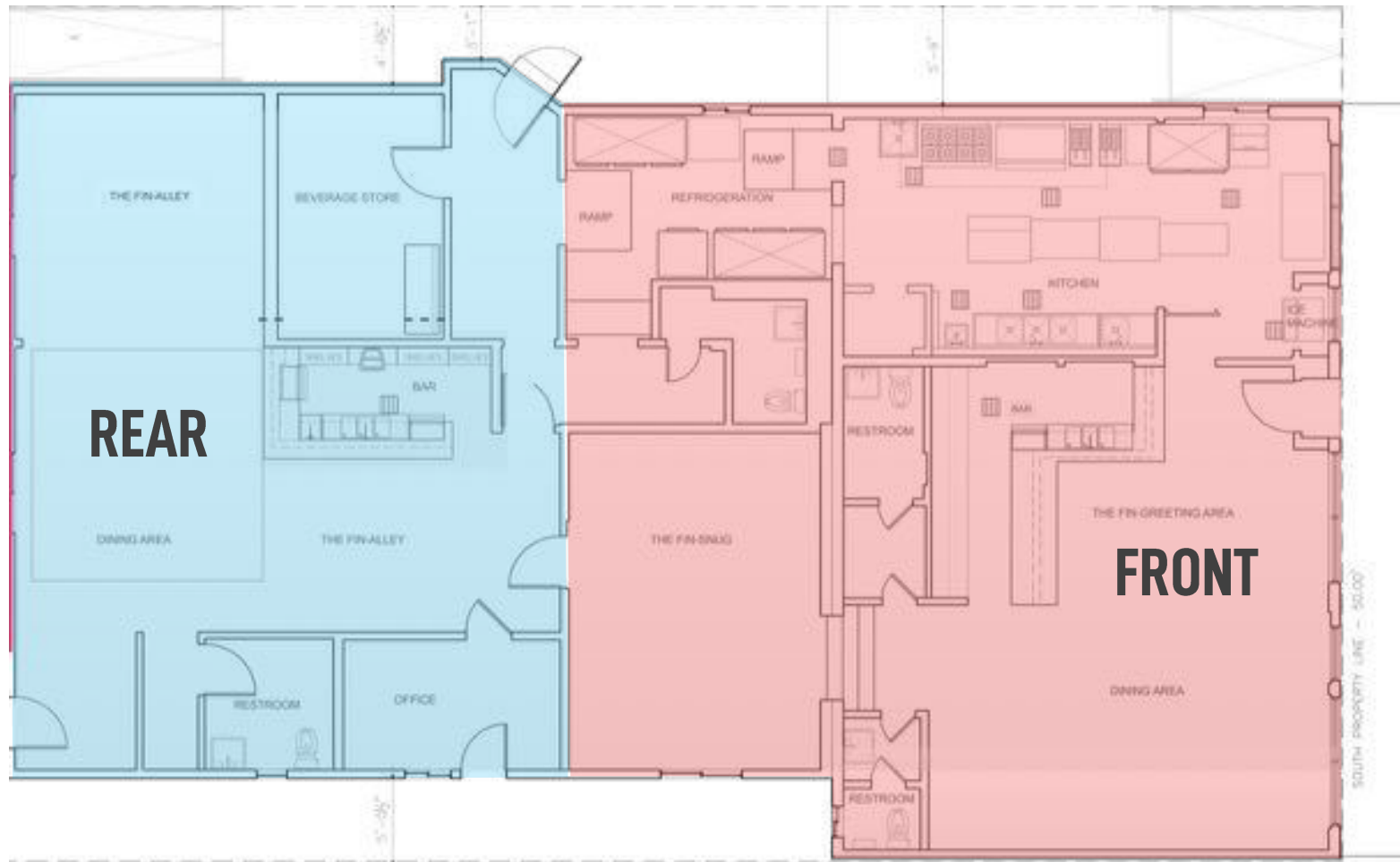
BACK LOUNGE AREA



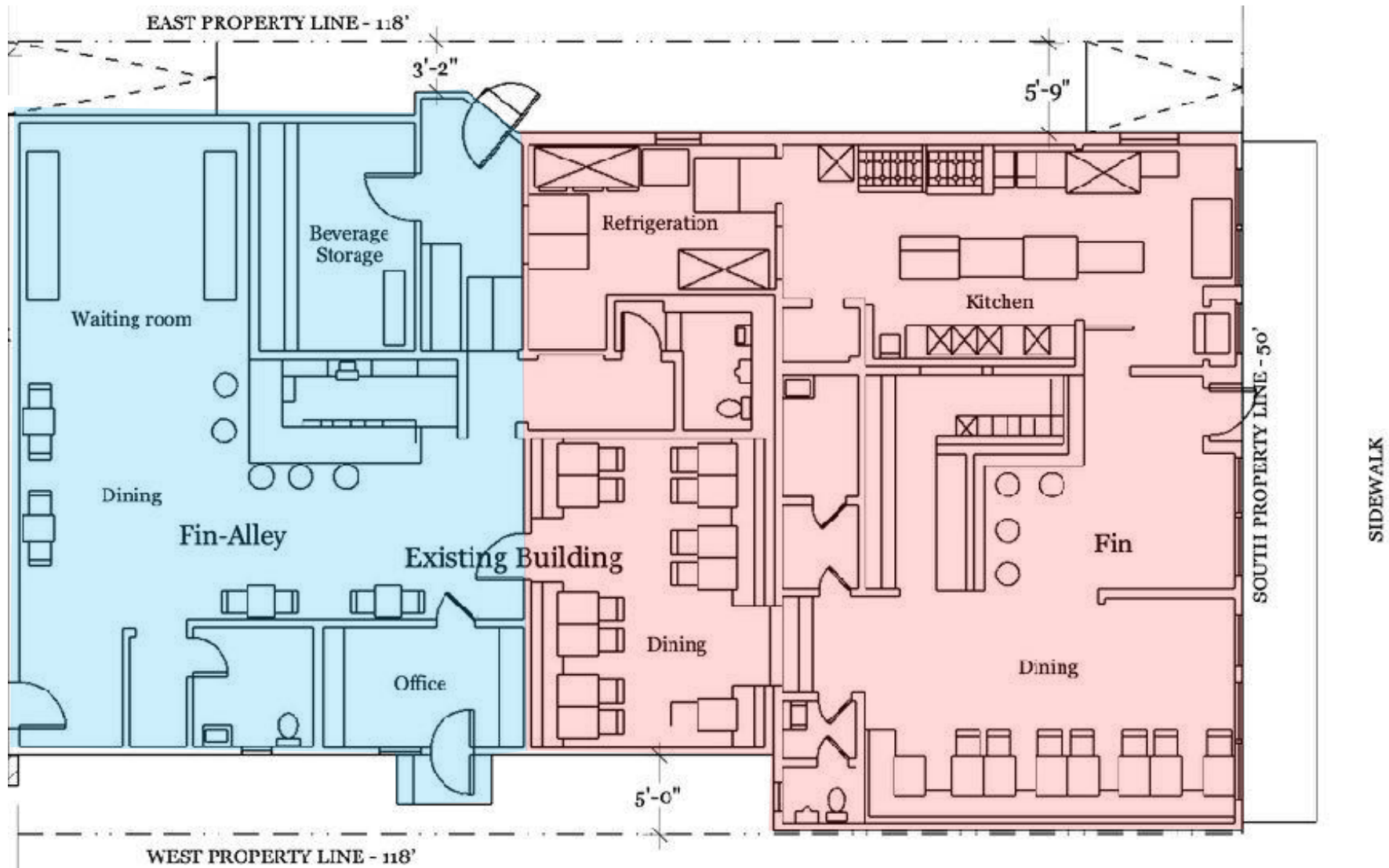
BACK BAR AREA



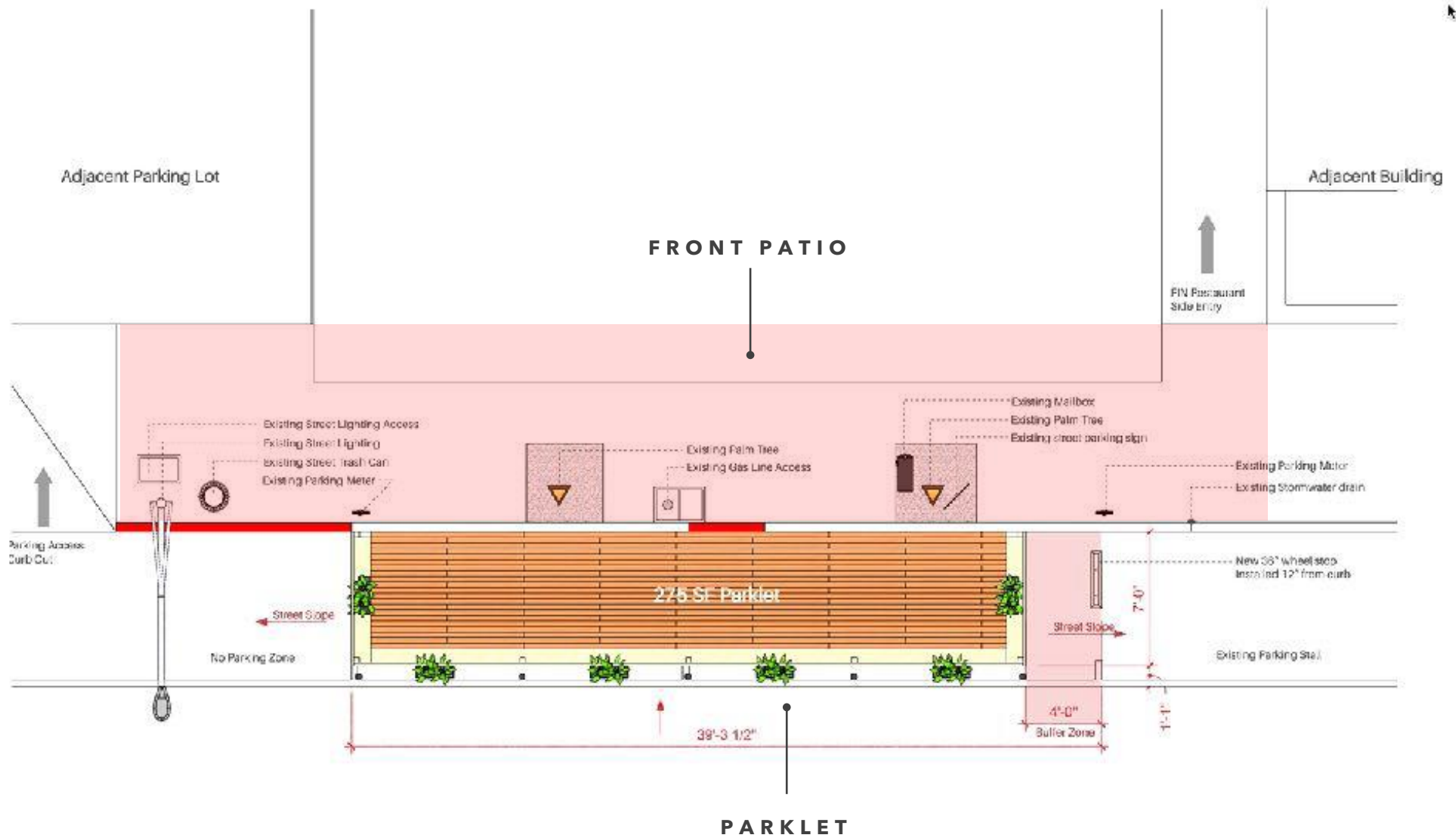
INTERIOR FLOOR PLAN



FLOOR PLAN



AERIAL VIEW





TEQUILA JOES

ALLEY

ALLEY LOUNGE

FIN

FIN ASIAN TAPAS

PATIO/PARKLET

90

WALKSCORE

51

TRANSIT SCORE

87

BIKE SCORE

CULVER CITY



39,169

POPULATION



\$892,000

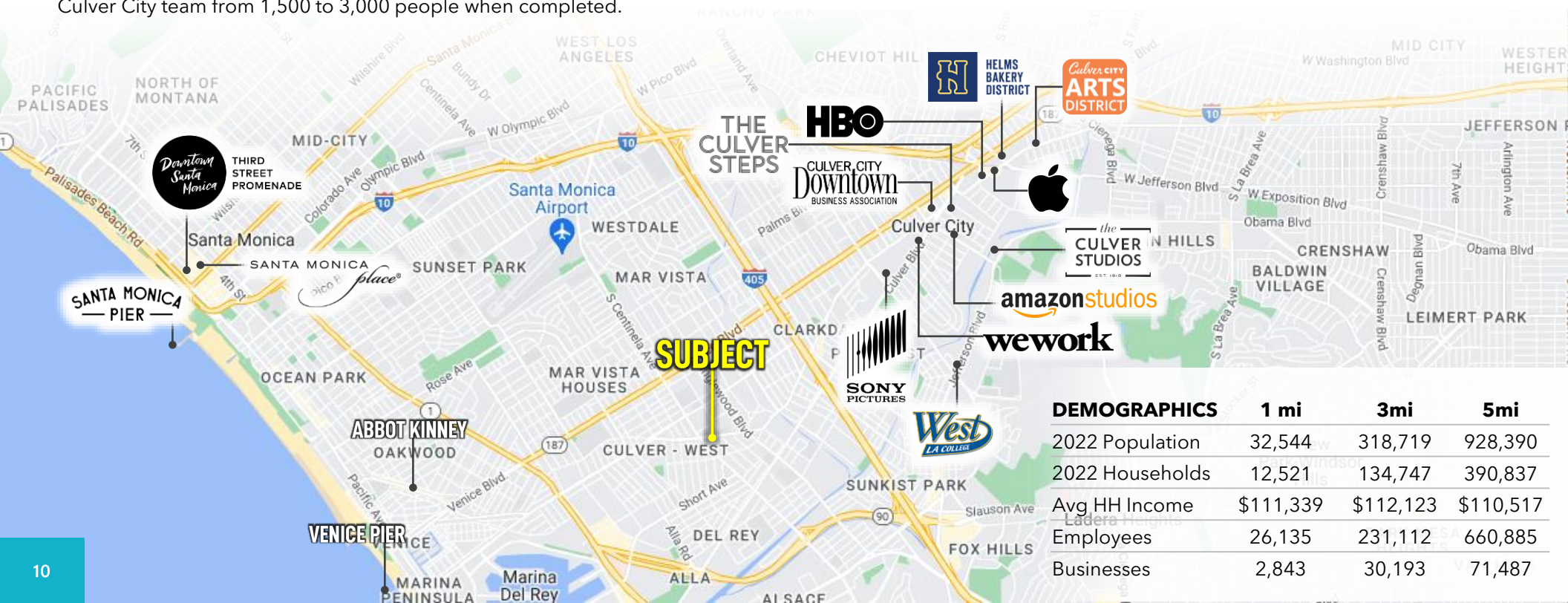
MEDIAN HOME VALUE



\$95,044

AVG HH INCOME

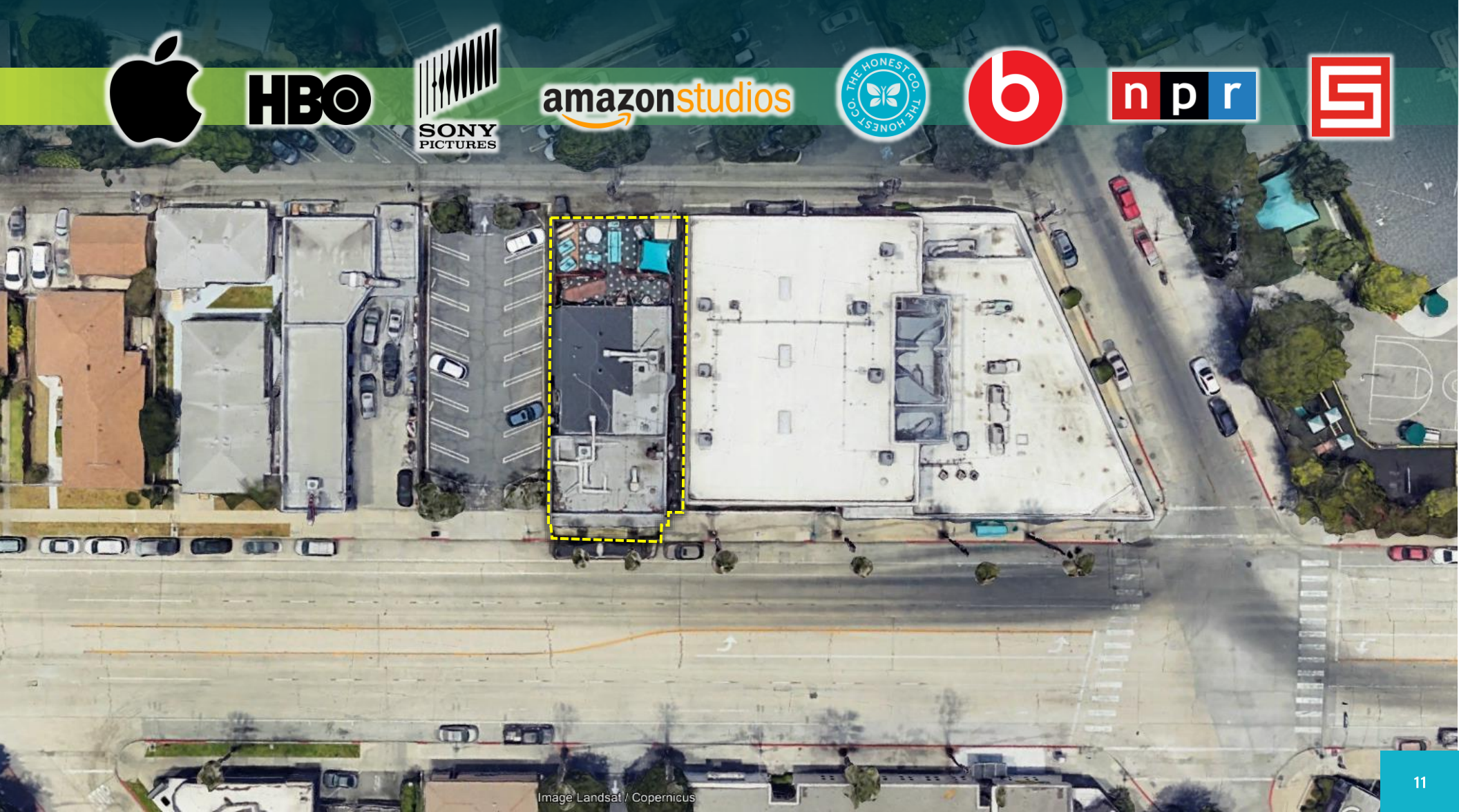
The immediate area is a hotbed for entertainment, film industry, and lifestyle brand giants such as Sony Pictures, Amazon Studios, HBO, Apple, Nike, and Beats to name a few. Hackman Capital Partners, the developer behind the Amazon deal, predicts that close to 10,000 new employees will descend upon the area in coming years. Since announcing it was moving its headquarters to Culver City in 2017, Amazon Studios has expanded its footprint locally, with roughly 630,000 square feet in the city. Apple, who currently occupies about 500,000 square feet in Culver City where it's Apple+ TV is based, just received City Council approval in February 2023 for an additional 334,000 square foot office complex called Culver Crossing. Apple said it will be expanding its Culver City team from 1,500 to 3,000 people when completed.



DEMOGRAPHICS	1 mi	3mi	5mi
2022 Population	32,544	318,719	928,390
2022 Households	12,521	134,747	390,837
Avg HH Income	\$111,339	\$112,123	\$110,517
Employees	26,135	231,112	660,885
Businesses	2,843	30,193	71,487

CORPORATE SYNERGY

Adjacent Culver City and the Hayden Tract neighborhood are now home to some of the most well-known startups in the LA area. As the leading destination for short-form mobile video, TikTok offers a home for creative expression and a unique and joyful experience. Sweetgreen is on a mission to make sustainably-sourced and scratch-made food more widely available. Omaze is an online fundraising platform that gives donors the chance to win unique experiences when they donate to their favorite causes. Scopely, one of LA's most noteworthy gaming companies, recently closed a \$60 million round less than a year after securing its Series B.



HAYDEN TRACT LOCATION

4 MILES FROM SUBJECT

Culver City is home to a diverse range of companies spanning various industries, from entertainment and media to technology and healthcare. Many of these companies are innovative and forward-thinking, driving growth and job creation in the region. Some of the most well-known companies in Culver City include HBO, Sony Pictures Entertainment, Amazon Studios, Beats by Dre, and NantWorks, among many others. Culver City companies provide a variety of employment opportunities, attracting talented and skilled workers from across the country and around the world.

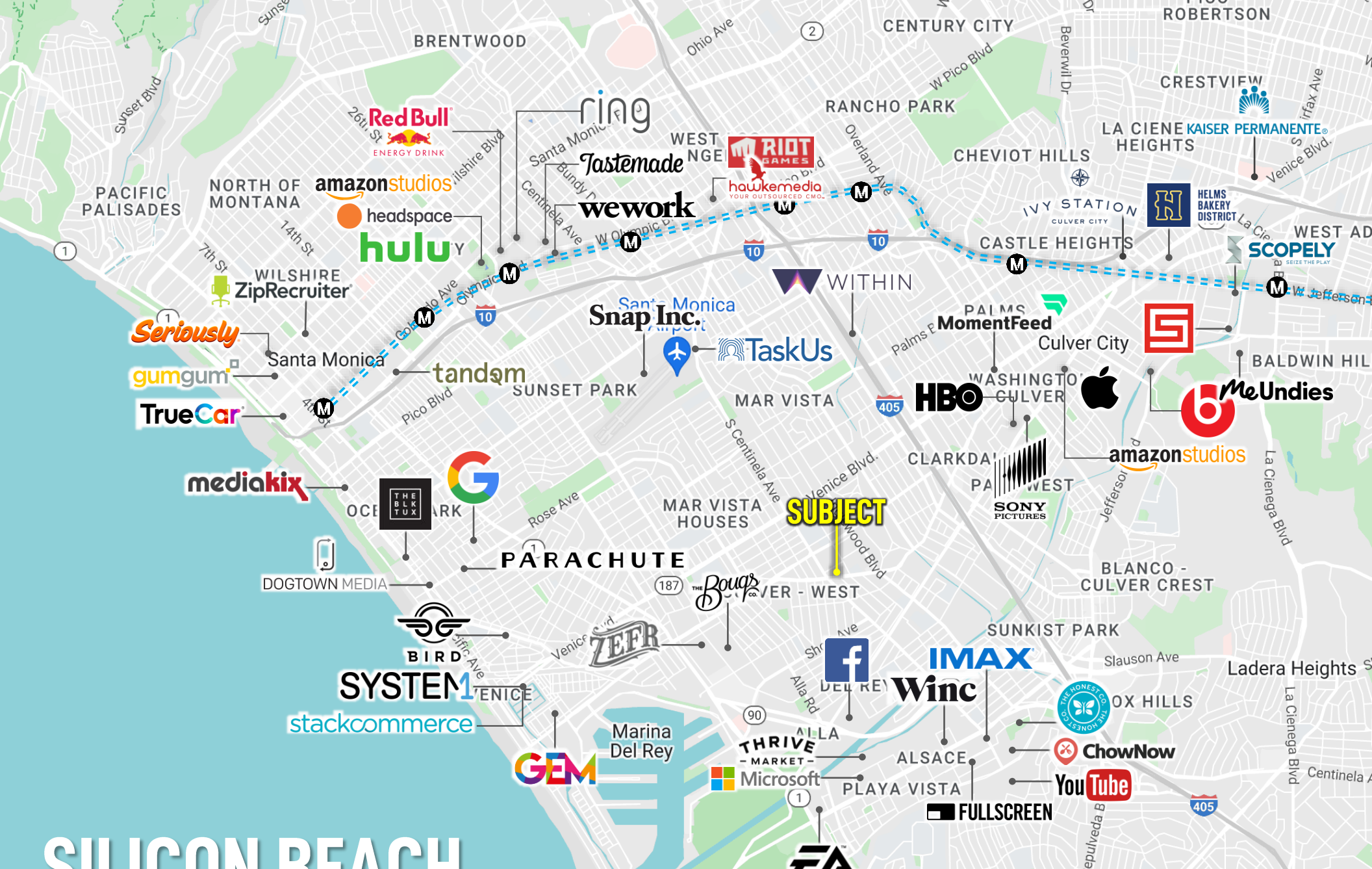


CULVER CITY ARTS DISTRICT

2.9 MILES FROM SUBJECT

The Culver City Arts District is a vibrant and creative hub that celebrates the arts in all its forms. Located in the heart of Los Angeles, the district features a diverse range of galleries, theaters, and museums, showcasing works by both established and emerging artists. The district is home to numerous art walks, festivals, and events throughout the year, offering visitors and residents alike the opportunity to explore and engage with the local arts community. The district also boasts a thriving culinary scene, with a variety of restaurants, cafes, and bars serving up delicious cuisine from around the world.






SILICON BEACH

While Silicon Beach is sometimes used to loosely describe both LA and Orange County, the tech community specifically refers to the stretch of cities west of LA, spanning from Santa Monica to Venice, often including communities as far as Hermosa Beach. More commonly, Silicon Beach encompasses the following tech hubs: Santa Monica, Venice, Marina del Rey, Playa Vista, Playa del Rey, El Segundo, Manhattan Beach and Hermosa Beach, respectively.

PREMIER WESTSIDE LOCALE


HAYDEN TRACT

The Hayden Tract is a unique and vibrant neighborhood located in Culver City, California. Known for its distinctive architecture and industrial-chic aesthetic, the Hayden Tract has become a popular destination for artists, designers, and creatives. The neighborhood is home to numerous galleries, studios, and creative workspaces, showcasing the cutting-edge work of local artists and designers. The architecture of the Hayden Tract is equally impressive, with buildings designed by some of the world's most renowned architects, including Frank Gehry, Eric Owen Moss, and Thom Mayne.



HELMS BAKERY DISTRICT

The Helms Bakery District is a historic landmark located in Culver City, California, that has been transformed into a vibrant destination for food, culture, and design. The district was once home to the iconic Helms Bakery, which operated from the 1930s to the 1960s, delivering fresh bread and pastries to households throughout Southern California. Today, the Helms Bakery District has been reimagined as a cultural and creative center, featuring a variety of shops, galleries, restaurants, and event spaces. The district is home to a diverse range of businesses, from artisanal food vendors and craft breweries to furniture makers and interior designers.



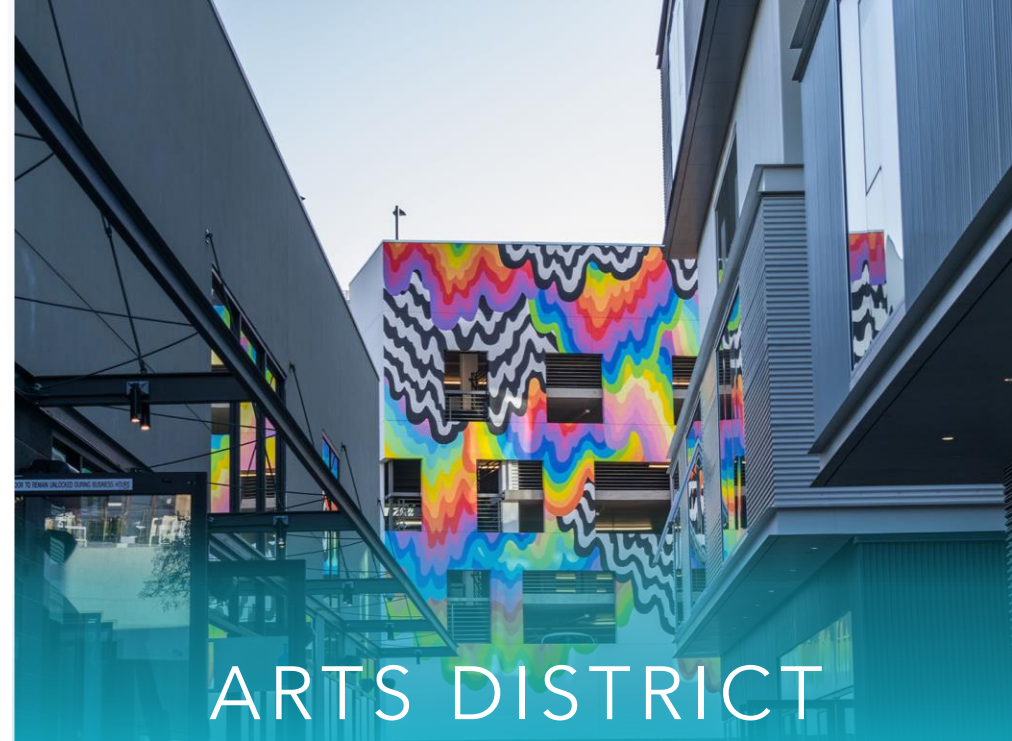
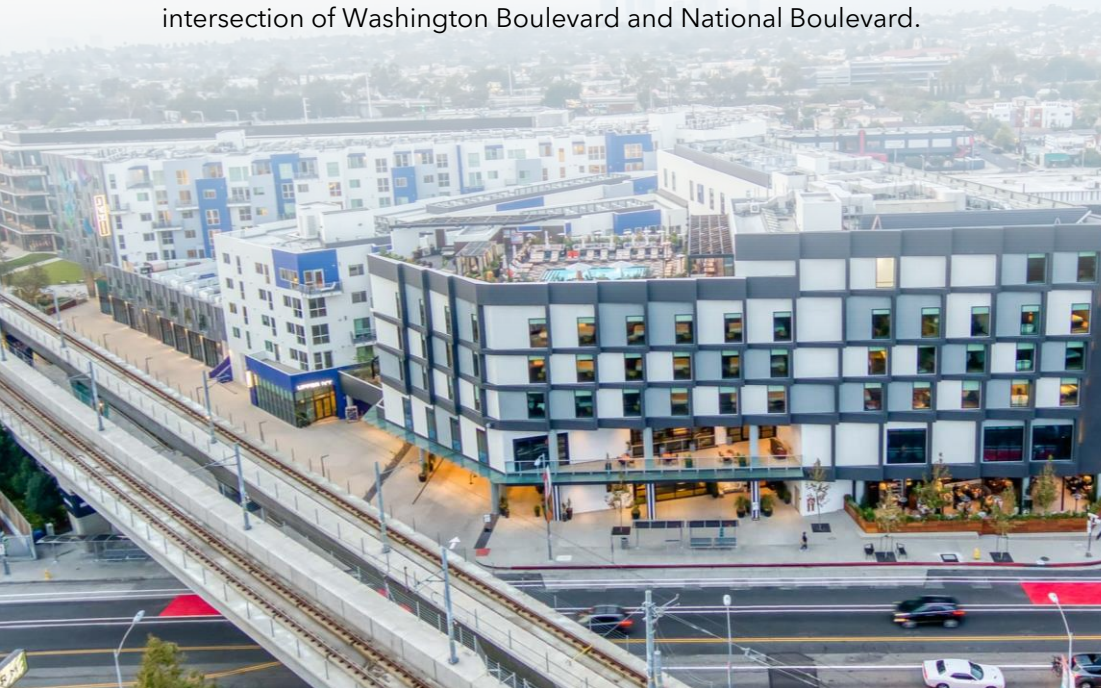
IVY STATION

Ivy Station is a modern mixed-use development located in Culver City, California, that offers a dynamic and convenient urban lifestyle. The development features a variety of residential, commercial, and retail spaces, including luxury apartments, boutique shops, and trendy restaurants. The architecture and design of Ivy Station is innovative and stylish, with clean lines and contemporary finishes that reflect the modern sensibility of Culver City. The development also features a variety of green spaces and public areas, including a park, a pedestrian walkway, and outdoor seating areas, providing a welcoming and inclusive environment for residents and visitors alike.

MAJOR DEVELOPMENTS

Culver City has experienced significant development in recent years, particularly in the areas of housing, transportation, and commercial development. Some of the most notable developments in Culver City include:

- Ivy Station: A mixed-use development featuring a hotel, apartments, offices, and retail space, located near the Culver City Expo Line Station.
- Culver Steps: A pedestrian-friendly retail and dining destination with outdoor seating and a public plaza.
- Platform: A mixed-use development with retail, office, and residential space, located near the Culver City Expo Line Station.
- The Culver Studios Expansion: A major expansion of the historic Culver Studios, which includes a new office building, sound stages, and other production facilities.
- Access Culver City: A new residential development featuring over 500 apartments, townhomes, and live/work units, located near the intersection of Washington Boulevard and National Boulevard.



ARTS DISTRICT

- The Wende Museum - a museum and research center dedicated to the history and culture of the Cold War.
- The Kirk Douglas Theatre - a theater operated by the Center Theatre Group that presents a wide range of contemporary plays and performances.
- Numerous art galleries within walking distance.
- The Ivy Substation - a former electrical substation that has been converted into a performing arts space and event venue.
- The 18th Street Arts Center - a residency program and exhibition space that supports contemporary artists and their work.

Restaurant for Sale

12223 WASHINGTON BOULEVARD

CULVER CITY LOCATOIN

EON LEW

DIR +1 213 769 6262

EMAIL eon@districtrealtygroup.com

DRE LICENSE: 01730294 / Corp: 02044848



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