

21 W 35

BUILDING | MIDTOWN SOUTH



BUILDING FOR SALE

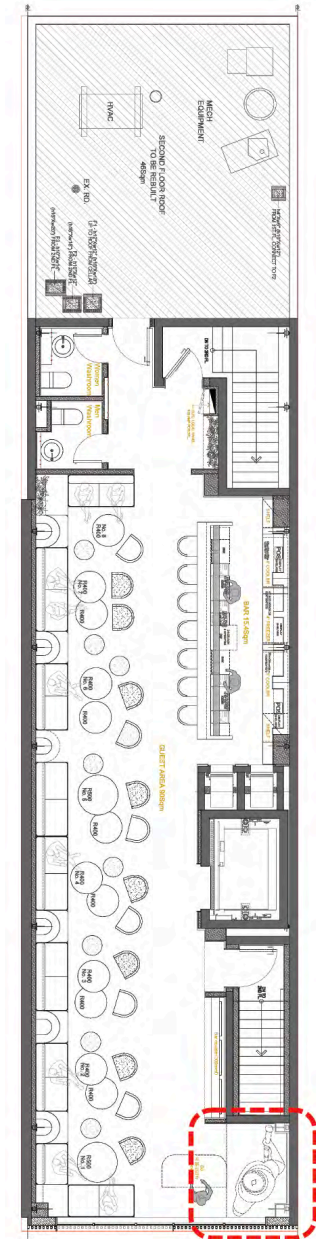
Located between Fifth and Sixth Avenues

TOTAL BUILDING	6,516 SF
BUILDING CLASS	multi-story retail (K2)
BLOCK / LOT	837/29
ZONING	M1-6
LOT	22' x 98'
YEAR RENOVATED	2024
STORIES	3
FAR	3.60
PROPERTY TAX	\$163,965.36

Located at 21 W 35th Street, this newly renovated three-story retail building features a stunning restaurant and a rooftop cocktail lounge. The ground and second floors are leased to Yumi Yaki by Chubby Cattle, while the rooftop is leased to the owners of LouLou's NYC. Both spaces operate under NNN leases. The building underwent a complete gut renovation, including the addition of a fully equipped kitchen in the basement. The rooftop space boasts a retractable roof, making it ideal for warmer months. Ownership has invested approximately \$8 million into transforming the property. Situated in a prime location with easy access to multiple subway lines—N, Q, R, W, 1, 2, 3, B, D, F, and M—the property is close to Herald Square, Koreatown, NoMad, and Penn Station. The area experiences high foot traffic and is surrounded by popular dining destinations, including several renowned spots from Hand Hospitality.

CURRENT RENT ROLL				
UNIT	TENANT	STATUS	MONTHLY	YEARLY
GROUND FLOOR + SECOND FLOOR + BASEMENT	RESTAURANT YUMI YAKI BY CHUBBY CATTLE	NNN LEASE EXP. 2034	\$63,000.00	\$756,000.00
ROOFTOP	COCKTAIL LOUNGE LOULOU'S NYC	NNN LEASE EXP. APRIL 2034	\$30,000.00	\$360,000.00
NET OPERATING INCOME			\$93,000.00	\$1,116,000.00

THIRD FLOOR





ROOFTOP



RESTAURANT



ROOFTOP



RESTAURANT

RESTAURANT TENANT

Chubby Cattle cultivates a dining experience that promotes technological innovation, the freshest ingredients, and the art of being together. Opening our first restaurant in 2014, our mission is to familiarize people with traditional Asian cuisine from around the world. At Chubby Cattle, enjoy artisanal dishes with traditional ingredients in a modern setting. Our restaurants feature the most premium cuts of meat sourced directly from our restaurant-owned ranch. Our menu incorporates contemporary flavors such as certified A5 Wagyu, Tomahawk steak, lobster, and much more. Blending traditional cuisine with innovative methods, Chubby Cattle reshapes the way you enjoy Asian cuisine.

Our mission is to change the way you enjoy each hotpot dip, shabu shabu swish, and yakiniku sear. With traditional recipes and global influence, Chubby Cattle brings out each ingredients' natural flavors in every dish. Premium beef is even sourced from our restaurant-owned ranch and hand delivered to each location. Implementing 5D projection dining rooms, food conveyor belts and robot servers, Chubby Cattle is at the cutting edge of culinary technology. With a commitment to providing the best experience possible, Chubby Cattle merges innovation with traditional cuisine.

LOCATIONS

DENVER, CO
HOUSTON, TX
LOS ANGELES, CA
ROWLAND HEIGHTS, CA
LAS VEGAS, NV
MONTEREY PARK, CA
PHILADELPHIA, PA
ROSEMEAD, CA



ROOFTOP TENANT

Loulou Petit Bistro & Speakeasy is a cozy new French Bistro located on the corner of 19th Street and 8th Avenue in the heart of Chelsea. The gorgeous restaurant, which is open Monday-Sunday, is named after owner Mathias Van Leyden's adorable rescue dog. The restaurant serves French classics for lunch, brunch and dinner. The lower level speakeasy features an extensive cocktail menu with creative and classic cocktail options and lively atmosphere with music nightly.





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