



THE VELD
GROUP

LOS ANGELES • TOKYO
SAN DIEGO • LAS VEGAS

OPPORTUNITY OVERVIEW

For further information contact ...



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SAN DIEGO • LAS VEGAS

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THE VELD GROUP

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Table of Contents

TABLE OF CONTENTS	PAGE NO.
PURPOSE	I
CONFIDENTIALITY AND DISCLAIMER	II
LAKEWOOD AREA COCKTAIL / DIVE BAR - ABSENTEE OPERATED!	5
Seller Estimated Income Summary	7
Property Data	9
Plot Maps	10
Website.....	11
Downey Location.....	12
Photos.....	13
Location Map.....	19
Area Map.....	20
APPENDIX 1 - OFFER TO PURCHASE AGREEMENT	21

Purpose

This Business Opportunity Summary, presented by The Veld Business Advisory Group, Inc. (“The Veld Group”) is intended to acquaint a prospective purchaser with relevant preliminary information regarding a business opportunity which is currently available for acquisition, sale or merger. The overall format of this Business Opportunity Summary is concise by nature, as it is designed to provide prospective purchasers a broad overview, rather than disclosing any potentially confidential data about the opportunity indicated herein.

Additional details, and potentially, a comprehensive business review of the opportunity included herein may be obtained upon receipt of an appropriate non-disclosure statement (“NDA”). Depending on the nature of the business opportunity offered (i.e. the level of confidentiality that our clients have requested, the asking price, etc.), a statement of financial capability or a demonstration of ability to finance may also be required. These forms, which may be returned via fax to 310.652.8363, or regular mail, are included as Appendix 1 and 2 of this document.

Confidentiality and Disclaimer

Business Opportunity Summaries, prepared by The Veld Group, are based upon materials provided and information supplied by our clients, pursuant to The Veld Group’s engagement agreement. While the information contained herein is believed to be accurate, The Veld Group has not conducted any audit or investigation with respect to such information, and expressly disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, these or any such Business Opportunity Summaries. Only those particular representations and warranties which may be made by the Company in a definitive written purchase agreement, when and if one is executed, and subject to such limitations and restrictions as may be specified in such purchase agreement, shall have any legal effect.

By acceptance of these Business Opportunity Summaries the recipient acknowledges their responsibility to perform a due diligence review at their own cost prior to any acquisition of or merger with the companies described herein. Further, while certain details of the business opportunities indicated herein may allow prospective acquirers or other intermediaries to ascertain the identity of our clients, the recipient of this document agrees that all communications will be conducted through The Veld Group or its appointed representatives.

Neither the recipient of this Business Opportunity Summary, nor anyone acting on their behalf shall visit the business or contact the Seller, its employees, suppliers, customers, landlord, or parties with whom Seller has a contractual relationship except through TVG. All correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of any opportunity or its premises presented by TVG will be conducted via TVG.

Lakewood Area Cocktail / Dive Bar – Absentee Operated!

Business	The Glen Bar		
Location / Address	12414 E Carson St. Hawaiian Gardens, CA 90716		
Industry Description	Bar and Restaurant	Business Code	5813
Days Open	7 Days, Sun 12 pm – 2 am	Year Established	1993
Hours of Operation	Mon – Sat 5 pm - 2 am	Years Owned	2019
Full-time Employees	To be determined (“TBD”)	Part-time	TBD
Hours/wk by Owner	Absentee	Owners Duties	Management/Oversight
Skills / Licenses Req’d	Type 48 Liquor License	Training Offered	2 weeks at 20hrs/week
Non-Compete Terms	As negotiated		
Website	http://theglenbar.com/		
Lease / Bldg. Info.	Retail	Rent including CAM	\$ 4.5k
Lease Granted	Not Applicable (“N/A”)	Occupancy	TBD
Lease Expires	New 5-year lease	Term & Option	1 – 5 year options
Bldg./Area Description	Residential / Retail	Square Footage	2,578 SF
Seats, Pkg, Zoning, etc.	36 parking spots		
Reason for Sale	Personal		
Financial Summary	2024 Estimated		
Gross Revenue	\$ 32k (approx.)		
COGS (Food/Paper)	\$ N/A		
Rent / CAM	\$ 54k		
Payroll	\$ N/A		
Net Income (before tax)	\$ Breakeven		
Discretionary Cash Flow	\$ Breakeven		
Included in Sale	Assets		Liabilities
FF&E Included	\$ 40,000	Lease Obligations	Facility leases
Other Assets Included	Type 48 License	Owner Financing/Terms	N/A
Inventory (included)	\$ 3,000		
Bar Asking Price	\$ 325k \$ 275k		
Real Estate & Bar	\$ 995k	Earnest Money Dep.	\$ 10k

The Seller provided all data contained herein. The Veld Group is not responsible for its accuracy or completeness.

Opportunity Summary	
Headline	Lakewood Area Cocktail / Dive Bar – Absentee Operated!
Summary	<p>A lively Lakewood area neighborhood hangout, this local bar offers a relaxed yet energetic atmosphere with live entertainment permitted 7 nights per week for DJ and karaoke. DJ nights, karaoke, live bands, and big-screen sports. Known for its tap beer selection, quality wines and spirits, and generous happy-hour specials -including all-day deals on select days - it's a favorite spot for everything from casual weeknight drinks to high-energy weekend events. Open late and blending dive-bar comfort with stylish touches, it draws a loyal crowd for its welcoming vibe and nonstop entertainment.</p>
Facilities / Assets	<p>This 2,278 square foot location will lease for \$4.5k per month on a new 5 year lease with one 5 year option to extend. All of the venue's furniture, fixtures, equipment and Type 48 Liquor License will be included in the sale. An estimated \$3k in inventory will be sold at cost at close in addition to purchase price. The venue boasts a recent \$350k remodel, with full plumbing and electrical being renovated down to the studs. The facility owns its pool table and ice machine, and has a walk-in keg cooler, 16 beers on tap, 9 flat screen TVs, 7 high top tables and 2 booths. The juke box is on a 50% split.</p> <p>The property is also available for \$995k, including the bar and real estate.</p>
Competition	<p>Nearby venues often attract patrons with themed nights, pool tables, and late-night hours, appealing to the same crowd looking for a laid-back yet social atmosphere. However, many competitors lack the combination of consistently rotating events, upscale touches, and wide drink selections, giving this spot an edge in standing out within a densely packed bar scene.</p>
Growth Potential	<p>As the venue is absentee operated, it could benefit from a hands on owner-operator with hospitality industry experience, and potentially, extended hours. The bar's strong following for its energetic nightlife, themed entertainment, and diverse drink selection opens up multiple avenues for growth -ranging from hosting larger-scale events to expanding hours or partnering with local brands and artists. With its distinctive vibe and loyal crowd appeal, the venue is well-positioned to tap into the area's dynamic, socially driven clientele and evolving nightlife trends.</p>

The Seller provided all data contained herein. The Veld Group is not responsible for its accuracy or completeness.

Seller Estimated Income Summary

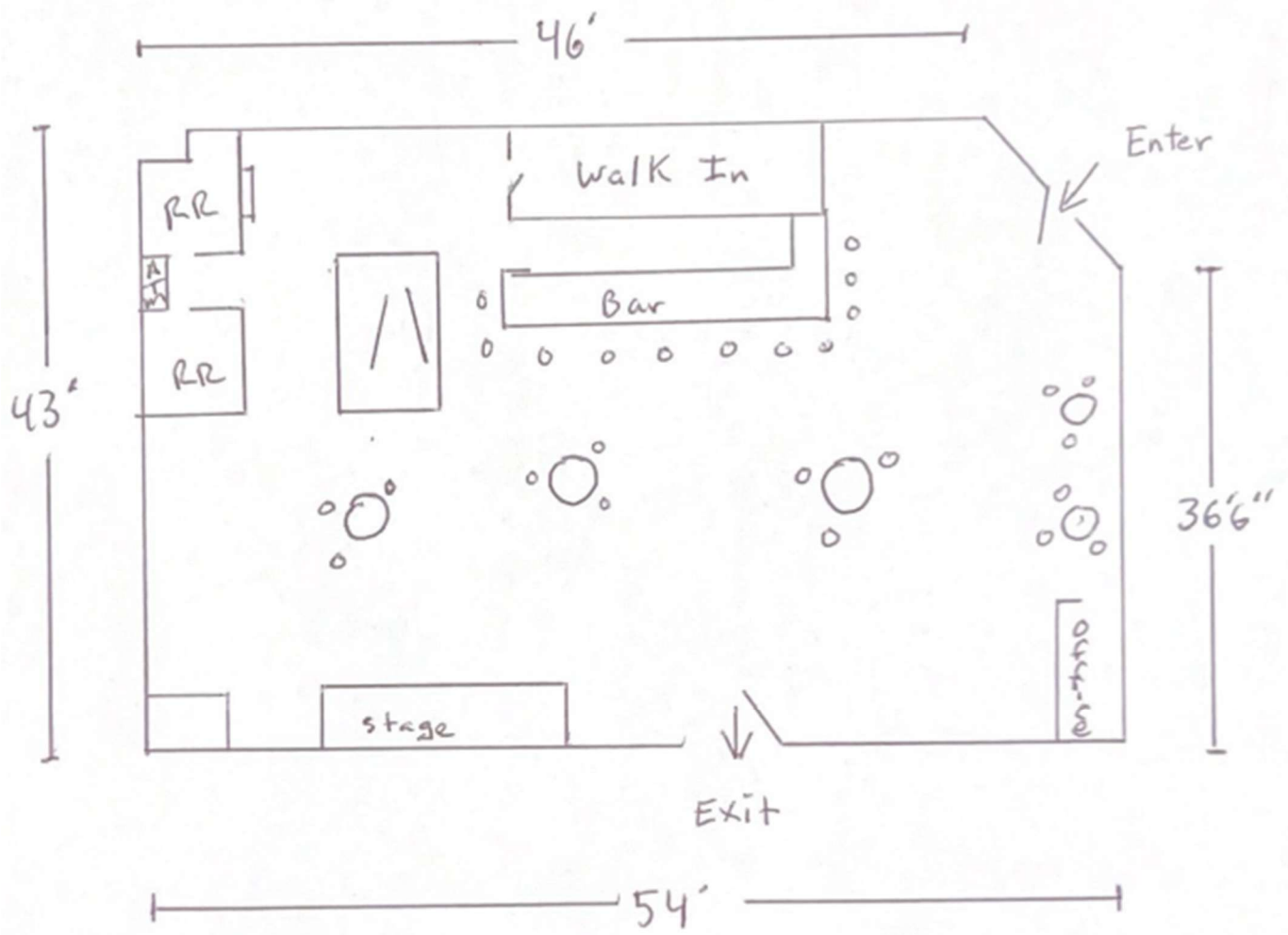
- Not Available at this Time -

The Glen Bar

*All of the business's furniture, fixtures, equipment,
goodwill and Type 48 Liquor License will be included.
An estimated \$3k in inventory will be sold at cost at close.*


*The pool table, 9' flat screen TV's, walk in,
and 16 taps will also be included in the sale.*

*The property is available for \$995k,
including the bar assets.*



Property Data

- The property is available for \$995k, including the bar -



Los Angeles County
Assessor Portal

7076-001-016

Summary

AIN: 7076-001-016

Situs Address:

12414 CARSON ST
HAWAIIAN GARDNS CA 90716-1606

Use Type:

Commercial

Parcel Type:

Regular Fee Parcel

Tax Rate Area:

02525

Parcel Status:

ACTIVE

Create Date:

Delete Date:

Tax Status:

CURRENT

Year Defaulted:

Exemption:

None

Building (0101) & Land Overview

Use Code:

2100

Design Type:

2100

Quality Class:

DX

of Units:

0

Beds/Baths:

0/0

Building SqFt:

2,364

Year Built:


1951

Effective Year:

1951

Land SqFt:

4,235



Parcel Map / Map Index

		2021 Roll Preparation		2020 Current Roll	RC	Year		2015 Base Value
Land	\$	224,182	\$	219,787	T	2015	\$	200,000
Improvements	\$	252,204	\$	247,259	T	2015	\$	225,000
Total	\$	476,386	\$	467,046			\$	425,000

Assessor's Responsible Division

District:

South District Office

Region:

26

Cluster:

26653 HAWAIIAN GARDEN

South District Office

1401 E. Willow St.
Signal Hill, CA 90755

Phone:

(562) 256-1701

Toll Free:

1 (888) 807-2111

M-F:

7:30 am to 5:00 pm

Land Information

Use Code = 2100 (Commercial)

Total SqFt (GIS):

4,235

Total SqFt (PDB):

Usable SqFt:

4,060

Acres:

Land W' x D':

0 x 0

Sewers:

No

Flight Path:

No

X-Traffic:

No

Freeway:

No

Corner Lot:

No

Golf Front:

No

Horse Lot:

No

View:

None

Zoning:

(Refer Issuing Agency)

Code Split:

No

Impairment:

None

Situs Address:

12414 CARSON ST HAWAIIAN GARDNS CA 90716-1606

Legal Description (for assessment purposes):

RANCHO LOS COYOTES SECTIONS TOWNSHIP AND RANGE AS PER PATENTS BK 1 PG 493-494 AND O R M 7425 PG 20-21 LOT COM S 89°27' W 1210.14 FT AND S 0°16'20" W 42.85 FT FROM NE COR OF SEC 18 T 4S R 11W TH S 0°16'20" W 77.48 FT TH E TO W LINE OF VERNE AVE TH N THEREON AND W ON S LINE OF CARSON ST TO BEG PART OF NE 1/4 OF NE 1/4 OF SEC 18 T 4S R 11W

Building Information

SUBPART:

0101

Design Type:

2100

Quality Class:

DX

of Units:

0

Beds/Baths:

0/0

Building SqFt:

2,364

Year Built:

1951

Effective Year:

1951

Depreciation:

UC45 / / 0

RCN Other:

\$ 1,320

RCN Other Trended:

\$ 11,491

Year Change:

1973

SUMMARY: Total

of Units:

0

Beds/Baths:

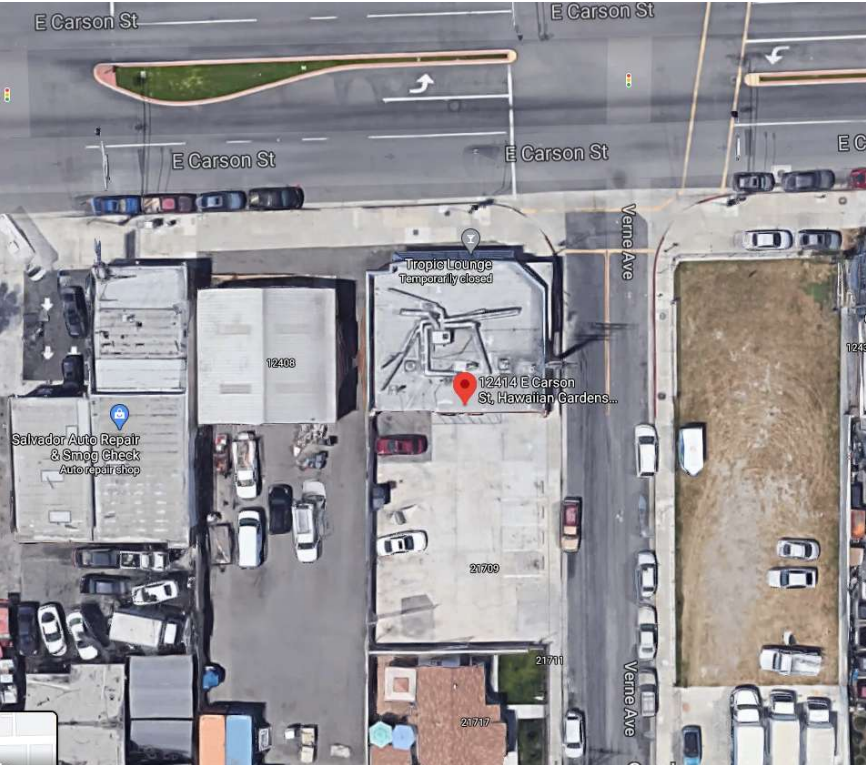
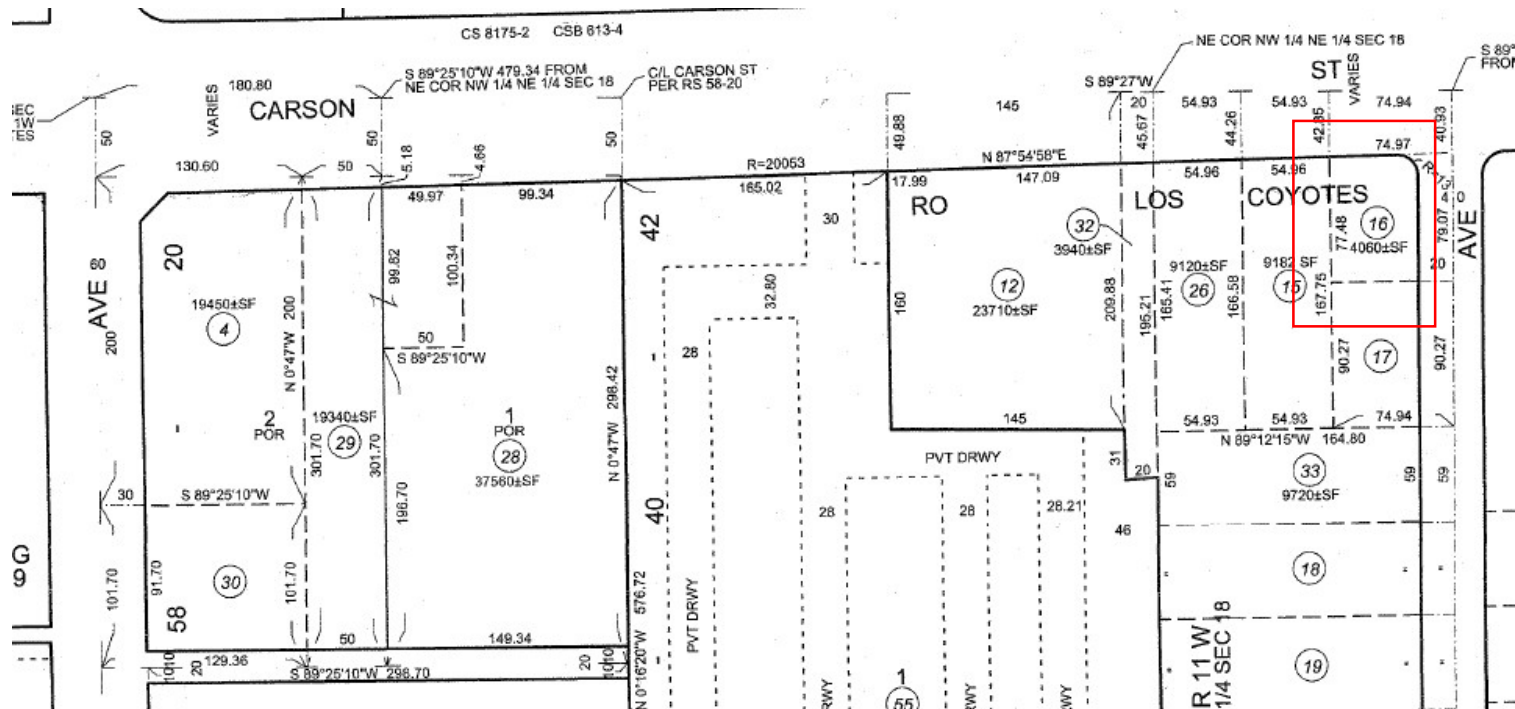
0/0

Building SqFt:

2,364

Avg SqFt/Unit:

Plot Maps




Website

<https://www.theglenbar.com/>



Downey Location


<https://www.theglenbar.com/downey/>

THE  GLEN

HOME


DOWNEY LOCATION

GARDEN GROVE LOCATION




DAILY DRINK SPECIALS

ENTERTAINMENT




Karaoke, pool, and more!

SPECIALS



Drink Specials and Happy Hour


The GLEN
3,368 followers

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rdiaz1957

0:04



OPENING HOURS

Monday

12:00 PM - 2:00 AM

Tuesday

12:00 PM - 2:00 AM

Wednesday

12:00 PM - 2:00 AM

Thursday

12:00 PM - 2:00 AM

Friday

12:00 PM - 2:00 AM

Saturday

12:00 PM - 2:00 AM

Sunday

12:00 PM - 2:00 AM

CONTACT

The Glen Bar

7356 Stewart And Gray Rd.

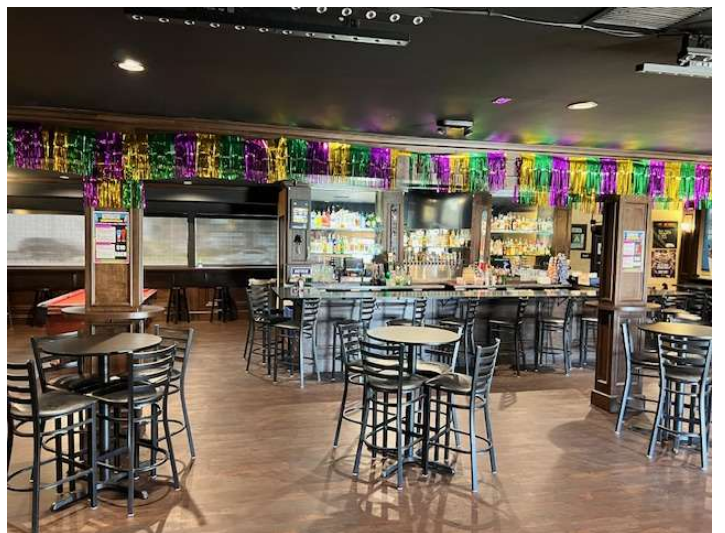
Downey, CA 90241

(562) 928-8280

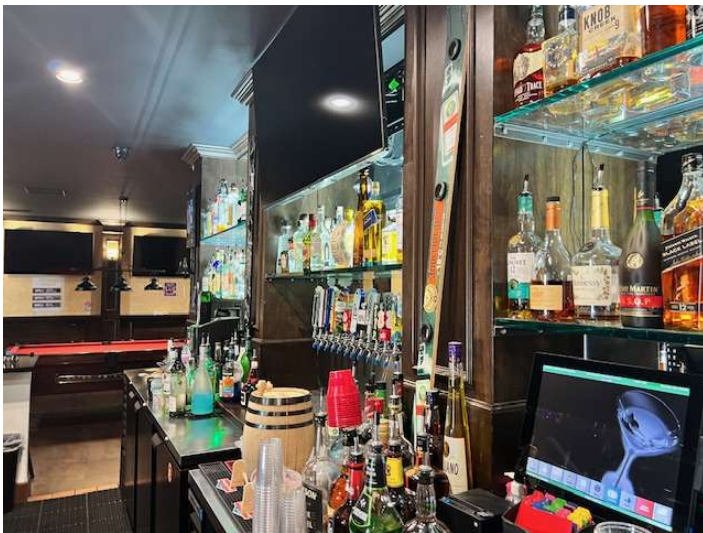
Page 12

Photos





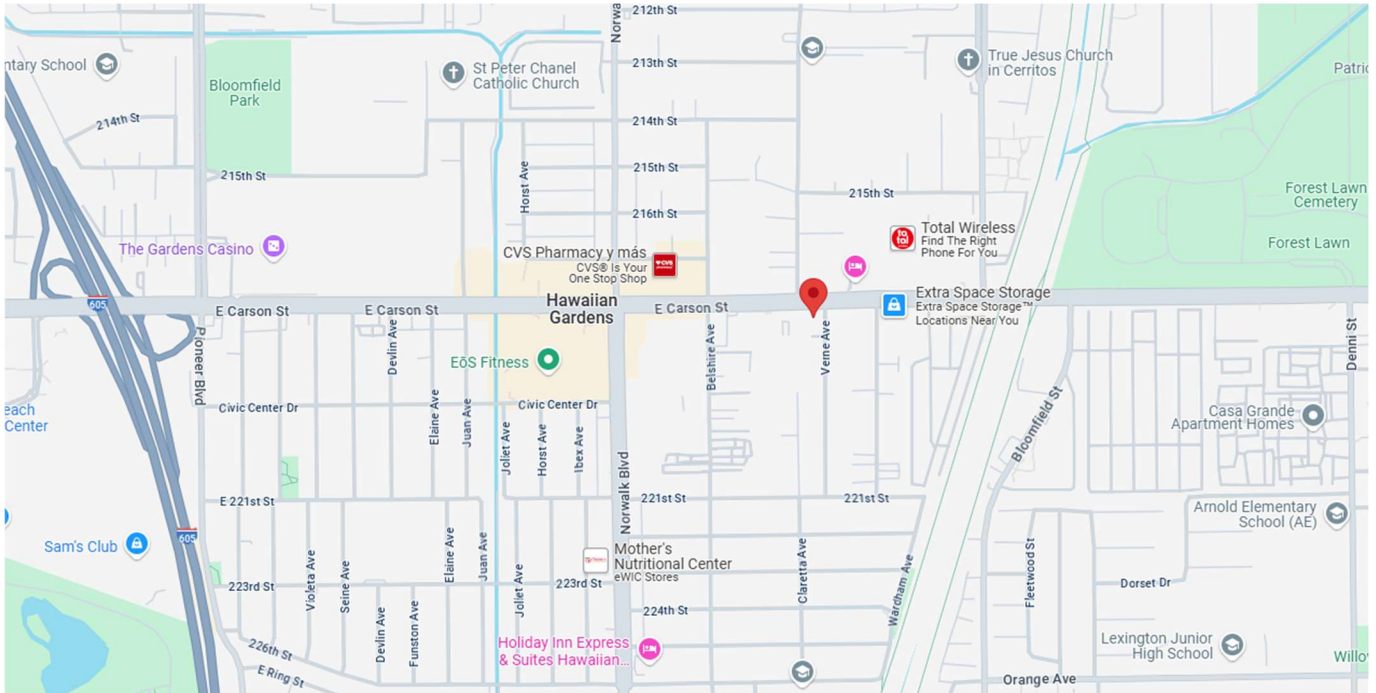






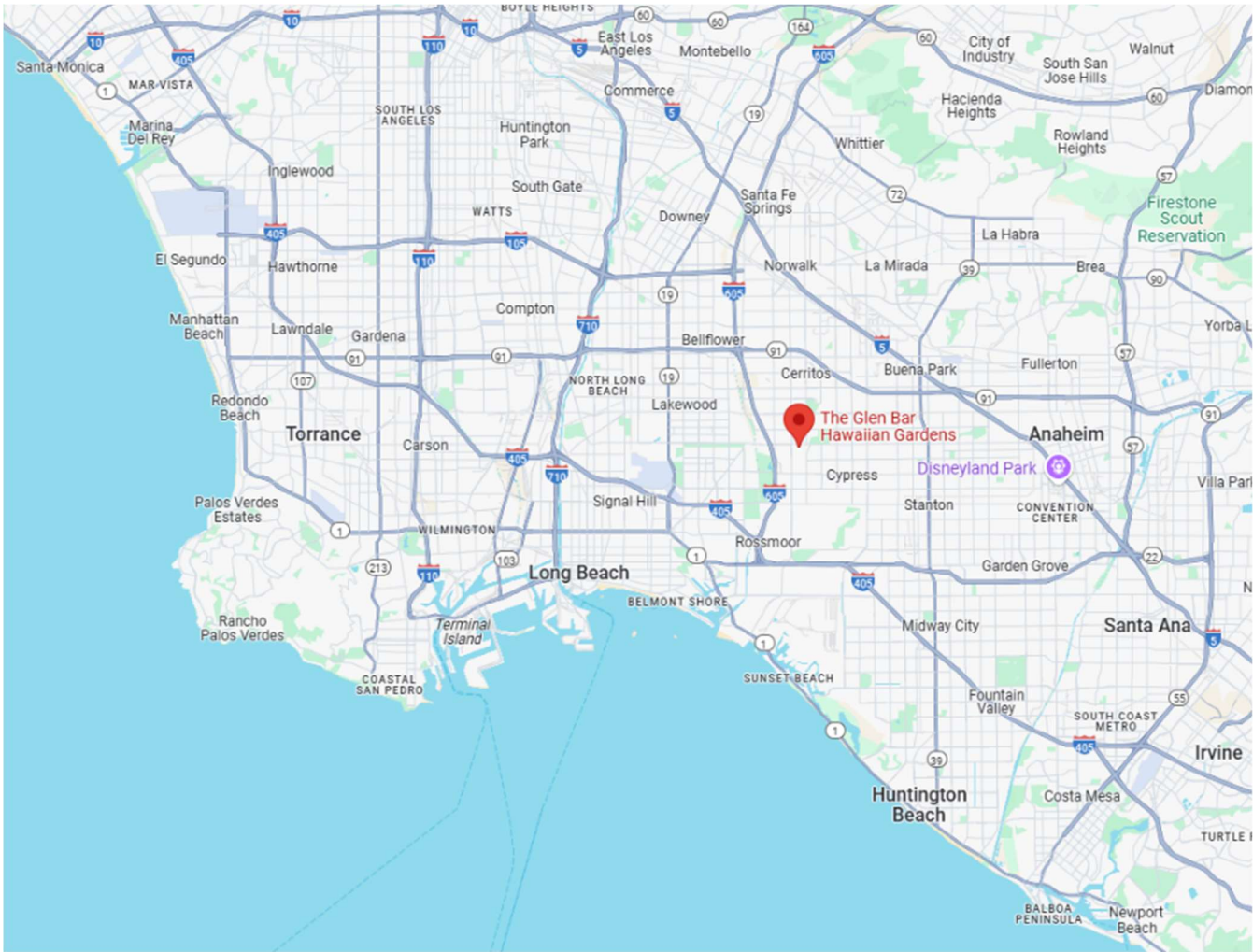


Location Map



**The Glen Bar is located at
12414 E Carson St. Hawaiian Gardens, CA 90716**

Area Map



Appendix 1 – Offer to Purchase Agreement

Available Upon Request