

Prime Old Town Pasadena Corner Restaurant For Sale



45 N. Raymond. Ave., Pasadena, CA 91105

MUST SIGN NDA TO RECEIVE MORE INFO:

Linnard Lane Linnard@hightouchgrp.com
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12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

Neighbors:

TACOS
1986



Proposed Uses to be verified with City and subject to permitting restrictions. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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THE DETAILS

KEY MONEY:

CALL BROKER

Jumak is a fast 'grab and go' and All You Can Eat Skewer concept. A Buyer may change to any concept with Landlords consent.

CURRENT RENT

MONTHLY RENT: \$ 13,401.02 (4% Annual Increase)
NNN: \$ 2,537.00
(Landlord Open To New Lease)

CURRENT LEASE TERM & OPTIONS

TERM: Expires August 31, 2027

OPTIONS: 1 X 5 Year Option

SIZE

2,655 Sq. Ft. (2,398Sq.Ft. usable)

HIGHLIGHTS & FEATURES

- Fully Equipped Kitchen – (2), Type 1 Hoods, large Walk In, Grease Interceptor
- Prime Corner - Old Town Pasadena
- CUP For Type 41 License
- 3 Story Parking Garage Next Door
- Next to One Colorado
- Key High Corner Visibility Glass Storefront
- Hours Of Operation:
 - 11:00 a.m. to 11:00 p.m. Sunday – Thursday
 - 11:00 a.m. to 12:00 a.m. Friday & Saturday

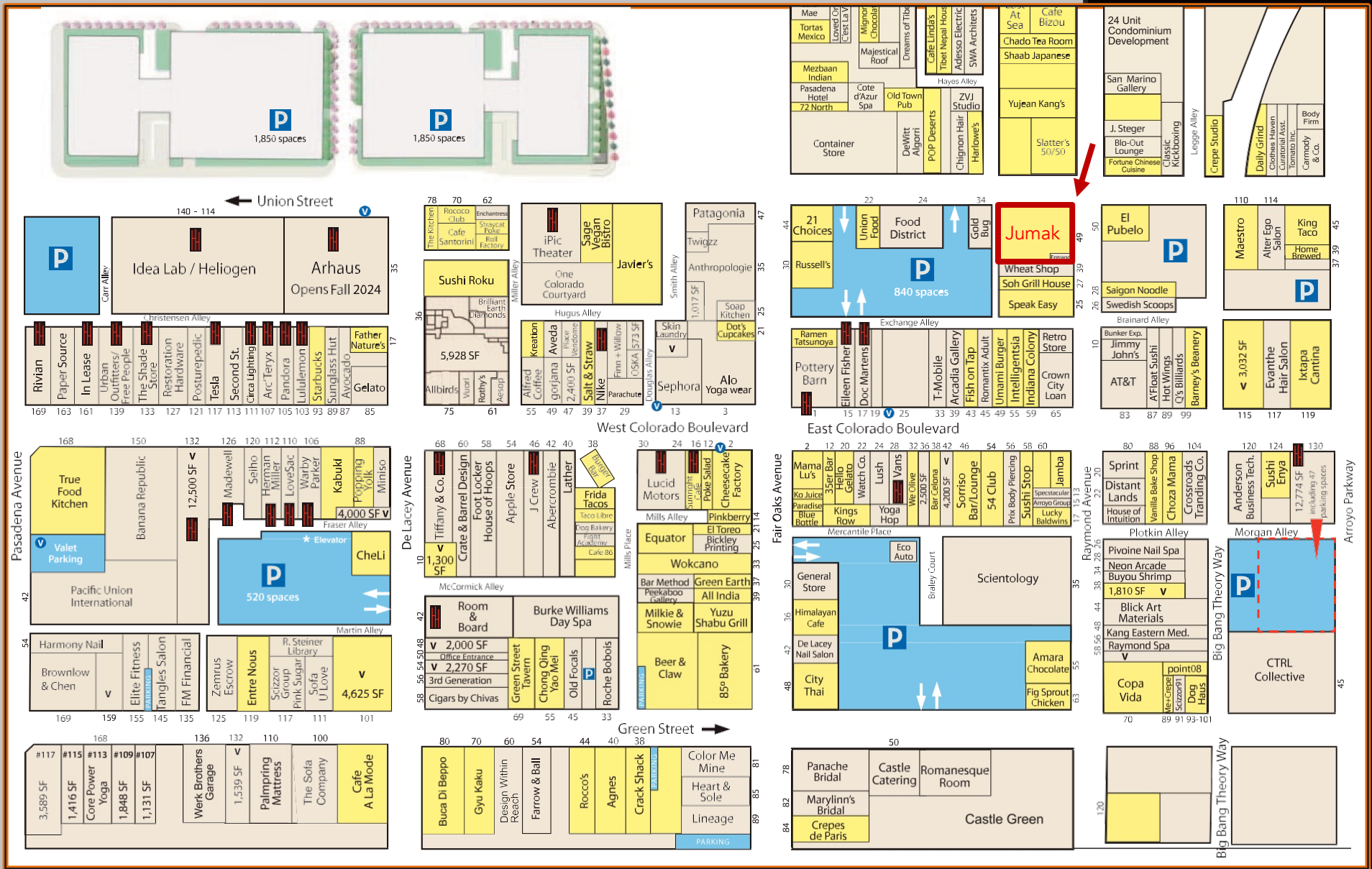
Linnard Lane, President
DRE# 00805179

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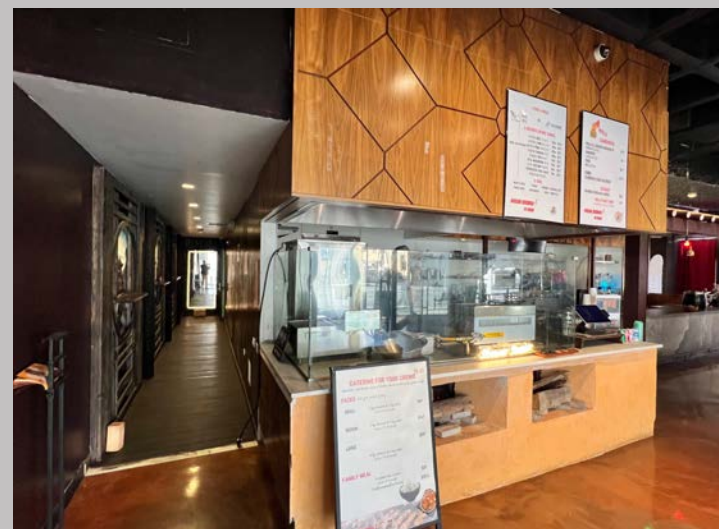
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12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

OLD TOWN PASADENA - LOCAL RETAIL MAP





Front & Back Of House Pictures



2,398 sq. ft. kitchen/seating area

257 sq. ft. walkway

2,655 sq. ft. Premises

295 sq. ft. ½ blue common area.

(261 + 330 = 591 o/o 2+295 sq. ft.

2,950 Rentable Sq. Ft (RSF)

Union Ave.



Kitchen



Dining Area



Kitchen

2,398 SQ FT

Raymond Ave.

261 SQ FT

257 SQ FT

330 SQ FT





PASADENA
HAS STRONG
PSYCHO-
GRAPHICS

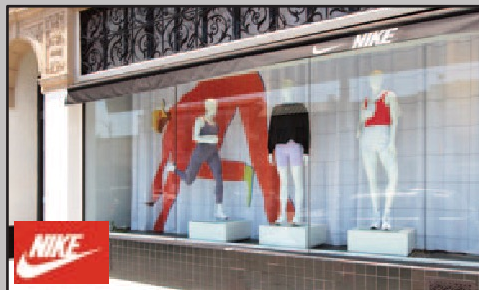


Pasadena supports some of the strongest psychographic profiles in the nation. In addition to being well educated, well employed, well informed, well established and very ambitious, Pasadena consumers seek out quality high end products and experiences.

Shoppers in Pasadena are:

- 244% more likely to buy luxury or foreign vehicles
- 214% more likely to use luxury beauty products
- Diners are 136% more likely to prefer gourmet, artful food

THE HEART OF OLD PASADENA



allbirds

Herman Miller

Javier's
FINEST FOODS
OF MEXICO

ANTHROPOLOGIE

IPIC®

RH

ARC'TERYX

J.CREW

RIVIAN

ARHAUS®

LATHER.

Room&Board

BRILLIANT EARTH

LOVESAC
Designed for Life Furniture Co.

SEPHORA

Burke Williams
beyond the spa

lululemon

TESLA

The
Cheesecake
Factory

Madswell

TIFFANY & CO.

Dr. Martens

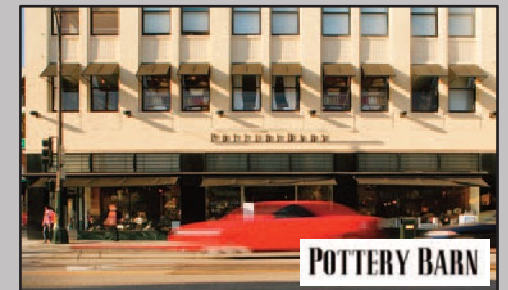
PANDORA

VUORI

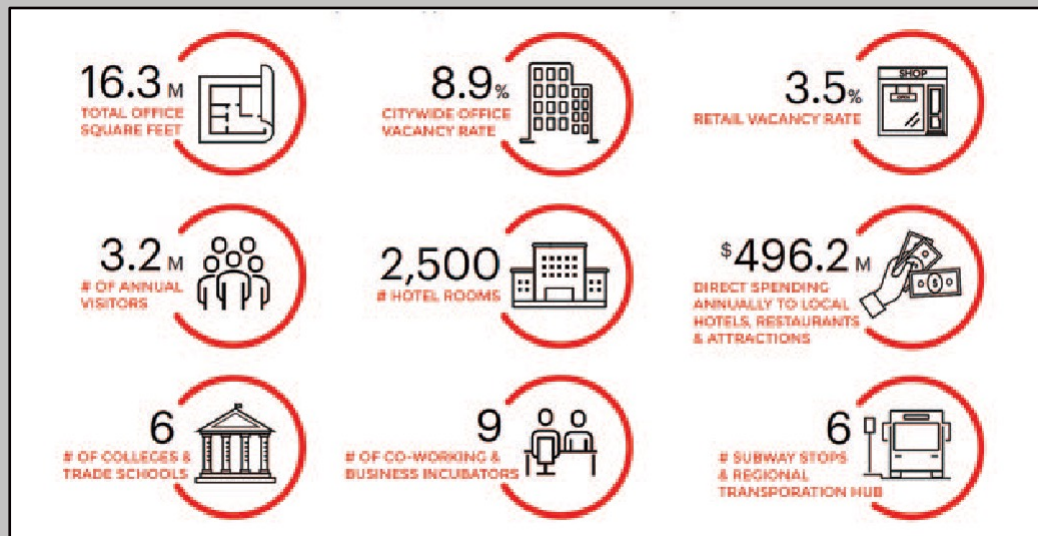
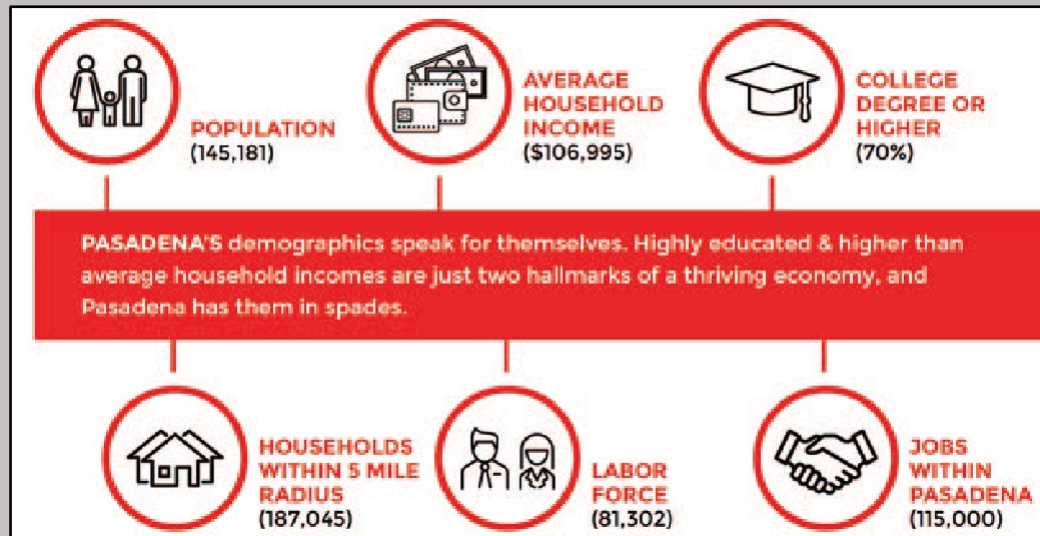
FREE
PEOPLE

PARACHUTE

WARBY PARKER



PASADENA DEMOGRAPHICS



Source: Pasadena Economic Development

PASADENA'S appeal is both hip and historic. With an average age in the mid-30's, Pasadena's consumer profiles reflect its established, educated, and tech savvy residents.

The dominant psychographic profiles in Pasadena include

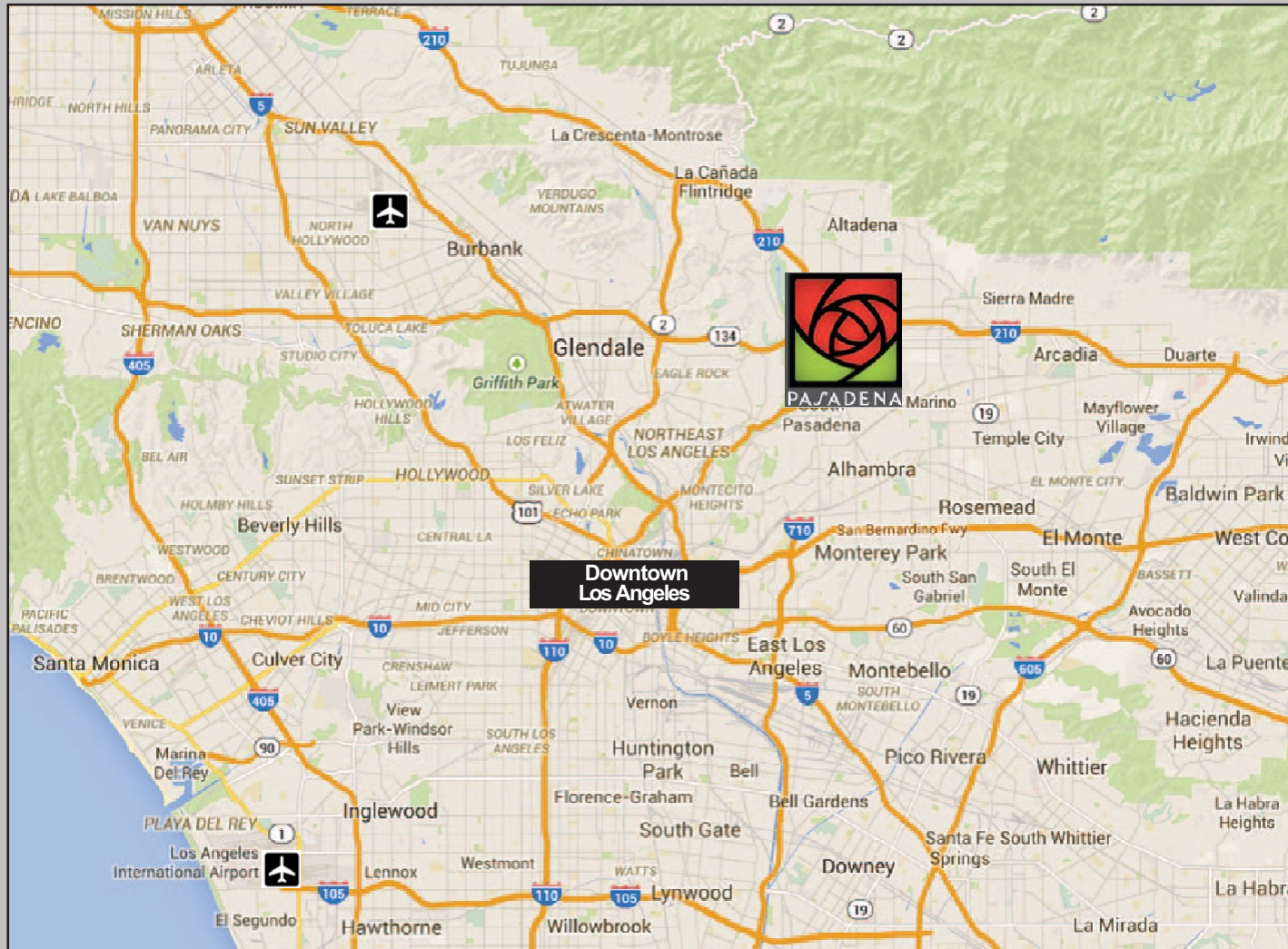
Metro Renters

and the **Urban Chic**. Both

profiles are growing segments of the U.S. population and are characterized as:

- **Well Educated & Well Connected**
- **Exclusive Lifestyle**
- **Interest in the Fine Arts**
- **Avid Readers**
- **Environmentally active, and financially stable**
- **Values Education and Creativity**

PASADENA - REGIONAL MAP



Pasadena is located just ten miles northeast of downtown Los Angeles at the base of the San

Gabriel Foothills and is easily accessible via auto and the Metro's Gold Line light rail transit system.

Pasadena is serviced by two airports located within 25 miles of the city.

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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