

21 W 35

BUILDING | MIDTOWN SOUTH



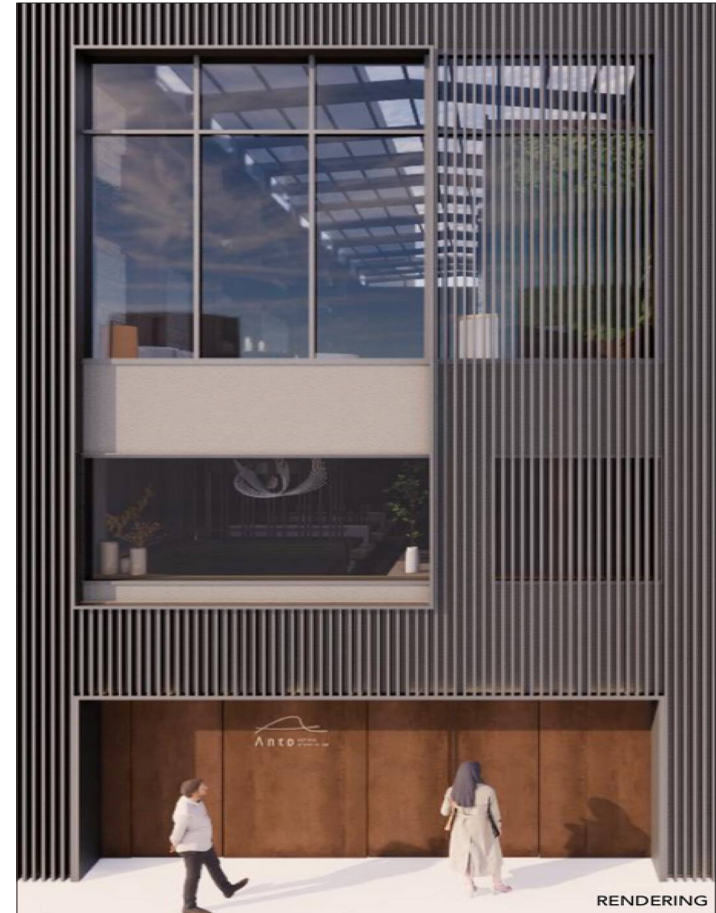
PROPERTIES

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
BUILDING 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 negotiations are underway for the rooftop lounge. Both spaces are NNN leases. The building underwent a complete gut renovation, with the basement now featuring a fully equipped kitchen. The rooftop space has a retractable roof, ideal for the 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—it's close to Herald Square, Koreatown, NoMad, and Penn Station. The area experiences high foot traffic and is surrounded by popular dining destinations, including several spots from Hand Hospitality.



ASKING PRICE UPON REQUEST

FINANCIALS

RENT ROLL

UNIT	TENANT	STATUS	MONTHLY	YEARLY
GROUND FLOOR SECOND FLOOR + BASEMENT	RESTAURANT YUMIYAKI + CHUBBY CATTLE	NNN LEASE EXP. 2034	\$60,000.00	\$720,000.00
ROOFTOP	COCKTAIL LOUNGE UNDER NEGOTIATION	NNN	\$28,000.00	\$336,000.00
TOTAL			\$88,000.00	\$1,056,000.00



GROUND FLOOR



SECOND FLOOR



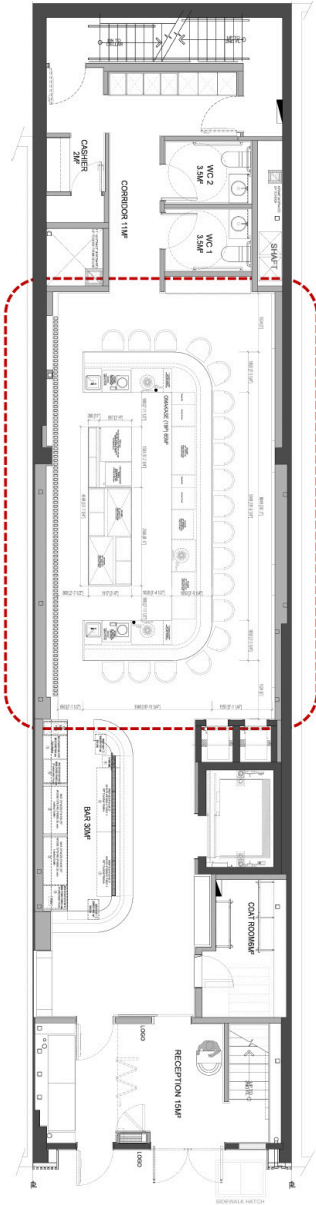
COCKTAIL LOUNGE



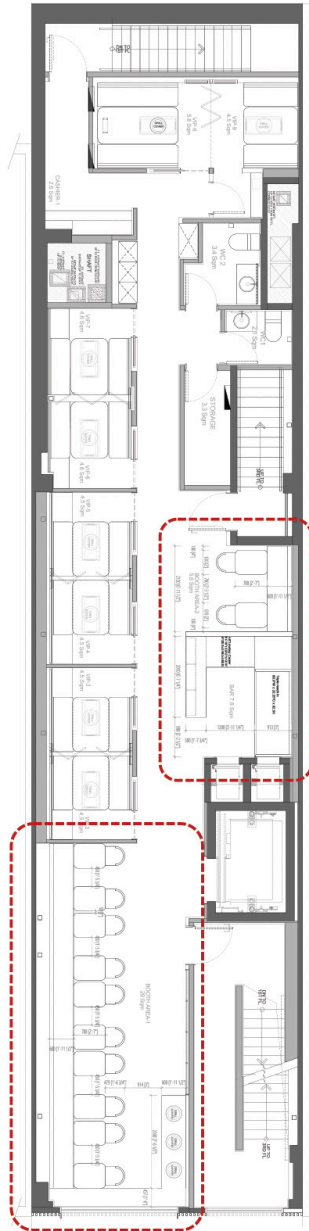
COCKTAIL LOUNGE

FLOOR PLANS

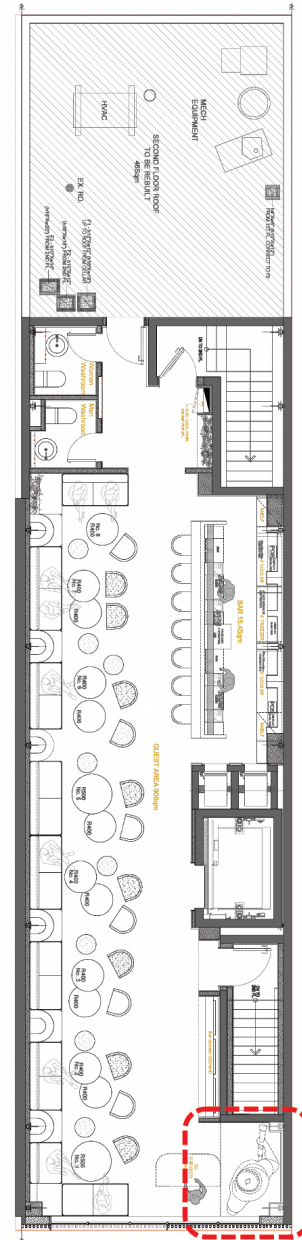
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



THE 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





42 West 28th Street, 4th Floor
New York, NY 10001

www.pdpropertiesnyc.com
[@pdpropertiesnyc](https://twitter.com/pdpropertiesnyc)

ELAD DROR
elad@pdpropertiesnyc.com
+1.646.843.1700

TONY PARK
tony@pdpropertiesnyc.com
+1.917.843.6622

FRANCESCO BARDAZZI
francesco@pdpropertiesnyc.com
+1.917.214.8610