

Silver Lake Restaurant

Asset Sale



1529 Griffith Park Blvd
Los Angeles, CA



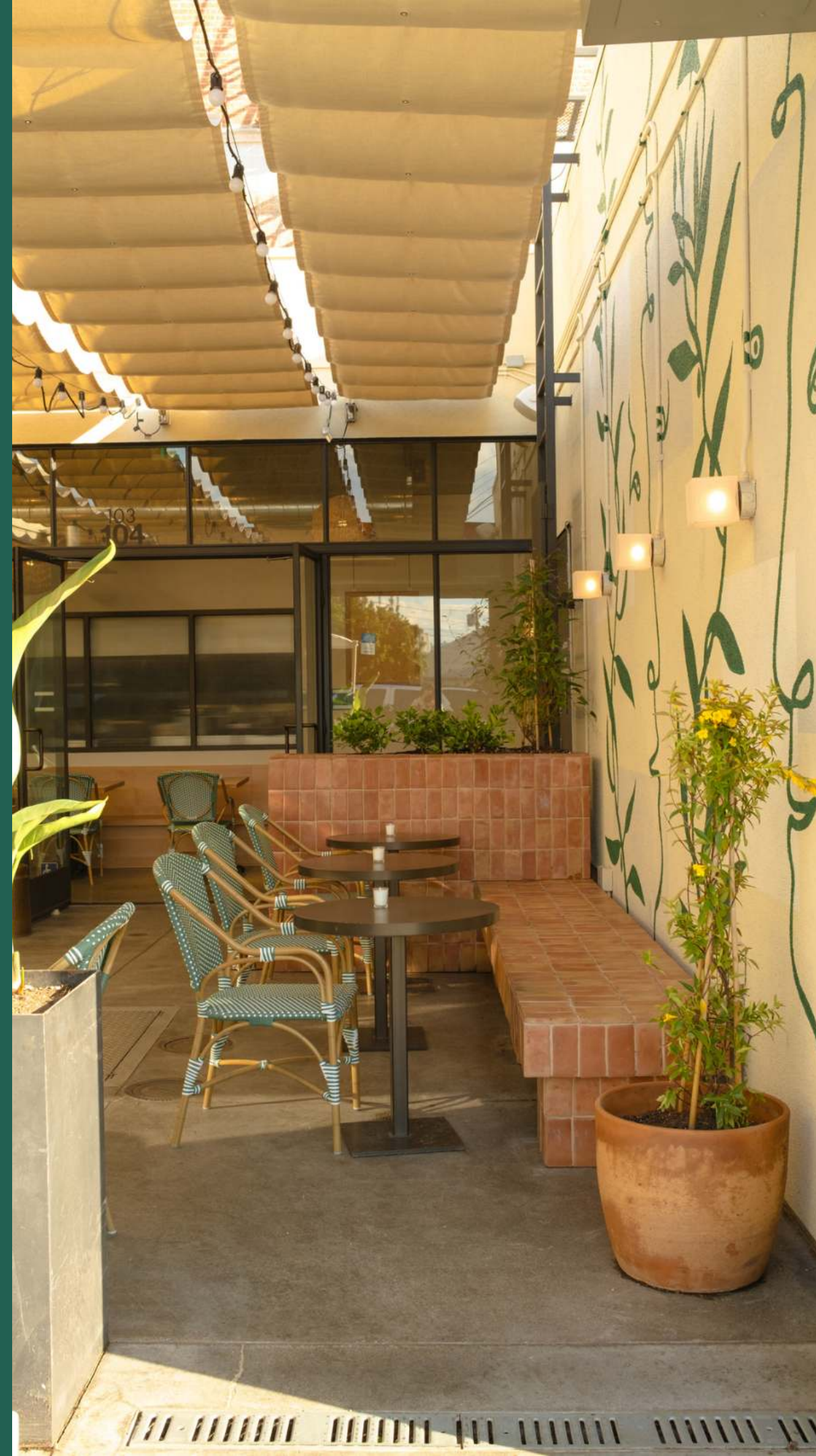


Prime Location

IN THE HEART OF SILVER LAKE IN LOS ANGELES

Silver Lake is LA's hippest neighborhood and offers some of the most exciting new restaurants and bars on the east side of Los Angeles. The area also offers access to boutiques and cool national retail stores, steps from food and beverage, giving it a solid walk score of 77.

Some of the area's most notable retailers and restaurants include Warby Parker, Kreation, Heyday, Bacari, Pine & Crane, Sqirl, Night +Market, Alimento, Botanica, Intelligentsia, La Colombe, Claire V, Broome Street, Aesop, Retrosuperfuture, A.P.C., Doc Martens, Parachute, Tatsunoya, Wild Fang, and more...



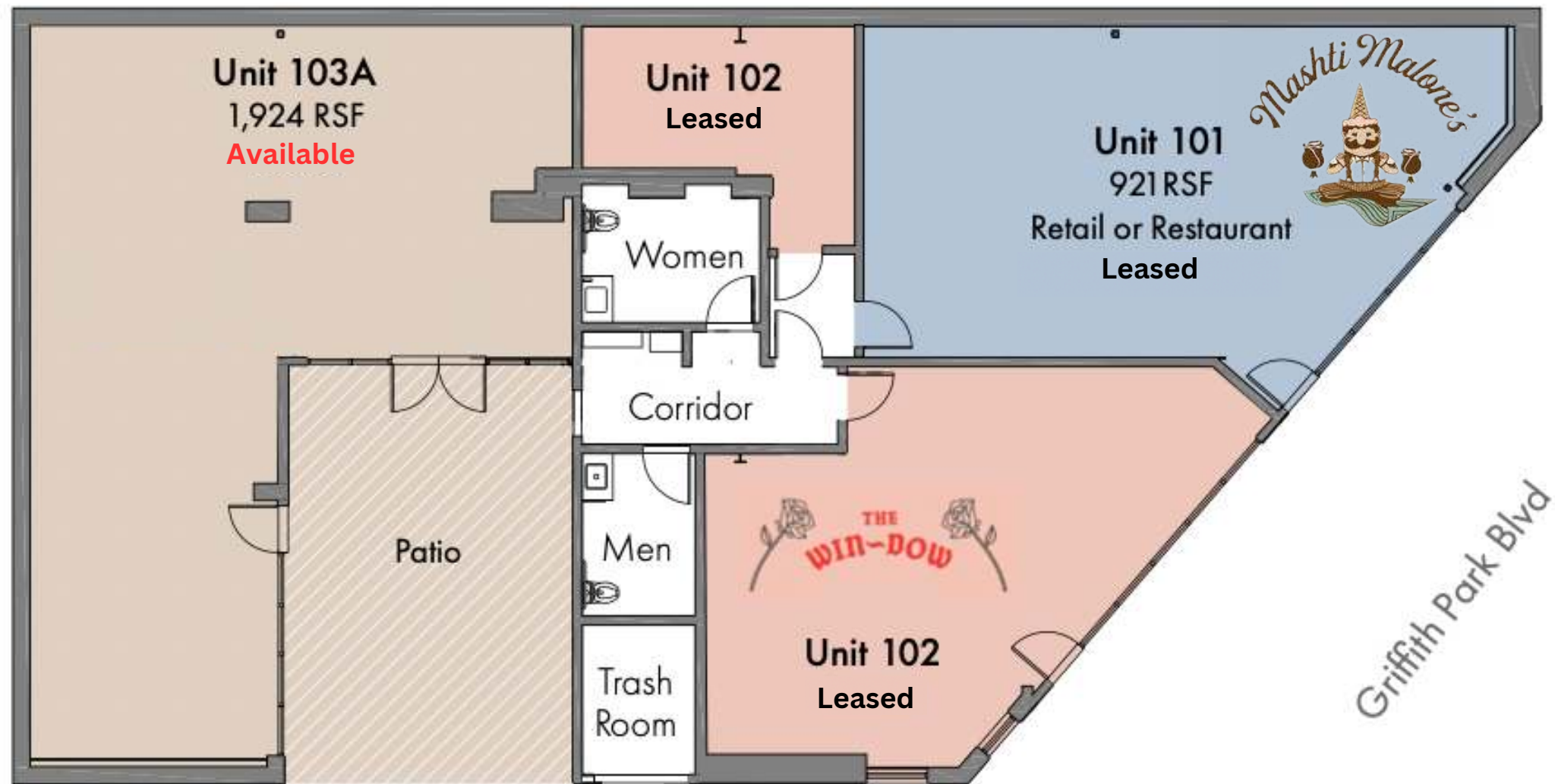
Details



- Size: 1,924 sf
- Rent: \$15,450 + NNN at \$3,218
- Asking: \$150,000 which Includes all F,F&E and Type 41 license
- Active CUB for full liquor allowing onsite consumption
- One (1) five (5) year option to extend the Term of the Lease.
- Fantastic location adjacent to Pine and Crane, El Condor, and Counter Culture
- On the same block as the famous Silver Lake Farmers Market
- Extremely dense area with over 33,000 residents.
- High traffic count and heavy pedestrian traffic
- Surrounded by the areas trendiest restaurants, galleries and boutique retail.



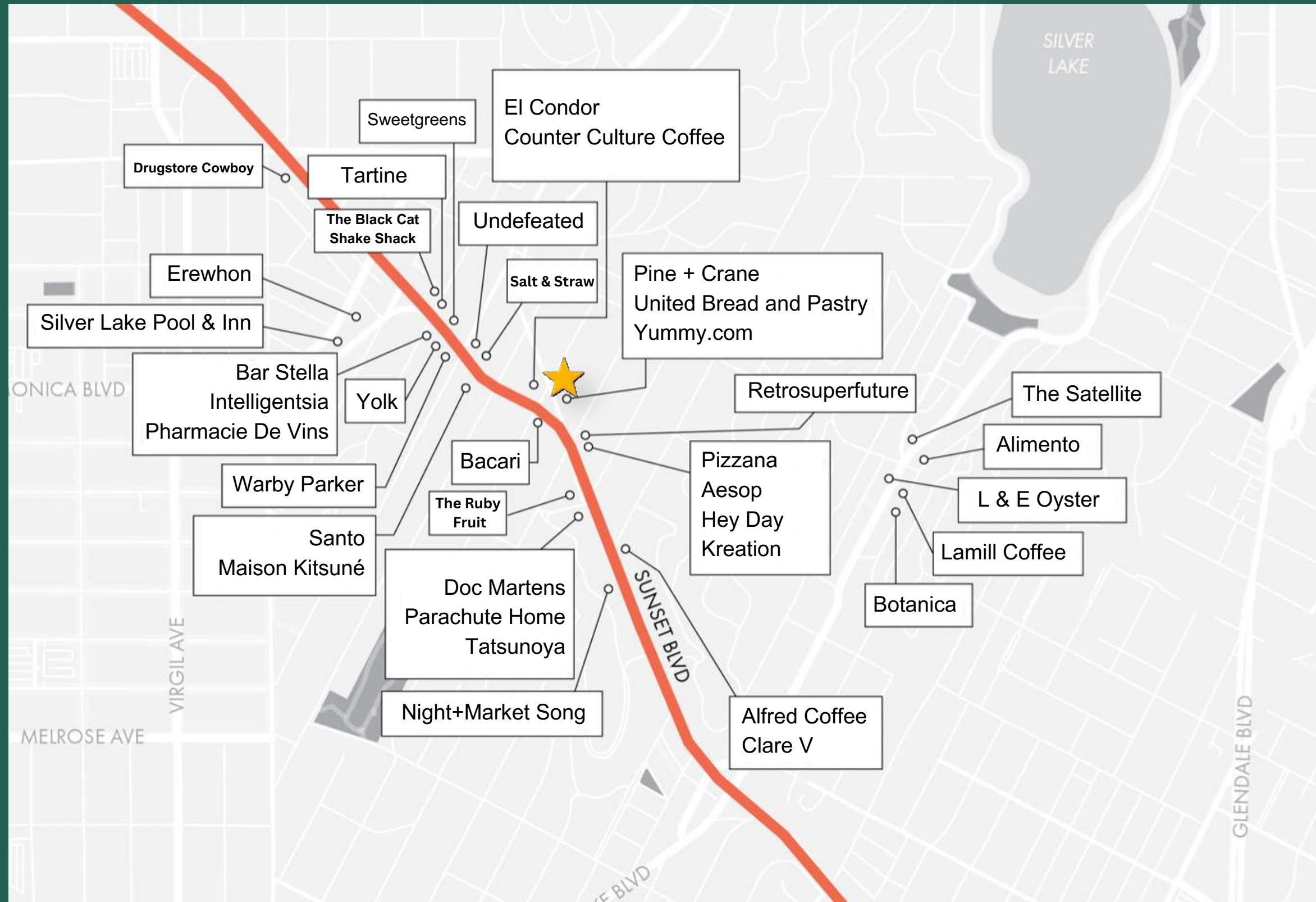
Floorplan



Edgecliff Dr

*Measurements and square footages are approximate

Neighborhood



NEIGHBORING TENANTS

1. The Satellite
2. Alimento
3. L & E Oyster
4. Lamill Coffee
5. Botanica
6. Alfred Coffee
7. Clare V
8. Pizzana
9. Aesop
10. Hey Day
11. Kreation
12. Retrosuperfuture
13. Pine + Crane
14. United Bread & Pastry
15. Yummy.com
16. El Condor
17. Counter Culture Coffee
18. Undefeated
19. Salt & Straw
20. Bacari
21. The Ruby Fruit
22. Doc Martens
23. Parachute Home
24. Tatsunoya
25. Night+Market Song
26. Tartine
27. Sweetgreens
28. The Black Cat
29. Shake Shack
30. Yolk
31. Drugstore Cowboy
32. Erewhon
33. Silver Lake Pool & Inn
34. Bar Stella
35. Intelligentsia
36. Pharmacie De Vins
37. Warby Parker
38. Santo
39. Maison Kitsuné



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