

Time Out Cuisine

OPERATIONAL & PROFITABLE
RESTAURANT AVAILABLE

OFFERING MEMORANDUM

8501 Pershing Dr #4
Playa Del Rey, CA 90293

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TIME OUT
MEDITERRANEAN CUISINE

01 Business Summary
Executive Summary

TIME OUT CUISINE

8501
4

INVESTMENT HIGHLIGHTS

Business Name	Time Out Cuisine
Price	\$199,000
Equipment	\$100,000
Inventory	\$15,000
Brand Value	\$100,000
Goodwill	\$100,000
Year Established	2025
Real Estate Included	Lease Interest Only
Number of Employees	4
Website	timeoutcuisine.com



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530 South Lake Ave #936, Pasadena, CA 91101



02 Real Estate

- Highlights
- Location Highlights
- Drive Times (Heat Map)

TIME OUT CUISINE

PROPERTY FEATURES

BUILDING SF	999
YEAR RENOVATED	2025
NUMBER OF STORIES	1



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Highlights | Time Out Cuisine

Indoor & Outdoor Seating

- ❖ 60 person capacity including the patio.
- ❖ additional over 1500 square feet of exclusive outdoor seating. Included in the terms of the lease.
- ❖ Great for private events, and large groups.

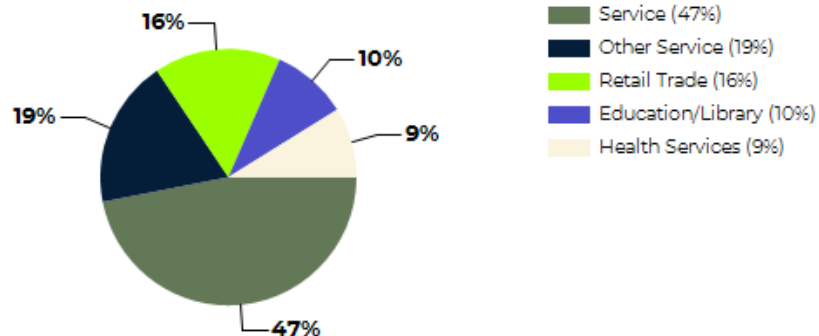
Operational Hours

- ❖ 11 am to 10 pm
- ❖ (closed Mondays)

Beer and Wine

- ❖ Licensed and included in the price of the sale.

Major Industries by Employee Count



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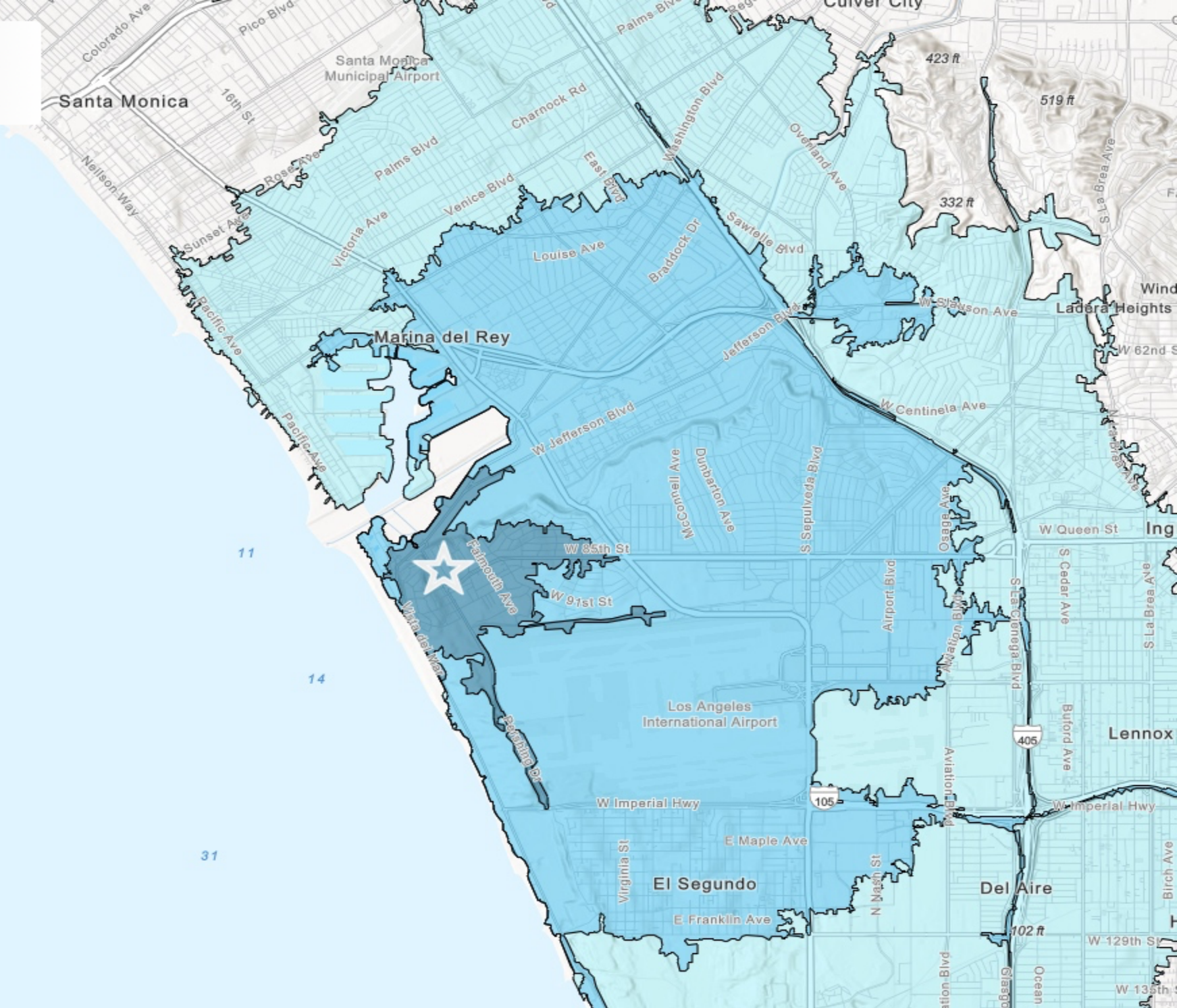
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Location Highlights | Time Out Cuisine

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3 Minute Radius
 10 Minute Radius
 15 Minute Radius



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Drive Times (Heat Map) | Time Out Cuisine



14 LAMB PLATE \$15
 LAMB CHOPS SERVED WITH TAHINI SAUCE

15 HUMANITAS \$12
 HUMANITAS PREPARED WITH LEMON, GARLIC AND OLIVE OIL

16 LEH SALAD \$15
 TOMATOES, GREEN ONION, FRESH MINT, BULGUR, LEMON, VIRGIN OLIVE OIL

17 CHEESE \$11

18 HERB LEAVES \$15

19 FRESH SALAD \$15
 CUCUMBER, ONIONS, TOMATOES, RADISH, FRESH GARLIC, TOASTED PITA BREAD, LEMON AND OLIVE OIL

20 HUMMUS \$10
 CHICKPEAS, WHITE TAHINI SAUCE BLENDED WITH LEMON JUICE



14 FIRE GRILLED CHICKEN SANDWICH \$17

FIRE GRILLED CHICKEN WITH PICKLES, FRIES AND GARLIC SAUCE WRAPPED IN TOASTED PITA BREAD



15 FALAFEL SANDWICH \$15

FALAFEL WITH LETTUCE, TURNIP, TOMATOES, PARSLEY AND TAHINI SAUCE WRAPPED IN TOASTED PITA BREAD.



16 TIME OUT BURGER \$16

BEEF PATTY WITH AMERICAN CHEESE, CABBAGE, TOMATOES, ONIONS, PICKLES, MAYONNAISE, KETCHUP AND MUSTARD.



17 FRIED POTATO SANDWICH \$14

FRIED POTATOES WITH CABBAGE, PICKLES, MAYONNAISE AND KETCHUP WRAPPED IN TOASTED PITA BREAD.



18 FISH SANDWICH \$17

TILAPIA FISH GRILLED WITH LEMON GARLIC SAUCE, PICKLE, AND FRIES WRAPPED IN FRESH PITA BREAD

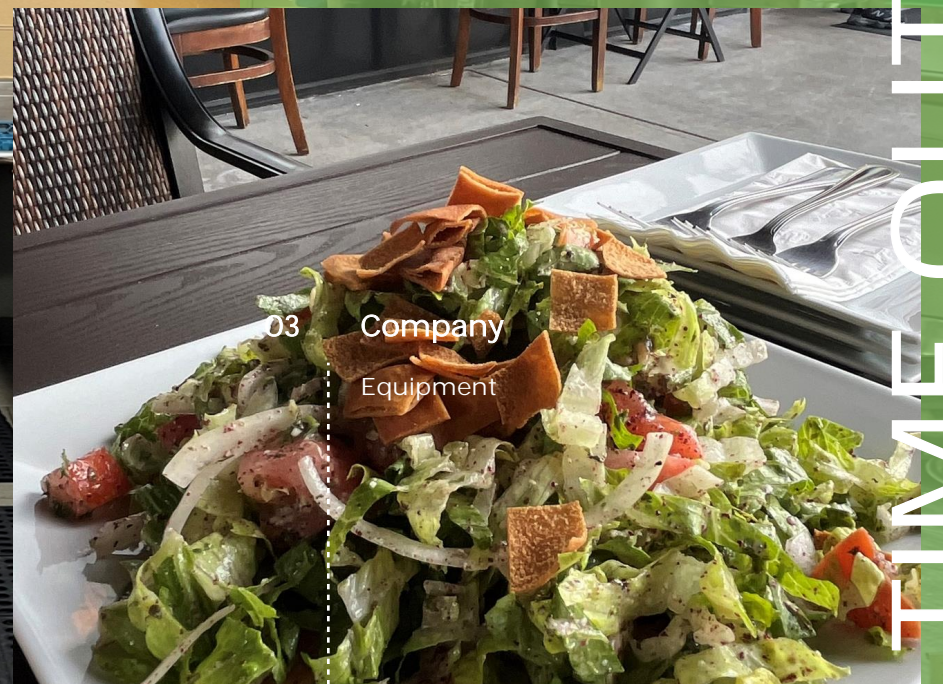


CHICKEN PLATE

19. HALF FIRE GRILLED CHICKEN
 (SERVED WITH HUMMUS, FRIES, PITA BREAD, AND GARLIC SAUCE)

20. FULL FIRE GRILLED CHICKEN
 (SERVED WITH HUMMUS, FRIES, PITA BREAD, AND GARLIC SAUCE)

21. VEGETARIAN COMBO
 (SERVED WITH HUMMUS, BABA GHANOUSH, FALAFEL, AND TAHINI SAUCE)



03 Company Equipment

- INEH \$11
- A CHEESE \$11
- IPE LEAVES \$15
- DOUSH SALAD \$15
- MMUS \$10



SANDWICH \$15
 FALAFEL WITH LETTUCE, TURNIP, TOMATOES, PARSLEY AND TAHINI SAUCE WRAPPED IN TOASTED PITA BREAD.



16 TIME OUT BURGER \$16
 BEEF PATTY WITH AMERICAN CHEESE, CABBAGE, TOMATOES, ONIONS, PICKLES, MAYONNAISE, KETCHUP AND MUSTARD.



17 FRIED POTATO SANDWICH \$14
 FRIED POTATOES WITH CABBAGE, PICKLES, MAYONNAISE AND KETCHUP WRAPPED IN TOASTER PITA BREAD.



18 FISH SANDWICH \$17
 TILAPIA FISH GRILLED WITH LEMON GARLIC SAUCE, PICKLE, AND FRIES WRAPPED IN FRESH PITA BREAD.



(SERVED WITH HUMMUS, FRIES, PITA BREAD, AND GARLIC SAUCE)

21. VEGETARIAN COMBO \$
 (SERVED WITH HUMMUS, BABA GHANOUSH, FALAFEL, TABOULLI, GRAPE LEAF AND TAHINI SAUCE)



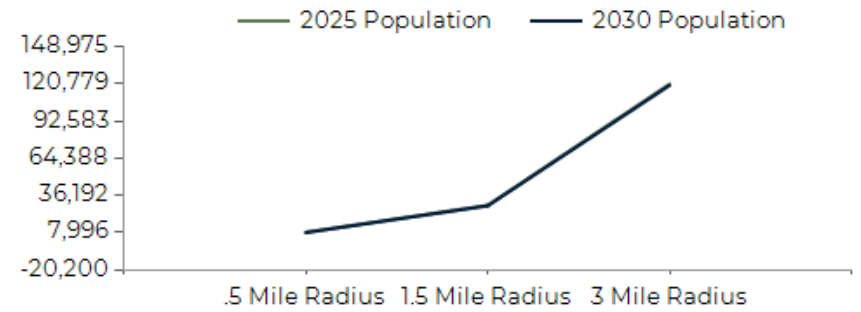
QTY	EQUIPMENT	CONDITION
1	CLOVER Point of Sale	Excellent
2	Drink Refrigerator	Excellent
2	Prep Fridges	Excellent
1	36 Inch Grill	Excellent
4	Burner Ovens	Excellent
1	24 Inch Flat Grill	Excellent
1	Degreaser Oil Tabel	Excellent
1	120 Inch Hood	
1	Boiling Rice Steamer	
3	Prep Sinks	
1	25 Shelves Oven	
Patio 4 Umbrellas 11 Outside Tables 24 Outside Chairs 2 Heaters 1 Fire Pit		
Dinning Area - 6 Tables 20 Chairs Bar + 4 Stools 1 Entertainment TV - 3 TV Monitor For Menu - 4 Paintings/Artwork		



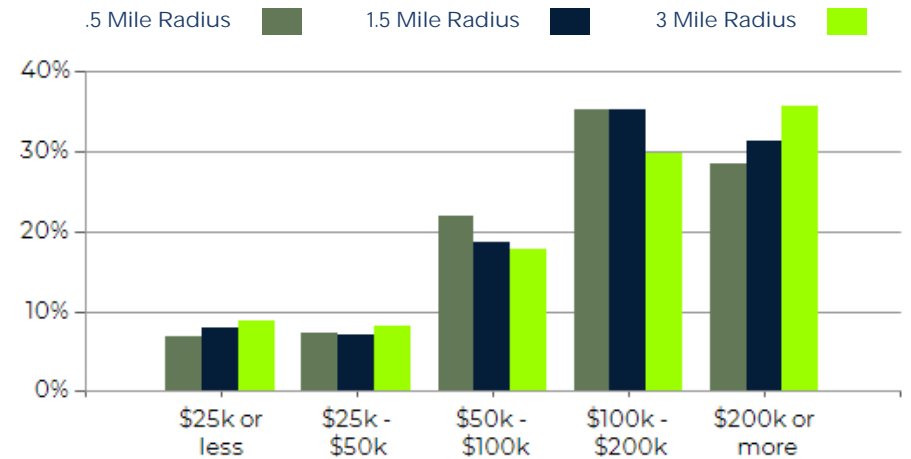
04 Demographics
General Demographics

POPULATION	.5 MILE	1.5 MILE	3 MILE
2000 Population	7,409	19,762	94,460
2010 Population	8,305	25,618	107,331
2025 Population	8,185	28,656	120,779
2030 Population	7,996	28,335	119,862
2025 African American	411	2,014	6,055
2025 American Indian	28	88	699
2025 Asian	871	3,696	15,605
2025 Hispanic	1,197	4,002	20,658
2025 Other Race	390	1,263	7,584
2025 White	5,299	17,628	73,509
2025 Multiracial	1,170	3,904	17,076
2025-2030: Population: Growth Rate	-2.35%	-1.15%	-0.75%

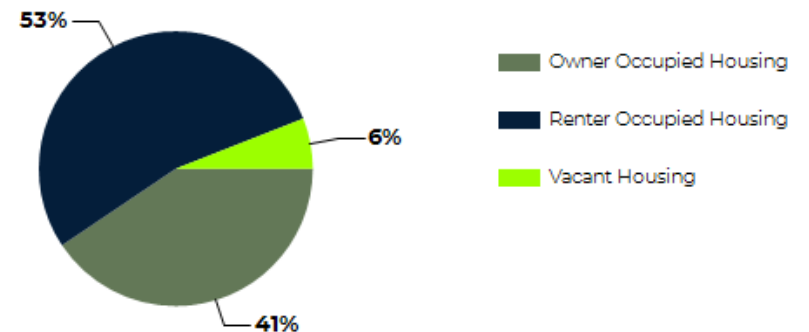
2025 HOUSEHOLD INCOME	.5 MILE	1.5 MILE	3 MILE
less than \$15,000	219	794	3,196
\$15,000-\$24,999	95	409	1,930
\$25,000-\$34,999	75	440	2,179
\$35,000-\$49,999	252	634	2,587
\$50,000-\$74,999	535	1,393	5,187
\$75,000-\$99,999	463	1,441	5,283
\$100,000-\$149,999	897	2,970	9,606
\$150,000-\$199,999	703	2,405	7,914
\$200,000 or greater	1,294	4,766	21,065
Median HH Income	\$129,590	\$139,570	\$146,726
Average HH Income	\$181,150	\$190,062	\$198,137



2025 Household Income



2025 Own vs. Rent - .5 Mile Radius

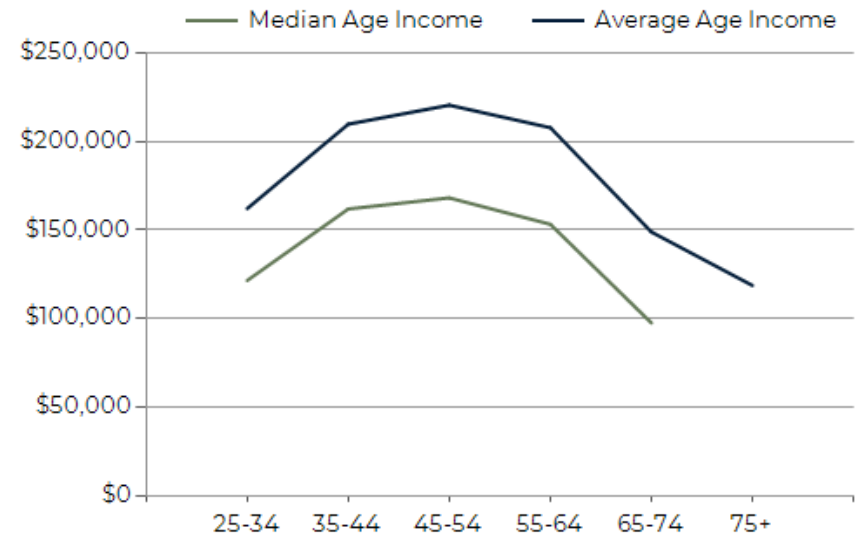
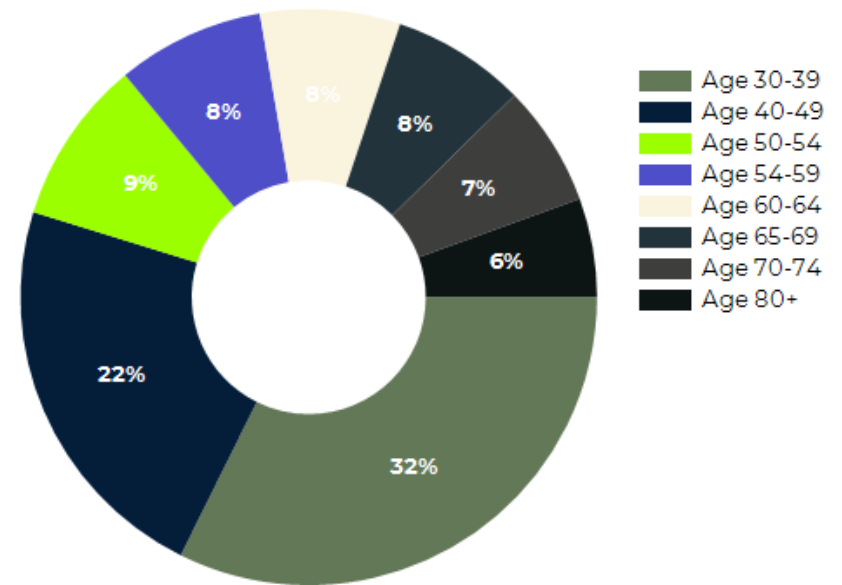


Source: esri

2025 POPULATION BY AGE	.5 MILE	1.5 MILE	3 MILE
2025 Population Age 30-34	983	3,080	12,445
2025 Population Age 35-39	921	3,027	11,781
2025 Population Age 40-44	739	2,483	10,118
2025 Population Age 45-49	584	2,031	8,309
2025 Population Age 50-54	544	1,815	7,592
2025 Population Age 55-59	487	1,628	6,908
2025 Population Age 60-64	463	1,533	6,474
2025 Population Age 65-69	442	1,337	5,664
2025 Population Age 70-74	401	1,207	4,925
2025 Population Age 75-79	327	995	4,170
2025 Population Age 80-84	189	629	2,688
2025 Population Age 85+	133	484	2,379
2025 Population Age 18+	7,323	25,044	104,195
2025 Median Age	42	40	40
2030 Median Age	43	41	41

2025 INCOME BY AGE	.5 MILE	1.5 MILE	3 MILE
Median Household Income 25-34	\$121,506	\$122,683	\$127,469
Average Household Income 25-34	\$162,207	\$163,207	\$179,029
Median Household Income 35-44	\$161,963	\$165,391	\$178,297
Average Household Income 35-44	\$209,962	\$214,705	\$228,702
Median Household Income 45-54	\$168,248	\$178,626	\$196,008
Average Household Income 45-54	\$220,693	\$235,605	\$244,723
Median Household Income 55-64	\$153,326	\$167,317	\$177,577
Average Household Income 55-64	\$207,976	\$221,773	\$226,995
Median Household Income 65-74	\$97,508	\$110,419	\$109,471
Average Household Income 65-74	\$148,979	\$170,293	\$168,897
Average Household Income 75+	\$118,710	\$126,556	\$120,151

Population By Age



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Time Out Cuisine | Biography



05 Biography
Advisor Profile



Vic Felekian
Broker CCIM

Vic Felekian, CCIM, is a dedicated commercial real estate broker with extensive experience serving the Greater Los Angeles and Southern California markets. As founder of VF Commercial Real Estate (VFCRE.com) in 2018, he specializes in commercial portfolio management, investment sales, leasing, and advisory services for industrial warehouses, retail spaces, office properties, flexible buildings, and hospitality assets.

With a deep understanding of market dynamics and a proven track record of optimizing net operating income (NOI), maximizing portfolio value, and delivering strong investor returns, Vic provides tailored, client-centric strategies that align with each investor's unique objectives. His expertise includes comprehensive property evaluations, vacancy optimization, expense management, acquisition and disposition guidance, and full-service transaction support.

Vic leads a dedicated team at VFCRE, working selectively with a sophisticated group of investors to deliver exceptional results through personalized management, investment advice, and seamless execution. Whether clients seek to acquire, sell, lease, reposition, or enhance their commercial holdings, Vic is committed to exceeding expectations with integrity, market insight, and unparalleled service.



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The information contained herein is not a substitute for a thorough due diligence investigation. VFCRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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