

OFFERING MEMORANDUM

THE

Tasty Bites

Tasty Bites

15821 Ventura Blvd
Encino CA 91346

PEAK
COMMERCIAL

INVESTMENT HIGHLIGHTS

Business Name	Tasty Bites
Price	\$150,000

PROPERTY FEATURES

BUILDING SF	415,861
LAND SF	121,489
LAND ACRES	2.79
YEAR BUILT	1985
RENTABLE SF	1,915
USEABLE SF	1,570
ZONING TYPE	LAC4

Highlights

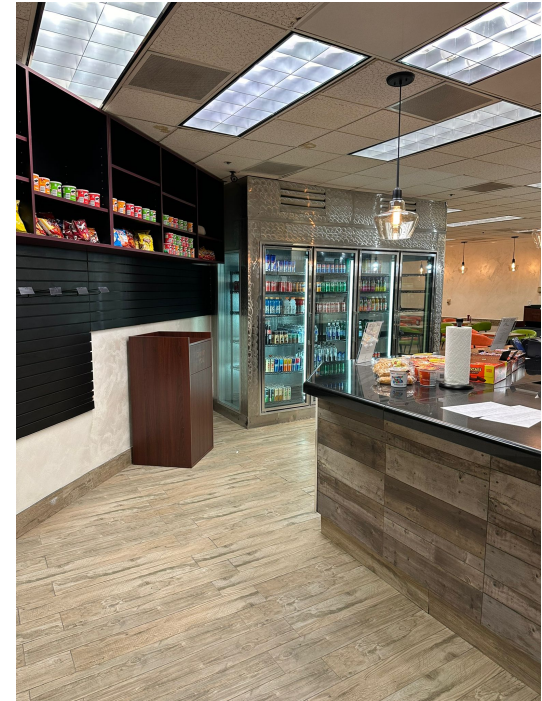
- Prime Ventura Blvd Location: Situated in the heart of a high-traffic office building, ensuring a steady flow of customers throughout the day.
- Office Building Clientele: Benefit from the built-in customer base of professionals working in the building, along with foot traffic from the surrounding area.
- Modern & Fully-Equipped Kitchen: Ready to operate immediately, this restaurant features all the necessary equipment for a seamless transition.
- High Visibility & Easy Access: Ventura Blvd is a well-known thoroughfare, attracting both professionals and locals looking for convenient dining options.
- Established Reputation: If desired, you can build on the existing restaurant's brand, or create your own concept to capitalize on the prime location.

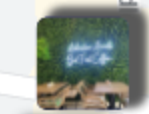
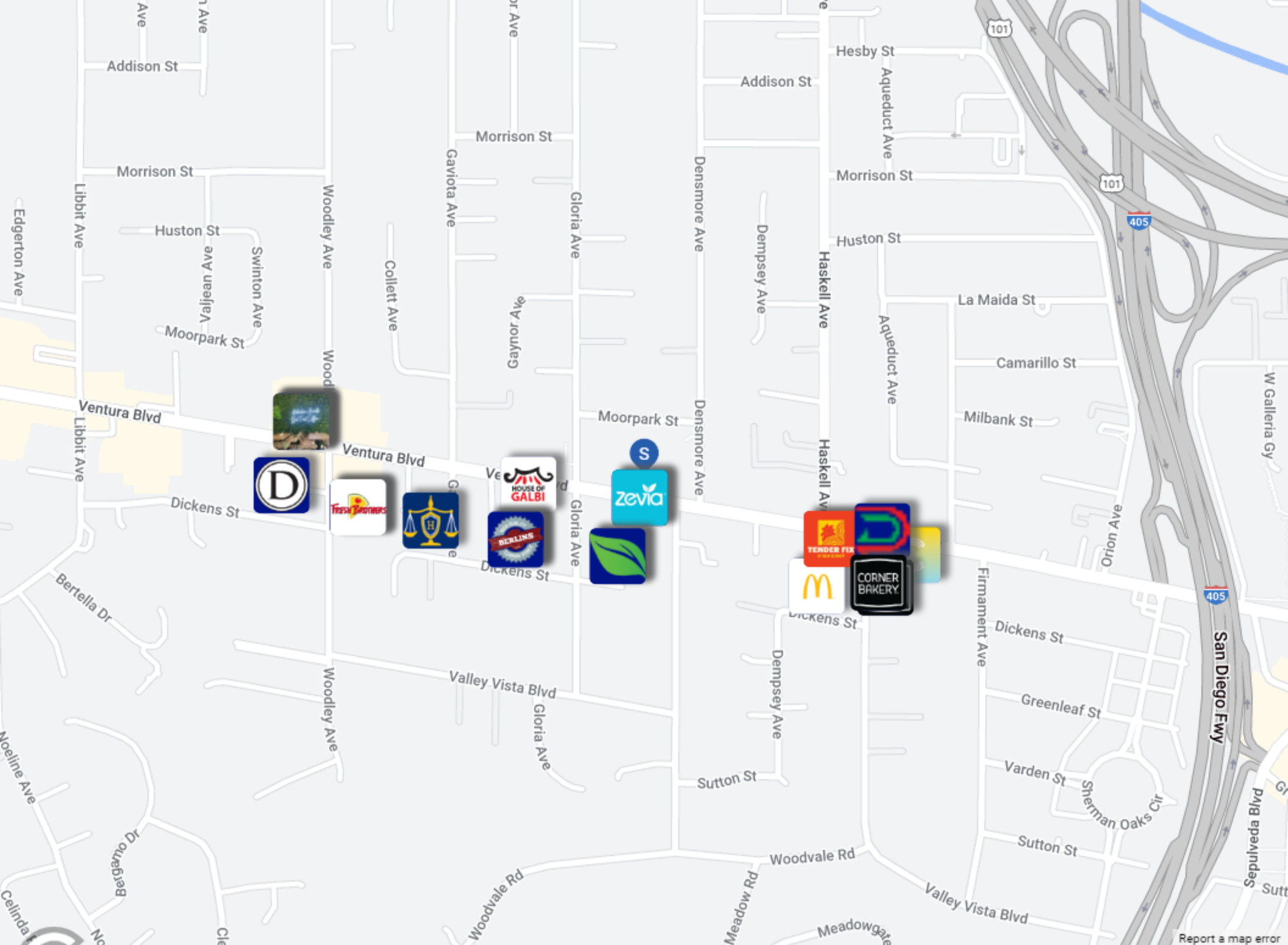
Ideal For

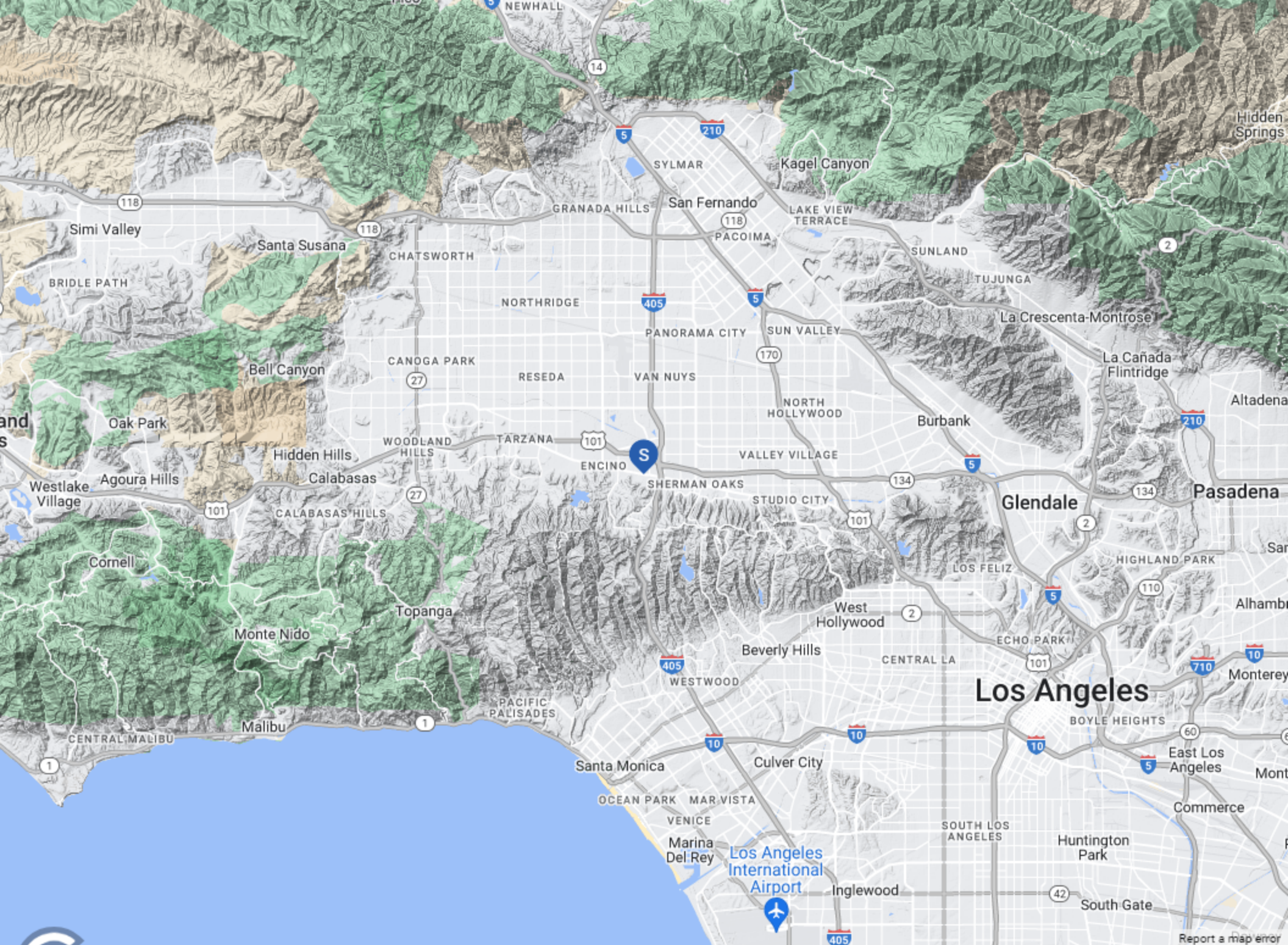
- Entrepreneurs looking to open a new restaurant in a thriving business district.
- Restaurateurs seeking a second location with a guaranteed customer base.
- Investors looking for a profitable and high-visibility venture.

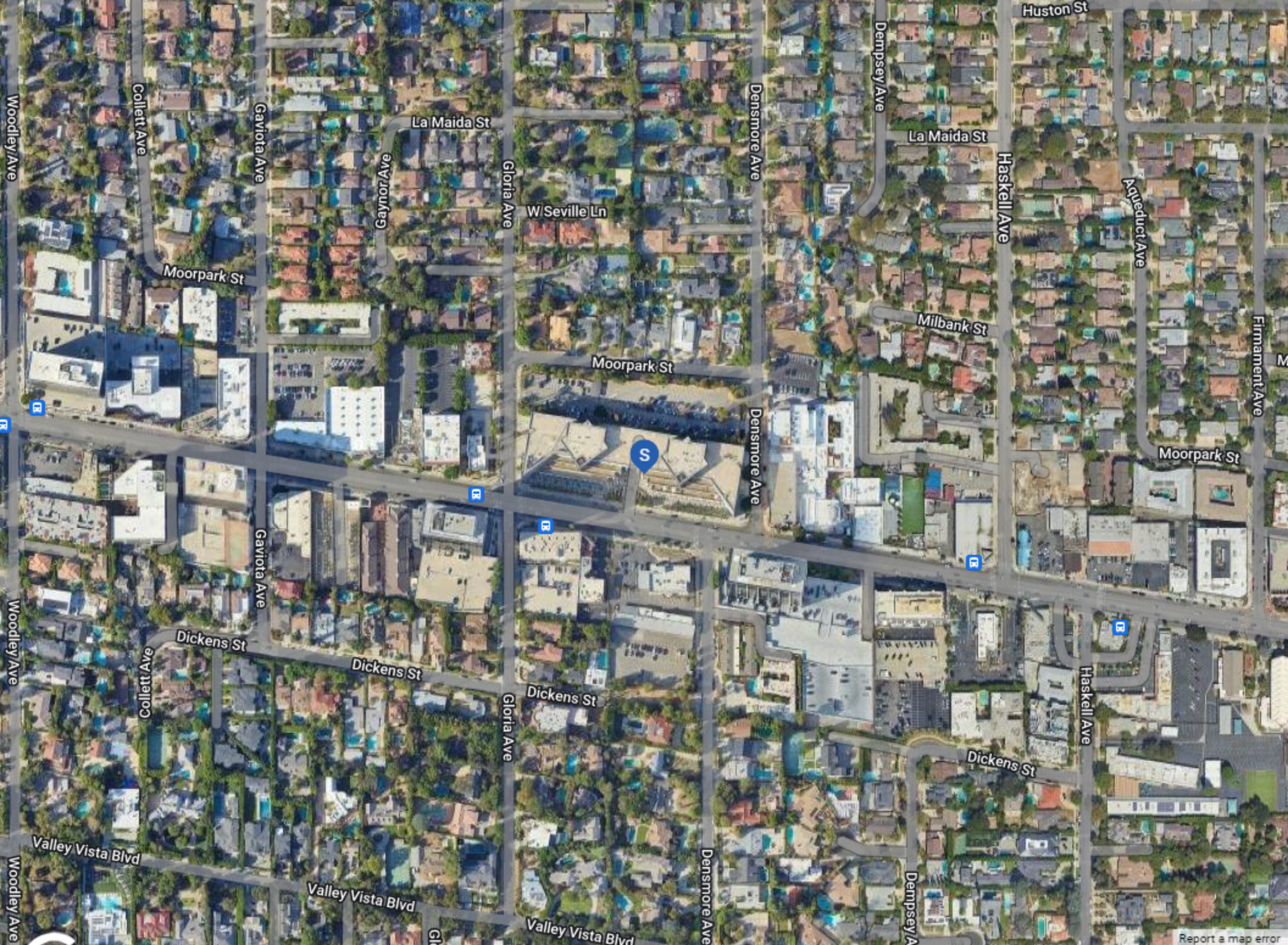
Description

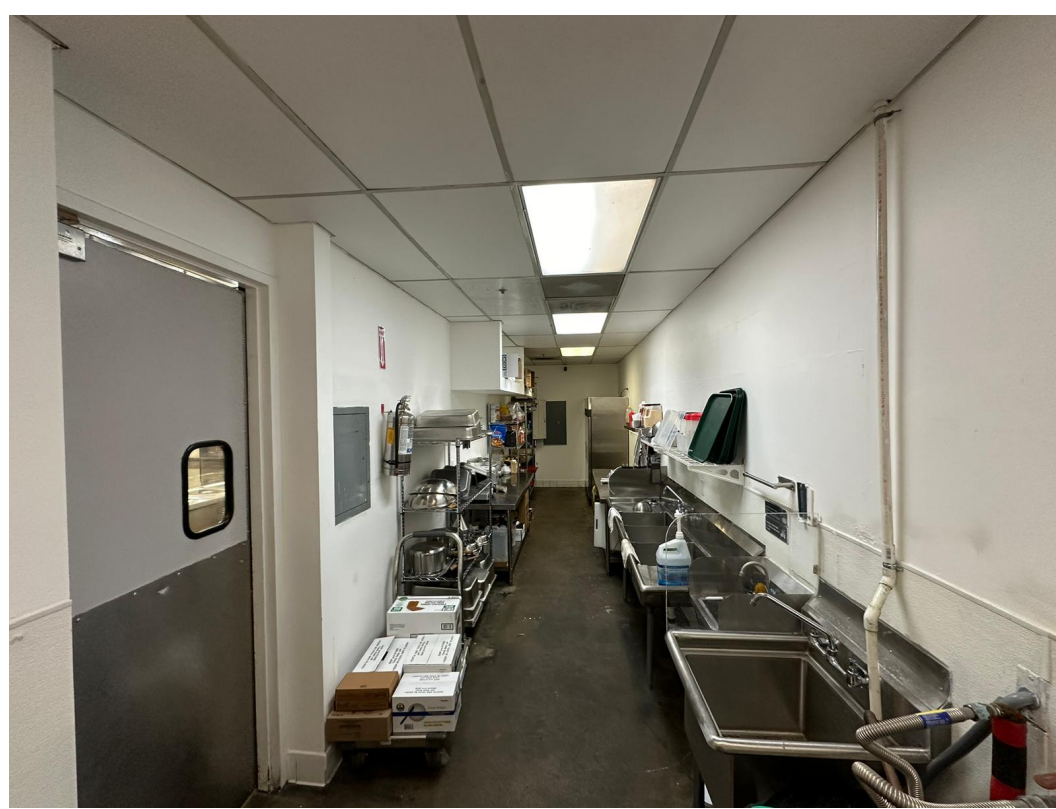
- Take advantage of this rare opportunity to own a restaurant in a prime office building on Ventura Blvd, one of the most vibrant business corridors in California! This turnkey restaurant is ideally located to serve the bustling professional crowd and local residents, making it a perfect investment for any restaurateur or entrepreneur looking to expand or start a new venture.









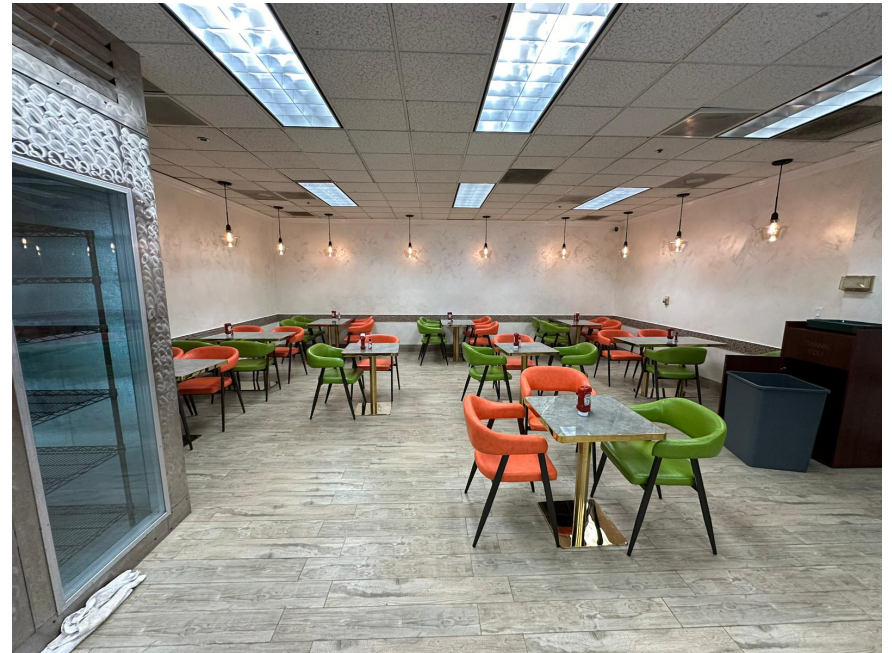




POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,958	149,255	444,965
2010 Population	12,585	154,208	459,941
2024 Population	13,073	159,028	469,556
2029 Population	13,362	157,454	462,782
2024 African American	569	7,852	20,975
2024 American Indian	31	1,626	5,667
2024 Asian	1,118	12,547	42,390
2024 Hispanic	1,641	50,167	182,733
2024 Other Race	615	28,956	112,489
2024 White	9,347	87,454	226,639
2024 Multiracial	1,380	20,403	60,810
2024-2029: Population: Growth Rate	2.20%	-1.00%	-1.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	348	5,149	16,121
\$15,000-\$24,999	224	3,555	10,900
\$25,000-\$34,999	200	3,527	10,742
\$35,000-\$49,999	258	5,024	15,498
\$50,000-\$74,999	499	9,189	24,850
\$75,000-\$99,999	651	7,772	21,029
\$100,000-\$149,999	872	11,589	29,372
\$150,000-\$199,999	624	6,799	17,806
\$200,000 or greater	2,063	14,080	35,091
Median HH Income	\$136,433	\$96,502	\$88,394
Average HH Income	\$202,992	\$145,789	\$136,249

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,566	65,206	175,017
2010 Total Households	5,651	63,301	171,457
2024 Total Households	5,740	66,684	181,408
2029 Total Households	6,052	67,827	183,734
2024 Average Household Size	2.27	2.36	2.55
2000 Owner Occupied Housing	2,974	26,951	75,313
2000 Renter Occupied Housing	2,361	35,878	93,565
2024 Owner Occupied Housing	2,923	26,609	75,004
2024 Renter Occupied Housing	2,817	40,075	106,404
2024 Vacant Housing	372	3,425	8,937
2024 Total Housing	6,112	70,109	190,345
2029 Owner Occupied Housing	2,915	27,167	76,663
2029 Renter Occupied Housing	3,137	40,660	107,071
2029 Vacant Housing	374	3,433	8,785
2029 Total Housing	6,426	71,260	192,519
2024-2029: Households: Growth Rate	5.30%	1.70%	1.30%



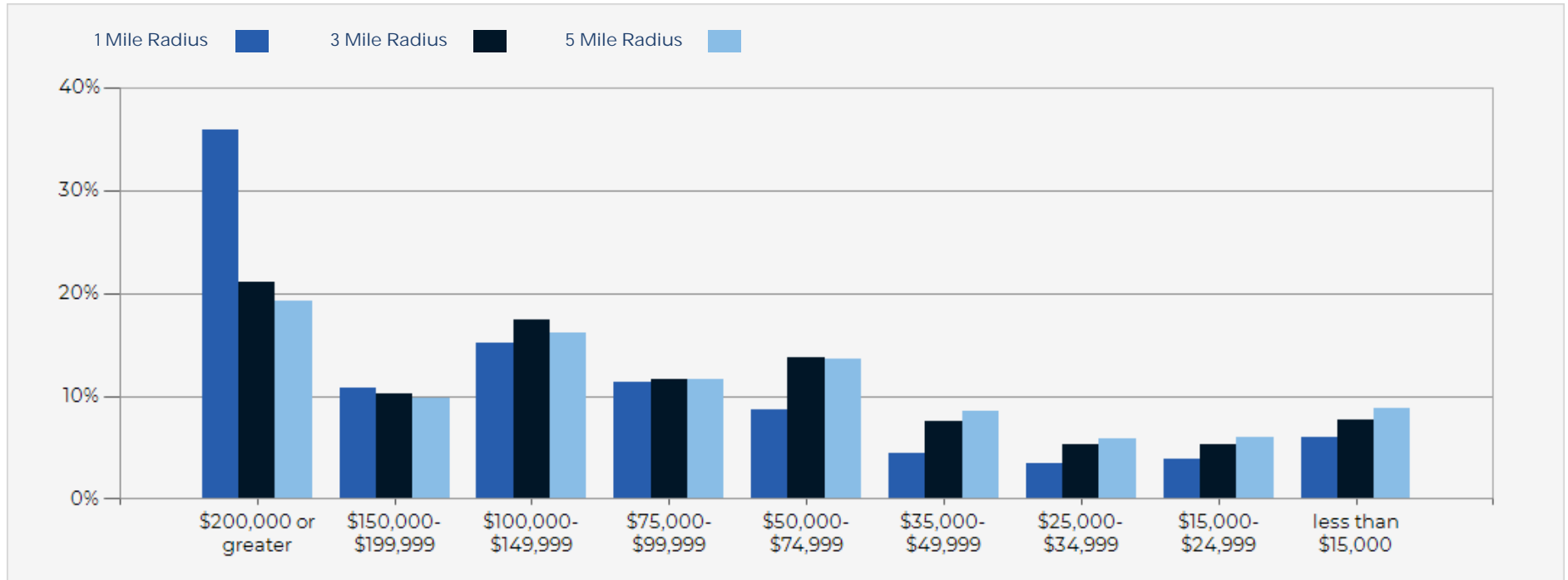
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,141	15,019	41,186
2024 Population Age 35-39	1,041	13,807	38,205
2024 Population Age 40-44	1,035	12,788	36,192
2024 Population Age 45-49	866	10,751	31,193
2024 Population Age 50-54	836	10,591	31,545
2024 Population Age 55-59	727	9,199	28,015
2024 Population Age 60-64	670	8,818	26,919
2024 Population Age 65-69	732	7,914	24,014
2024 Population Age 70-74	593	6,463	19,545
2024 Population Age 75-79	530	5,027	14,544
2024 Population Age 80-84	359	3,217	9,006
2024 Population Age 85+	444	3,484	9,902
2024 Population Age 18+	10,722	130,683	382,763
2024 Median Age	41	40	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,856	\$83,548	\$79,523
Average Household Income 25-34	\$157,109	\$118,791	\$114,268
Median Household Income 35-44	\$165,078	\$110,152	\$103,404
Average Household Income 35-44	\$223,194	\$159,710	\$150,616
Median Household Income 45-54	\$200,001	\$123,692	\$113,237
Average Household Income 45-54	\$263,940	\$177,846	\$164,602
Median Household Income 55-64	\$200,001	\$111,130	\$101,467
Average Household Income 55-64	\$254,686	\$165,662	\$151,564
Median Household Income 65-74	\$124,530	\$89,115	\$80,409
Average Household Income 65-74	\$199,051	\$137,621	\$126,179
Average Household Income 75+	\$121,776	\$108,649	\$99,742

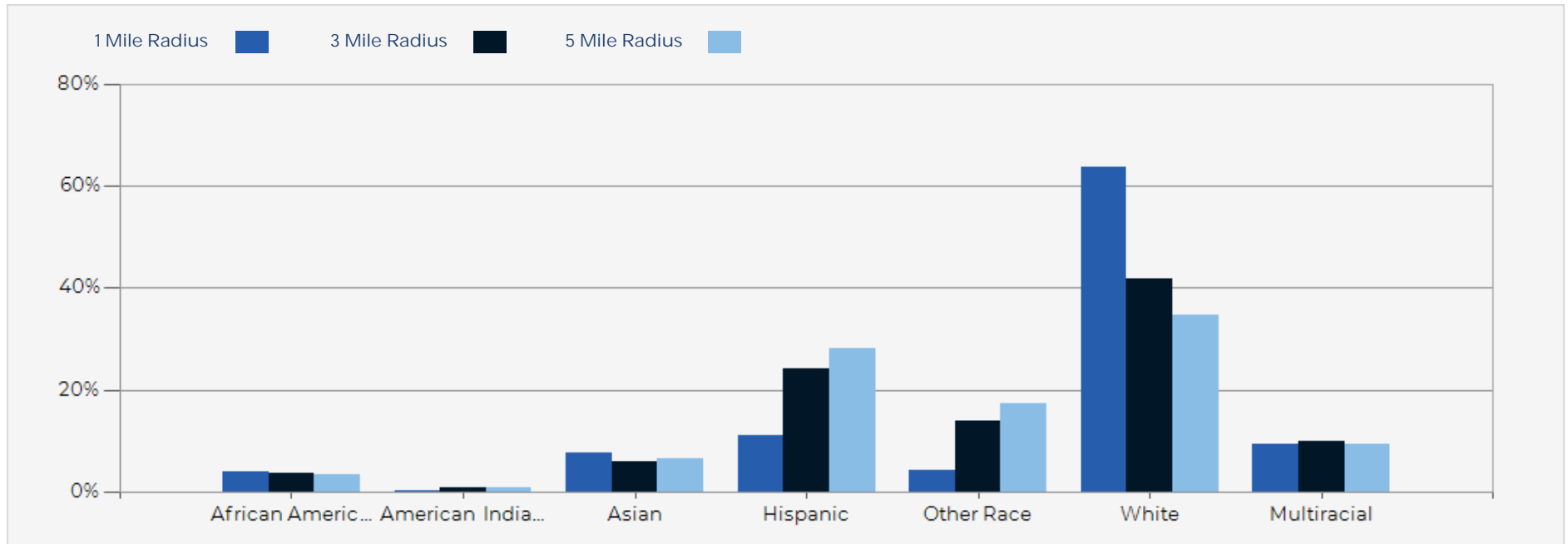
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	965	11,943	34,355
2029 Population Age 35-39	1,102	14,077	39,160
2029 Population Age 40-44	1,066	12,971	36,666
2029 Population Age 45-49	972	11,900	33,849
2029 Population Age 50-54	838	10,148	29,390
2029 Population Age 55-59	794	9,397	28,019
2029 Population Age 60-64	644	8,375	25,334
2029 Population Age 65-69	711	8,037	23,996
2029 Population Age 70-74	683	7,060	21,390
2029 Population Age 75-79	543	5,661	16,713
2029 Population Age 80-84	503	4,234	11,789
2029 Population Age 85+	474	3,855	10,844
2029 Population Age 18+	11,052	129,933	379,327
2029 Median Age	43	41	41

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,265	\$93,657	\$89,604
Average Household Income 25-34	\$181,081	\$137,959	\$133,392
Median Household Income 35-44	\$179,320	\$126,136	\$120,241
Average Household Income 35-44	\$246,282	\$181,289	\$173,115
Median Household Income 45-54	\$200,001	\$145,340	\$133,400
Average Household Income 45-54	\$286,511	\$201,248	\$188,744
Median Household Income 55-64	\$200,001	\$129,741	\$119,207
Average Household Income 55-64	\$278,569	\$190,147	\$175,664
Median Household Income 65-74	\$149,000	\$103,501	\$95,525
Average Household Income 65-74	\$228,980	\$161,946	\$150,462
Average Household Income 75+	\$150,646	\$133,122	\$123,341

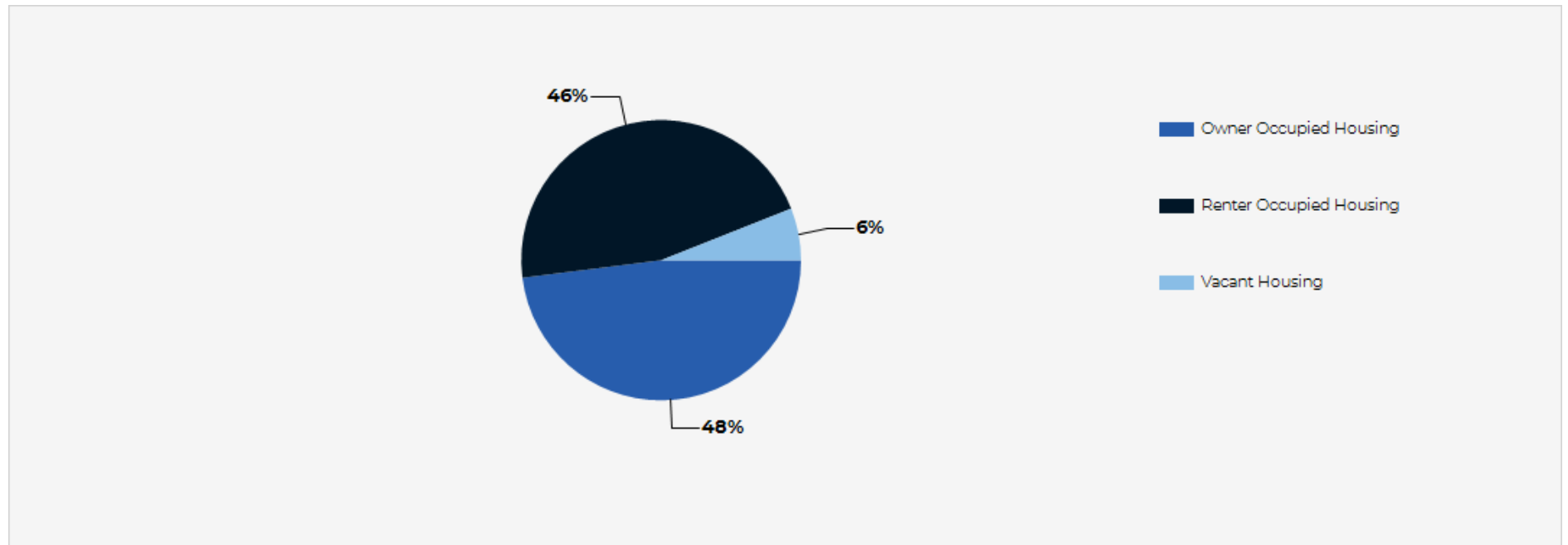
2024 Household Income



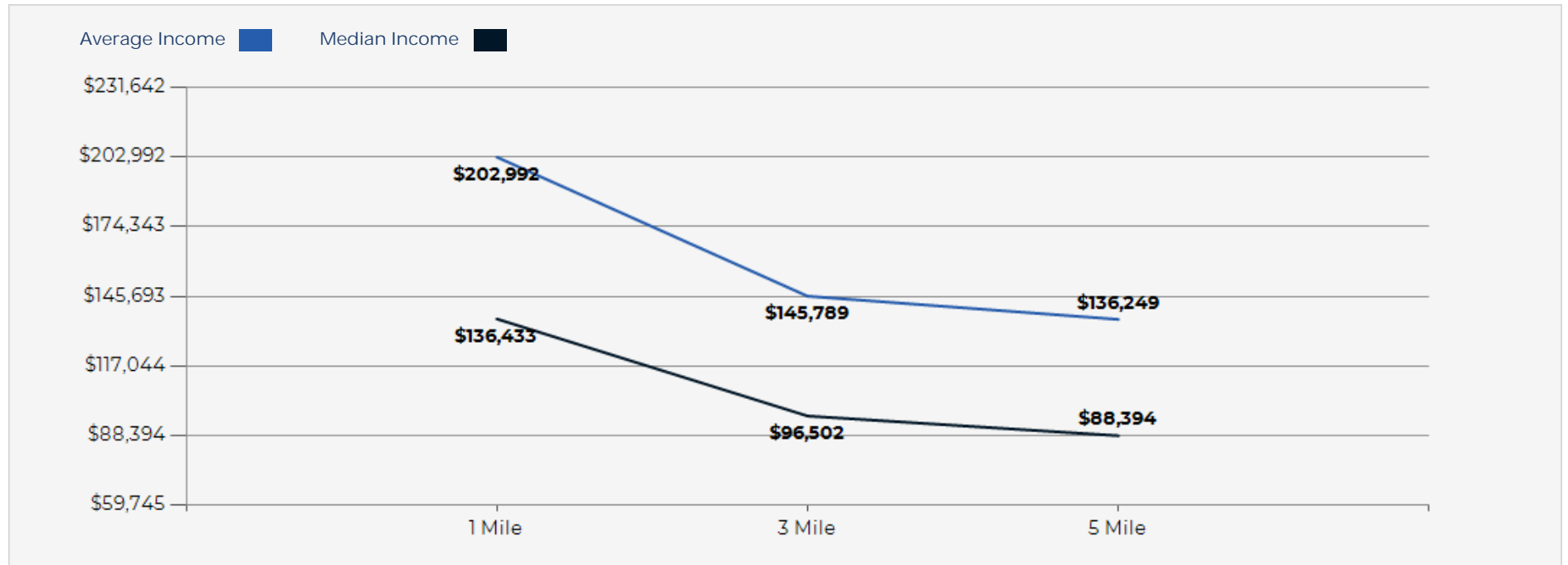
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



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