



Turnkey Restaurant Full Bar & Patio FOR SALE KEY MONEY REQUIRED

Type 47 ABC License
Available For Purchase

Across From:



152 S. Brand Blvd., Glendale, CA 91204

MUST SIGN NDA TO RECEIVE MORE INFO:

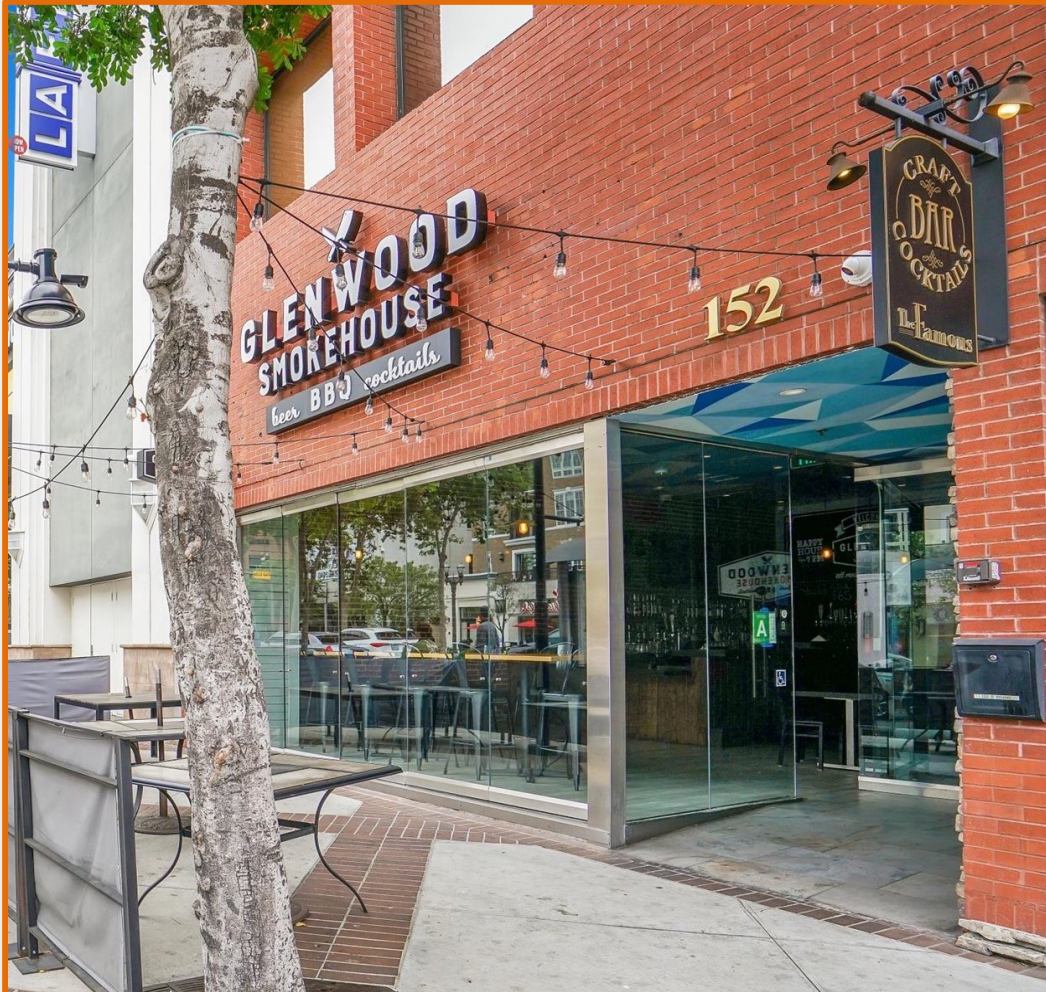
Linnard Lane Linnard@hightouchgrp.com
DRE# 00805179 (310) 806-9380 (o), (510) 612-7111 (c)
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

Neighbors: **ROSS** DRESS FOR LESS **HomeGoods**
Chick-fil-z **IN-N-OUT** BURGER **Marshalls**



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

RENT & NNN

Landlord will write a new lease for a qualified Buyer.
Minimum Lease Terms:

- Monthly Rent: \$ 24,594.00/Mo.
- Increases: 3% Annual Increase
- NNN: \$ 2,319.77/Mo.
- TERM (New Lease): 10 Years

SIZE

- 3,400 Sq. Ft. w/ 2 rear loading doors
- Seating: 200 Seats approx.

HIGHLIGHTS & FEATURES

- Fully Equipped Kitchen - 24' Type 1 Hood, & 3 Walk Ins, Full FF&E List available and included
- Directly across from Americana At Brand main entry located in the heart of downtown Glendale, CA at the intersection of S. Brand Boulevard and E Harvard Street.
- Private Outdoor Patio
- Full Bar w/ Type 47 ABC License Available For Purchase
- Located in the most infill location of Glendale with a population of over 595,037 and average household incomes over \$99,880 within a 5-mile radius.
- 1,124 space City owned Parking garage (NAP) next to building with contracted 90 min free parking

Demographics	1 Mile	2 Mile	3 Mile
Residential Population	28,856	57,980	89,965
Avg. Household Income	\$73,722	\$90,156	\$104,347
Daytime Population	78,832	145,675	204,434

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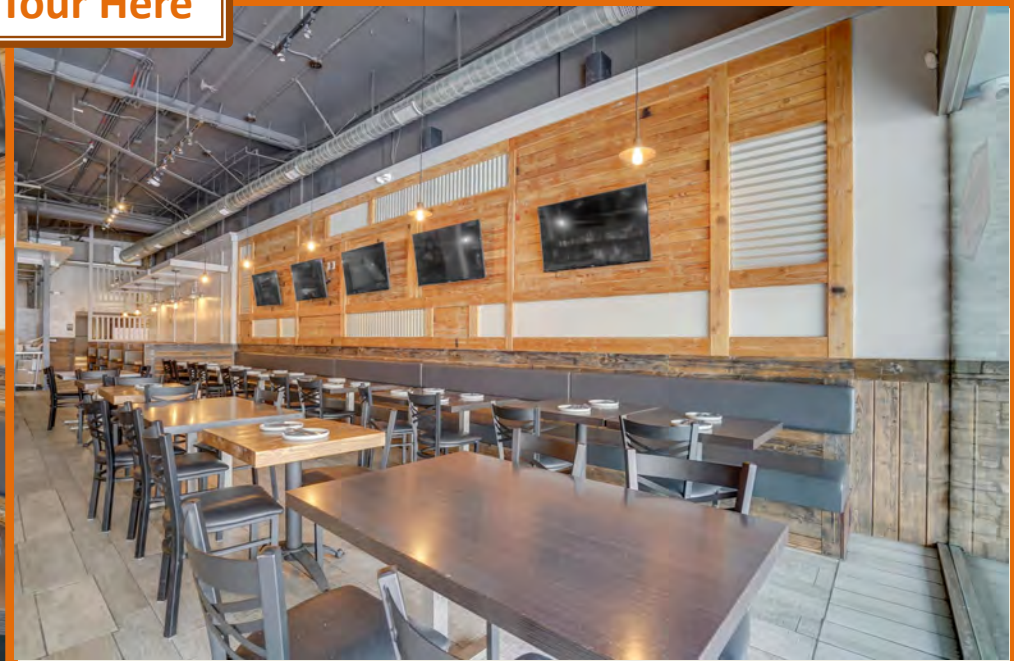
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Dining Area




Take A 3D Tour Here



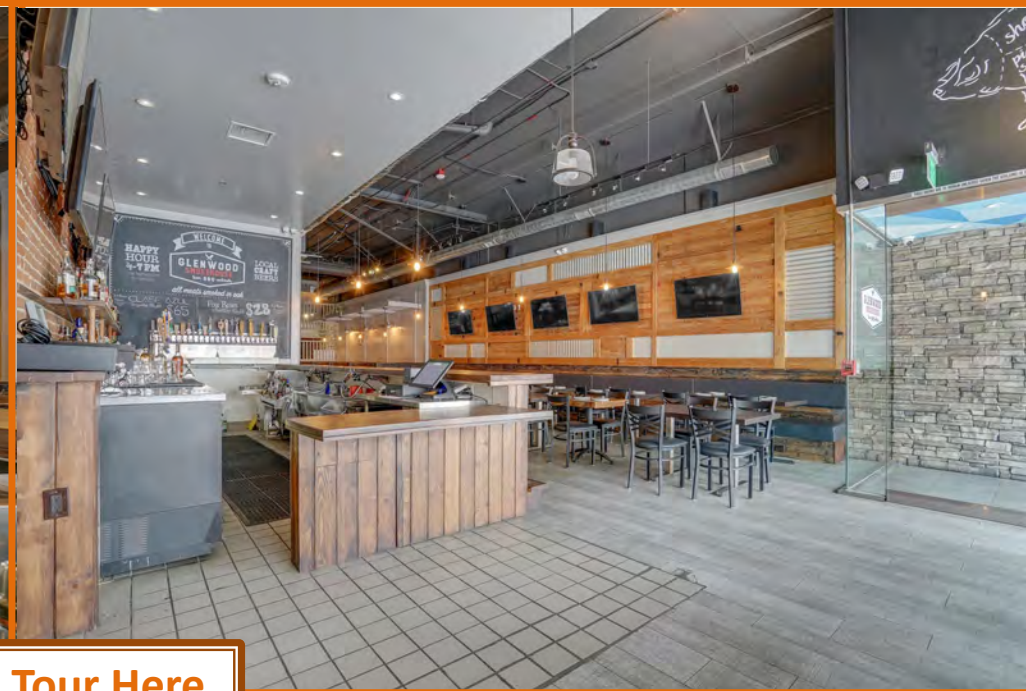
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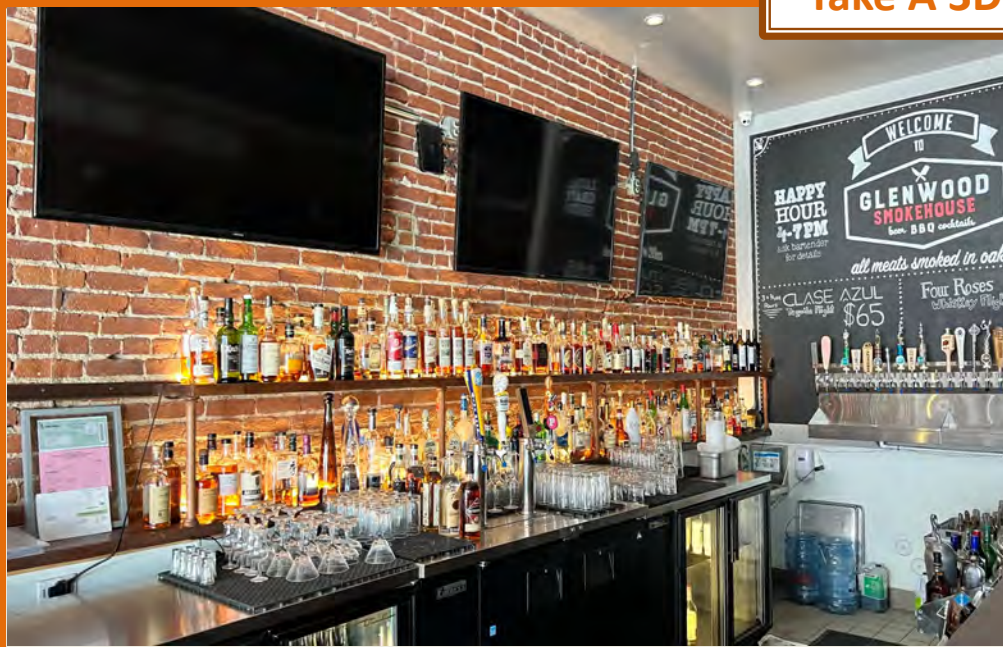
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Kitchen & Service Area



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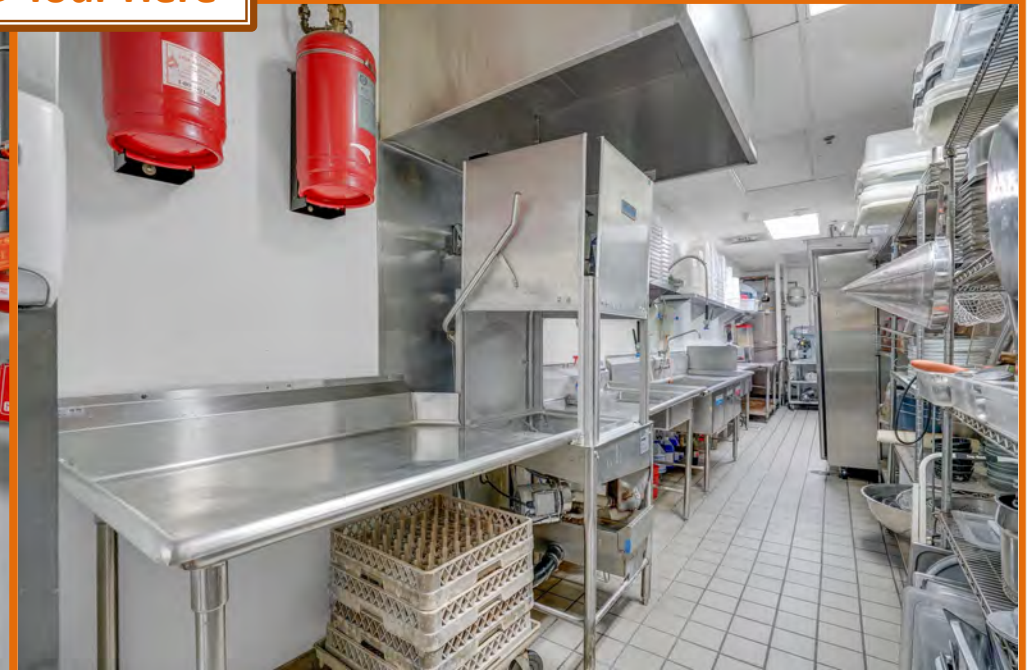
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SITE PLAN



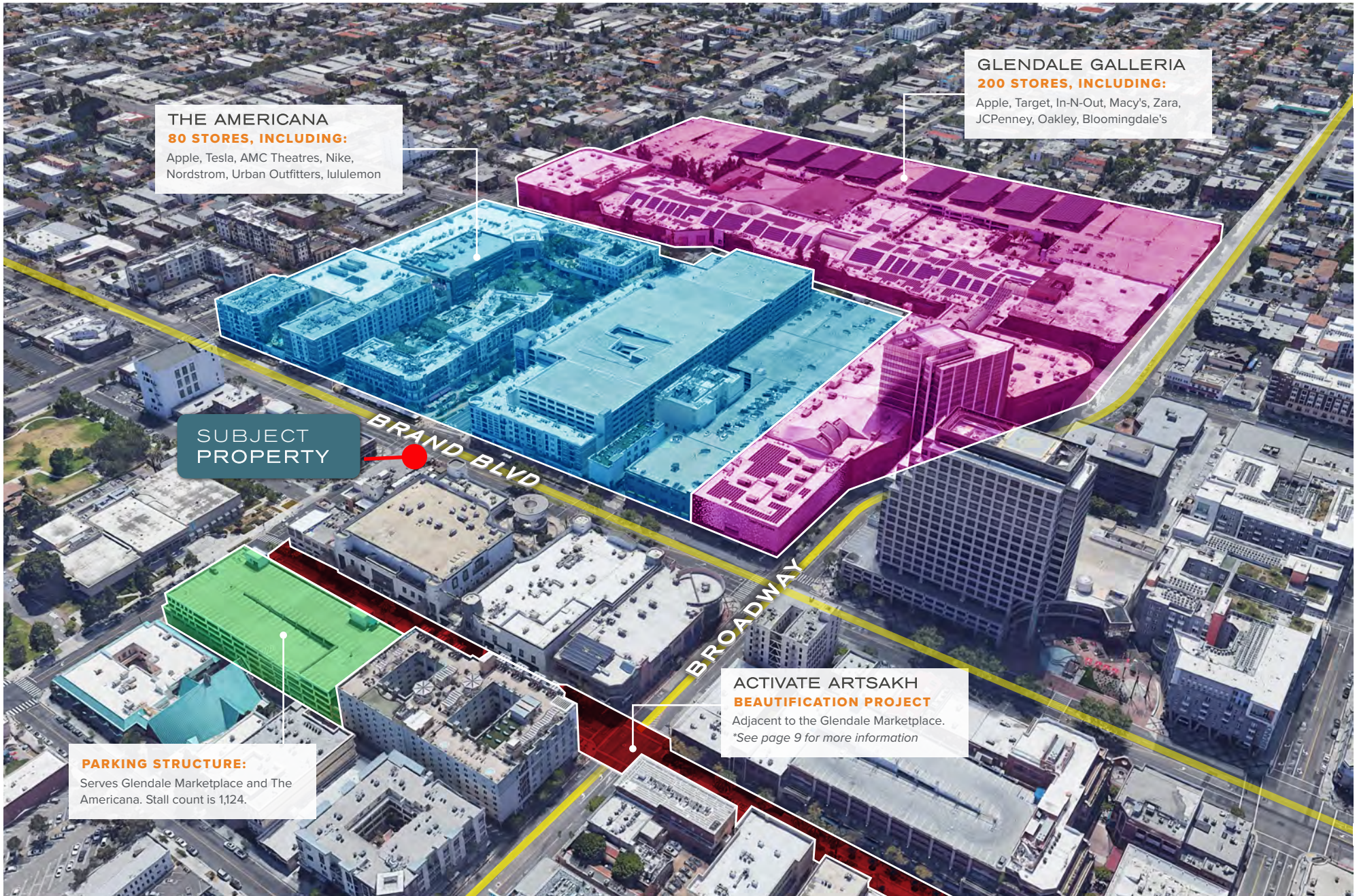
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SURROUNDING RETAILERS



THE AMERICANA

80 STORES, INCLUDING:

Apple, Tesla, AMC Theatres, Nike, Nordstrom, Urban Outfitters, lululemon

GLENDALE GALLERIA

200 STORES, INCLUDING:

Apple, Target, In-N-Out, Macy's, Zara, JCPenney, Oakley, Bloomingdale's

SUBJECT
PROPERTY

BRAND BLVD

BROADWAY

PARKING STRUCTURE:

Serves Glendale Marketplace and The Americana. Stall count is 1,124.

ACTIVATE ARTSAKH




BEAUTIFICATION PROJECT



Adjacent to the Glendale Marketplace.
*See page 9 for more information

MARKET OVERVIEW MAP



SUBJECT PROPERTY
 97 Walk Score
 62 Transit Score

-  **ADJOINING CENTERS**
-  **OFFICE**
12.3M SF
-  **MULTI-FAMILY**
39K SF

	ADJOINING CENTERS	MULTI-FAMILY FINAL PLANNING / PROPOSED	UNITS	SCHOOLS	SCORING
	1 Glendale Fashion Center	1 515 Pioneer Dr	50	1 Columbus Elementary School	5/10
	2 The Americana at Brand	2 610 N Brand Blvd	348	2 R D White Elementary School	7/10
	3 Glendale Galleria	3 236 N Central Ave	682	3 Thomas Edison Elementary School	6/10



FOOD & BEVERAGE

\$807.27M

Annual Spending on Food &
Beverage in Glendale

NOTABLE CUISINES IN GLENDALE

1. Raffi's Place
2. Din Tai Fung
3. Central Grille
4. Carousel
5. Porto's Bakery & Café
6. Mini Kabob



GLENDALE

Situated on the eastern edge of the San Fernando Valley and Griffith Park, and adjacent to hip Los Angeles neighborhoods including Atwater Village and Eagle Rock, Glendale has a growing business district and picturesque views of the surrounding mountains, becoming an ideal retail location as some of the biggest players in the space have marquee assets in the area, most notably, Rick Caruso's, The Americana at Brand.

The city has been undergoing a residential boom as an inflow of capital has rebranded the city into a true work, live, play community for LA's creative millennial force – with a staggering 97% occupancy rate due to high demand and over 700 new units, all within walking distance of the Glendale Marketplace.



ARTS & CULTURE

Brand Boulevard is a bustling mini-mecca of cafés, shops, and culture, including the Museum of Neon Art, a visually stimulating collection of some of the most famous L.A.-based neon signs. Down the street, there's a branch of one of greater Los Angeles' favorite bakeries, Porto's Bakery & Cafe—which offers delicious Cuban sandwiches and endless mouthwatering pastries. Considering that Glendale is home to one of the country's largest Armenian-American populations, there is no shortage of amazing Middle Eastern food here, from fine dining to pop-in bakeries.

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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