

INDU
STRY

RESTAURANT ASSET SALE / LEASE ASSIGNMENT
±4,156 RSF

127 S
LA BREA AVE
LOS ANGELES

ASSET SALE

INDUSTRYPARTNERS.COM
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PREMISES SF

± 4,156 RSF

KEY MONEY

Upon request

PARKING

Valet

ENTITLEMENTS:CUP for Full Line of Alcoholic
Beverages (Type 47)

Type 47 ABC License

CURRENT RENT:

\$5.30 PSF + NNN (\$1.10 PSF)

· Base Rent: \$22,032

· NNN: \$4,562

· Total monthly rent: \$26,594

**2nd generation restaurant with
full liquor****FEATURES**Initial term expiring in October 2024,
first option exercised until 11/30/2029Fully-built out restaurant with FF&E,
entitlements, and full liquor license

101 seats

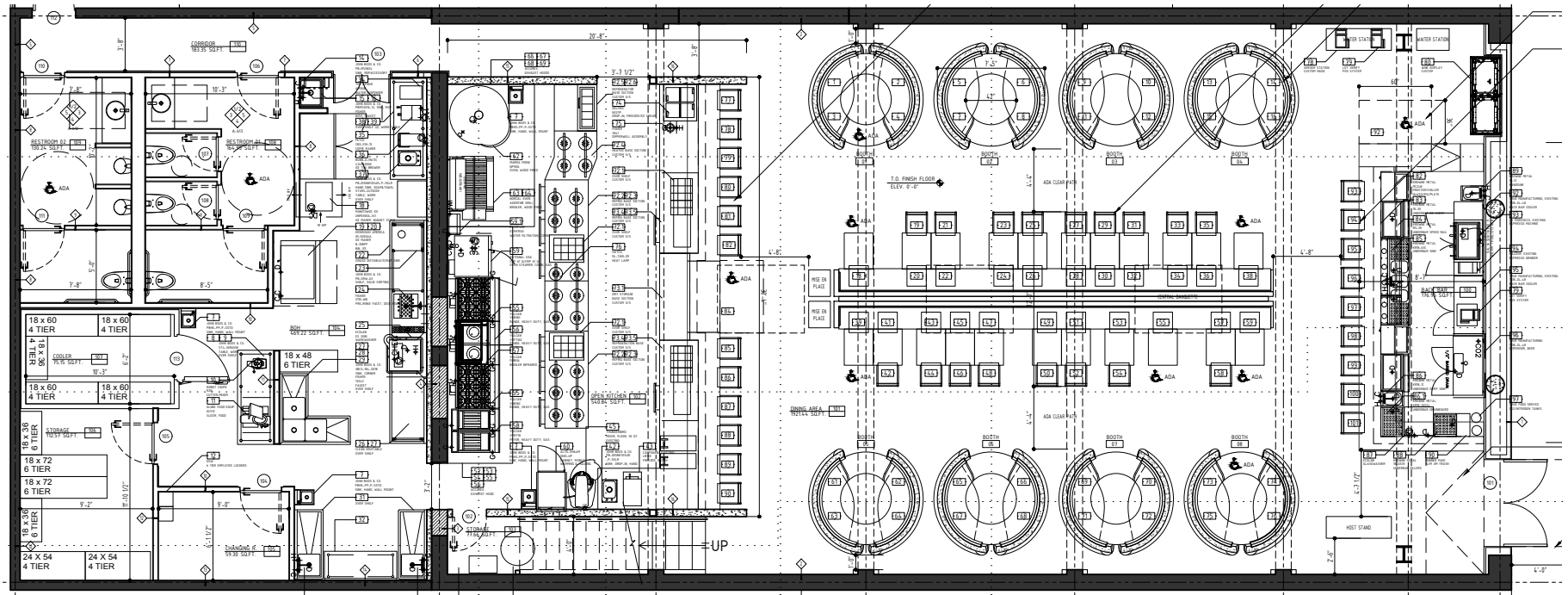
Brand new renovations in 2020

Prime kitchen renovation with best-in-
class equipment and high-end finishes

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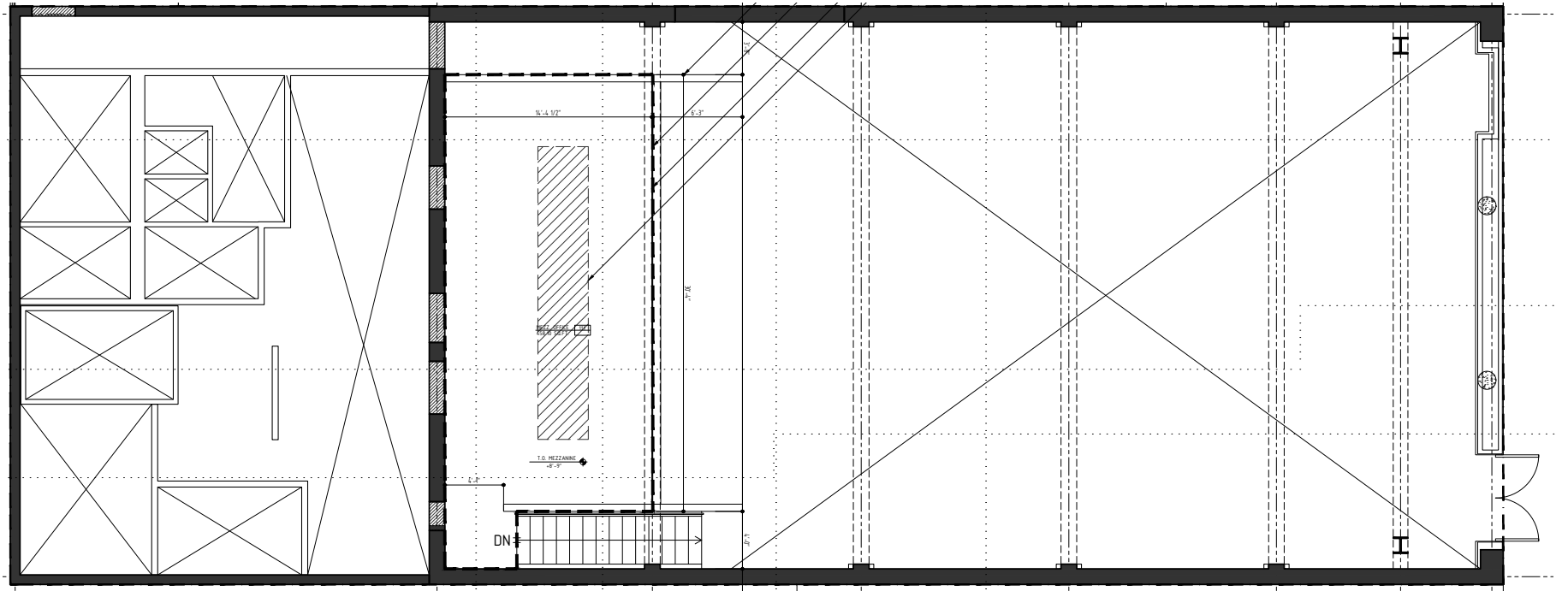
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GROUND FLOOR
±4,156 RSF

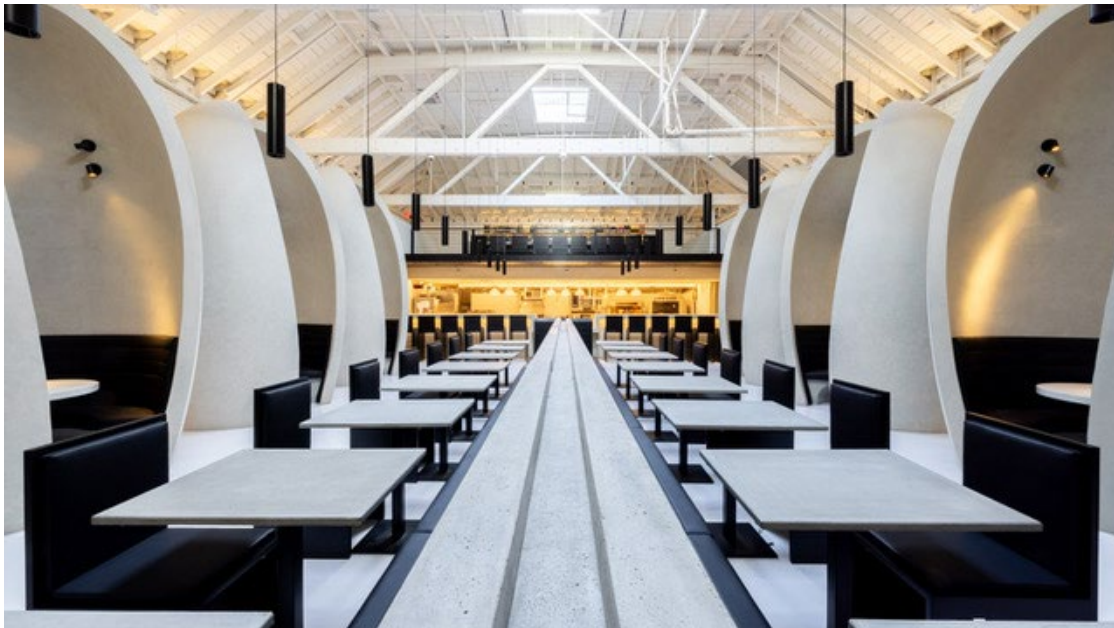


NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

MEZZANINE (PRIVATE DINING)



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary



About the neighborhood

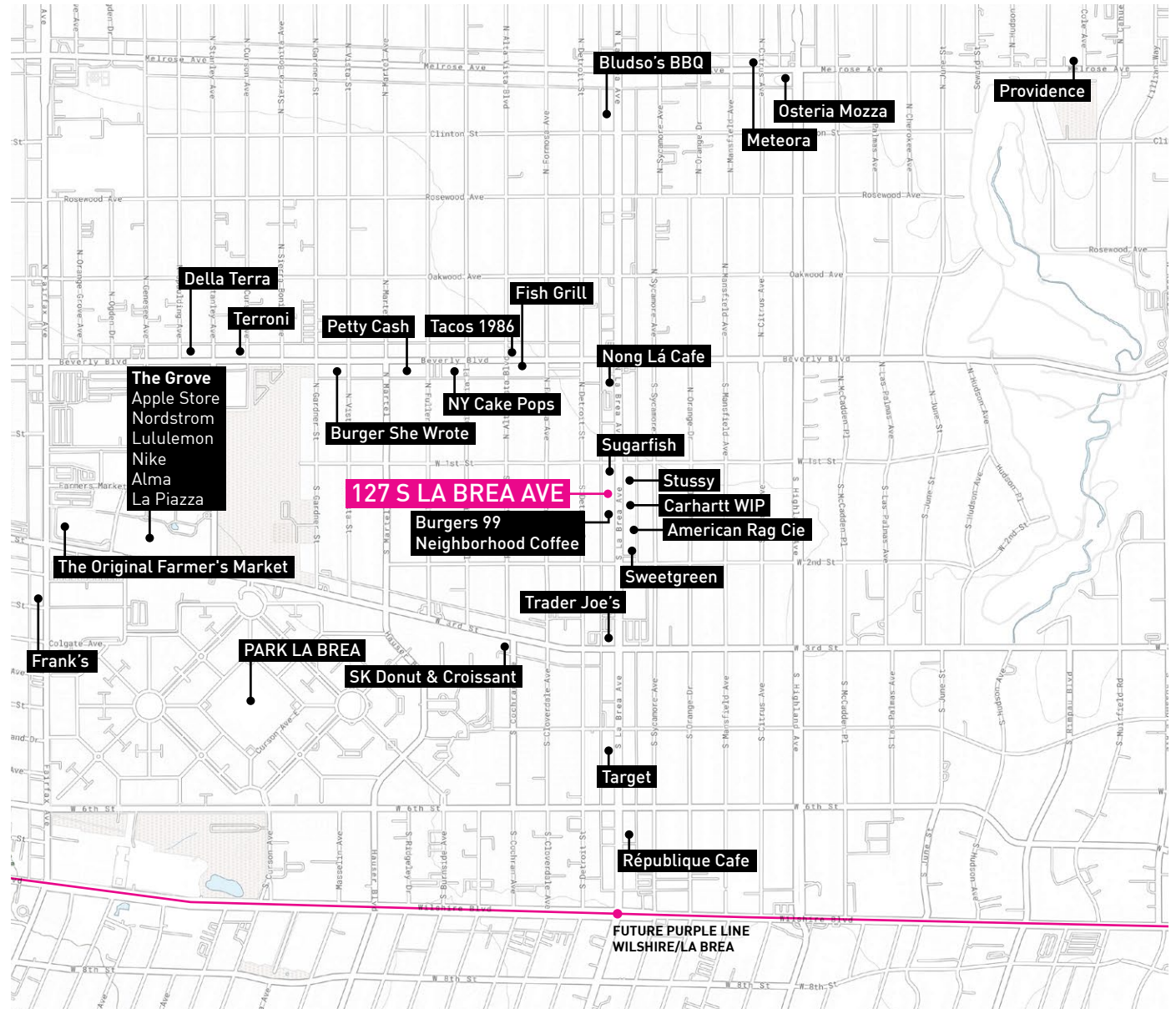
District La Brea is a recent redevelopment of La Brea Avenue between Beverly Boulevard and West 6th Street which has brought an eclectic mix of restaurants, cafes, designer brand and vintage shopping. While strolling down the street, you can find everything from one-of-kind vintage items to the latest gear from designer brands and almost anything in between. Interior design enthusiasts consider the area to be a must-visit as well because many boutiques in the area feature unique takes on home décor. La Brea Avenue has items at all price points, making it a great spot for shopping for any budget while being centrally located between Hollywood, Mid-City, Hancock Park, Beverly Grove, WeHo.

WALKSCORE
93/100 'WALKER'S PARADISE'

5-MIN DRIVE TO 101 FWY
15-20-MIN DRIVE TO 10 FWY
20-MIN DRIVE TO DOWNTOWN LA

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LA BREA - District La Brea features a carefully selected mix of culinary experiences, cutting edge brands, emerging designers and local artisans; a perfect combination of culture and experience. Sitting in the heart of this historic neighborhood which draws from an area powerfully influenced by fashion and film, La Brea is a haven of stylized curation.



AETHER APPAREL

Form + Function. Aether Apparel offers high-end technical outerwear with a clean modern design.



ARC'TERYX

Arc'teryx was born and raised in Canada, with its Head Office located in North Vancouver and proprietary manufacturing facilities in Burnaby, BC. Arc'teryx is a high performance outdoor equipment company known for leading innovations in climbing, skiing & alpine technologies.



BONOBOS

The Bonobos Guideshop gives men the opportunity to shop the brand in-person with the help of a Bonobos Guide – an expert that guides men through the apparel, educates them on fit, and provides style tips that work with their current wardrobe.



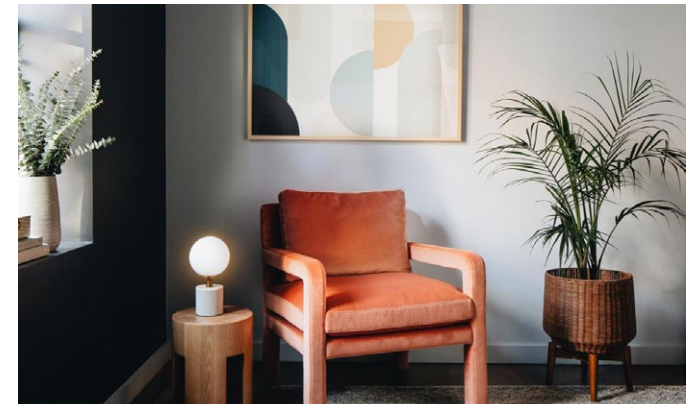
BURROW

Normal was never good enough. Frustrated by compromises between quality, affordability, and convenience, founders started Burrow with a new approach to furniture.



GARRETT LEIGHT

An assortment of sun & optical frames, including the Garrett Leight house brand & one-of-a-kind designers. Frames are handmade and finishes with the finest materials and processes by the best eyewear makers in the world.



INTERIOR DEFINE

Interior Define is re-conceptualizing the furniture-shopping experience. The home furnishing company's unique made-to-order production and digital-first approach enable it to craft exceptional, customizable furniture at attainable prices.

**SCHOTT NYC**

An American classic since 1913. Schott NYC's line of fine outdoor clothing, leather jackets, motorcycle apparel, pants, chaps and wool coats.

**STONE ISLAND**

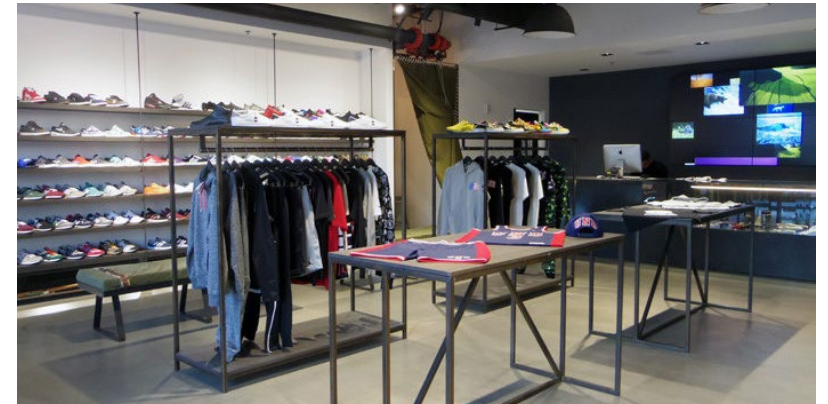
A culture of research, experimentation, function and use are the matrices that have always defined Stone Island: the sportswear brand established in 1982 in Ravarino, in the Modena area, by Massimo Osti, Art Director and Bolognese intellectual.

**SUGARFISH**

Sugarfish restaurants serve only traditional sushi of the highest quality based on Chef Nozawa's style of sushi. Their passion is to carry forward his great tradition and style of food – which many believe is the best sushi there is.

**SYCAMORE KITCHEN**

CASUAL DINING A casual dining concept by Karen and Quinn Hatfield owners of the eponymous Hatfield's. Pastry chef Karen Hatfield will focus on house-made pastries baked every morning, Stumptown Roasters coffee, with a selection of fresh sandwiches, soups and salads in the afternoon putting a spin to the classics.

**UNDEFEATED INC.**

Sneaker store and apparel brand offering the best curated products and exclusive collaborations.