

Prime W. 3rd St. 2nd Gen Restaurant w/ Type 47 Asset Sale



8022 W. 3rd St.,
Los Angeles, CA 90048

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



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.

8022 W. 3rd St., Los Angeles, CA 90048



THE DETAILS

KEY MONEY:

CALL BROKER

CURRENT RENT

MONTHLY RENT: \$ 14,644.00 (3% Annual Increase)

NNN: \$ 3,319.77

CURRENT LEASE TERM & OPTIONS

TERM: Expires November 30, 2033

OPTIONS: 2 X 5 Year Options

SIZE

4,184 Sq. Ft. w/ rear loading door

SEATING: 122 Seats +

HIGHLIGHTS & FEATURES

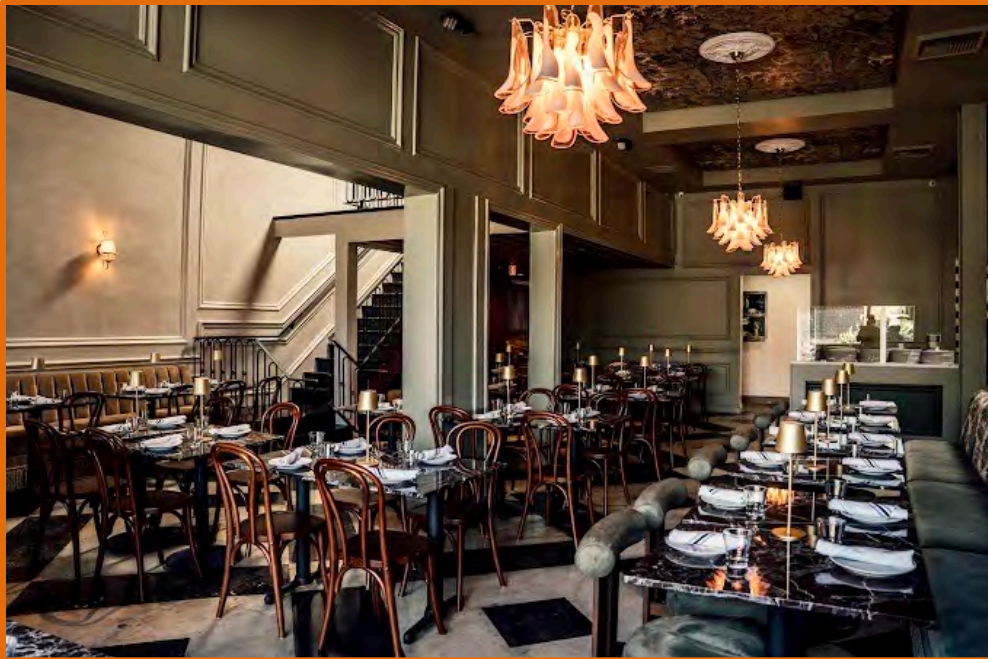
- Fully Equipped 2 Kitchens – Wood Burning Pizza Ovens (2), Type 1 Hood & Walk In, Grease Interceptor
- On one of the hottest blocks of Iconic W. 3rd St.
- Private Outdoor Rooftop Patio w/ Retractable Roof
- Full Bar w/ Type 47 License Included
- Rear Parking: 7 Spaces
- Hours Of Operation:
 - 11:00 a.m. to 11:00 p.m. Sunday – Thursday
 - 11:00 a.m. to 12:00 a.m. Friday & Saturday

Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)


H High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

8022 W. 3rd St., Los Angeles, CA 90048



Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)


 High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

8022 W. 3rd St., Los Angeles, CA 90048



Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

 High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025



MEZZANINE AND ROOFTOP PATIO

From the main dining room, a staircase leads to an intimate mezzanine seating area ideal for small private groups requiring a different atmosphere yet still captures and offers a voyeuristic view of the restaurant's energy.

Only a few steps above the mezzanine rests a sunny open and airy rooftop patio with a retractable weather proof roof allowing for light on those sunny spring days or closed for the cooler autumn and winter nights. The rooftop is also fitted with built in gas heaters allowing for unobstructed movement and viewing access.

Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

H High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025



GUEST EXPERIENCE


From the moment guests enter, they are treated to a vibrant energy filled room that welcomes you in to have a drink, dine with friends, join a party, even invited to be part of the show near the wood burning pizza station near the end of the bar, kind of like being at a chefs table.



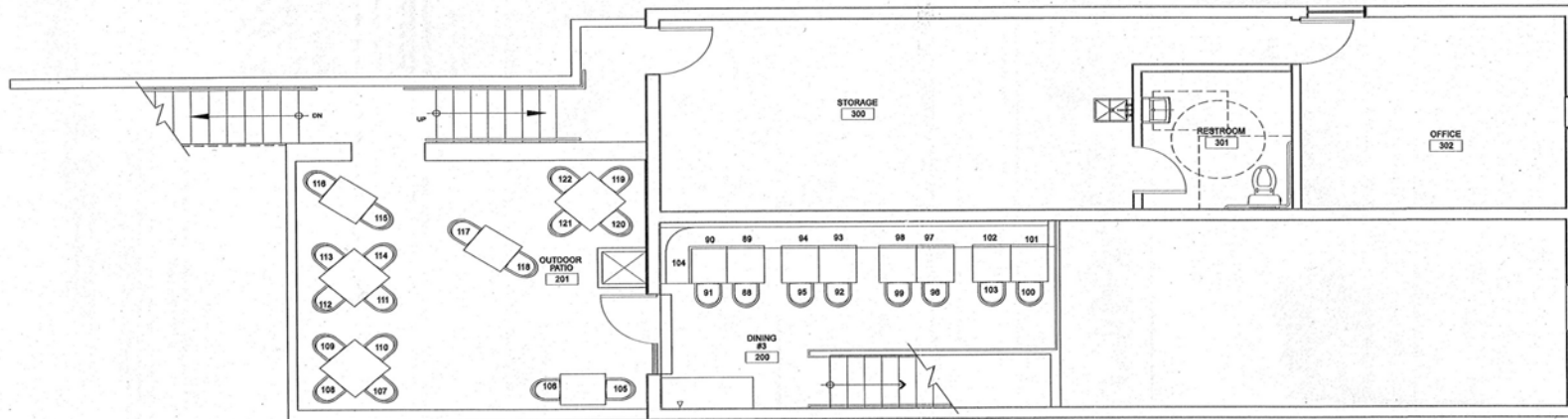
Guests are treated to enjoy four different yet connected environments of their choice, the vibrant yet cozy Bar, the energetic main dining room areas, the intimate mezzanine area that's great for small groups with views of the main dining area, and the laissez-faire rooftop patio with retractable roof.

Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

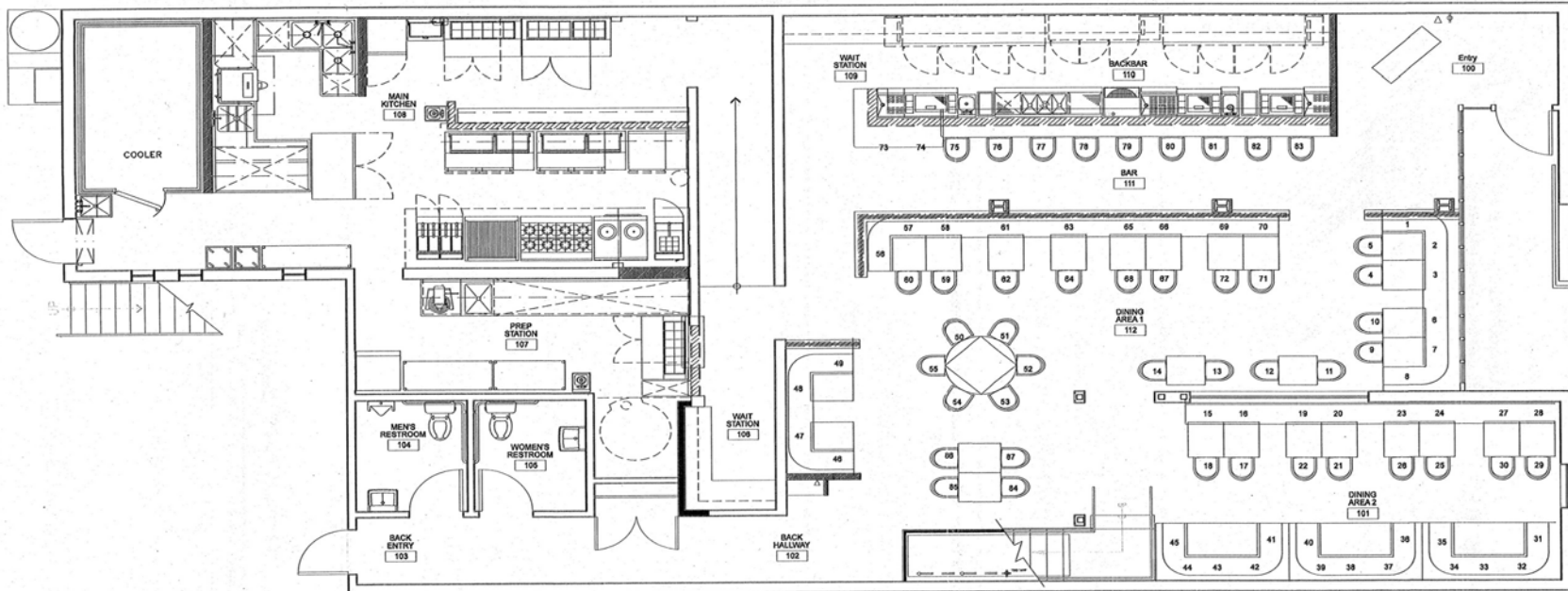
 High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

8022 W. 3rd St., Los Angeles, CA 90048



FLOOR LEVEL 2
1/4" = 1'-0" 2

The information contained and depicted herein has been obtained from sources deemed reliable but has not been verified and no warranty or representation, either express or implied, is made with respect to such information. Buyer to verify all dimensions.



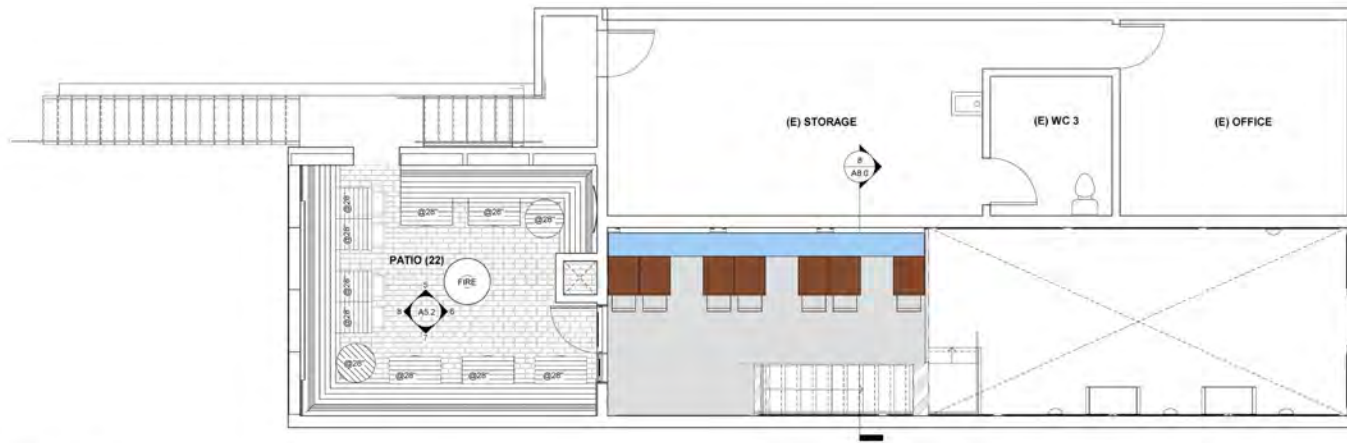
FLOOR LEVEL 1
1/4" = 1'-0" 1

Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

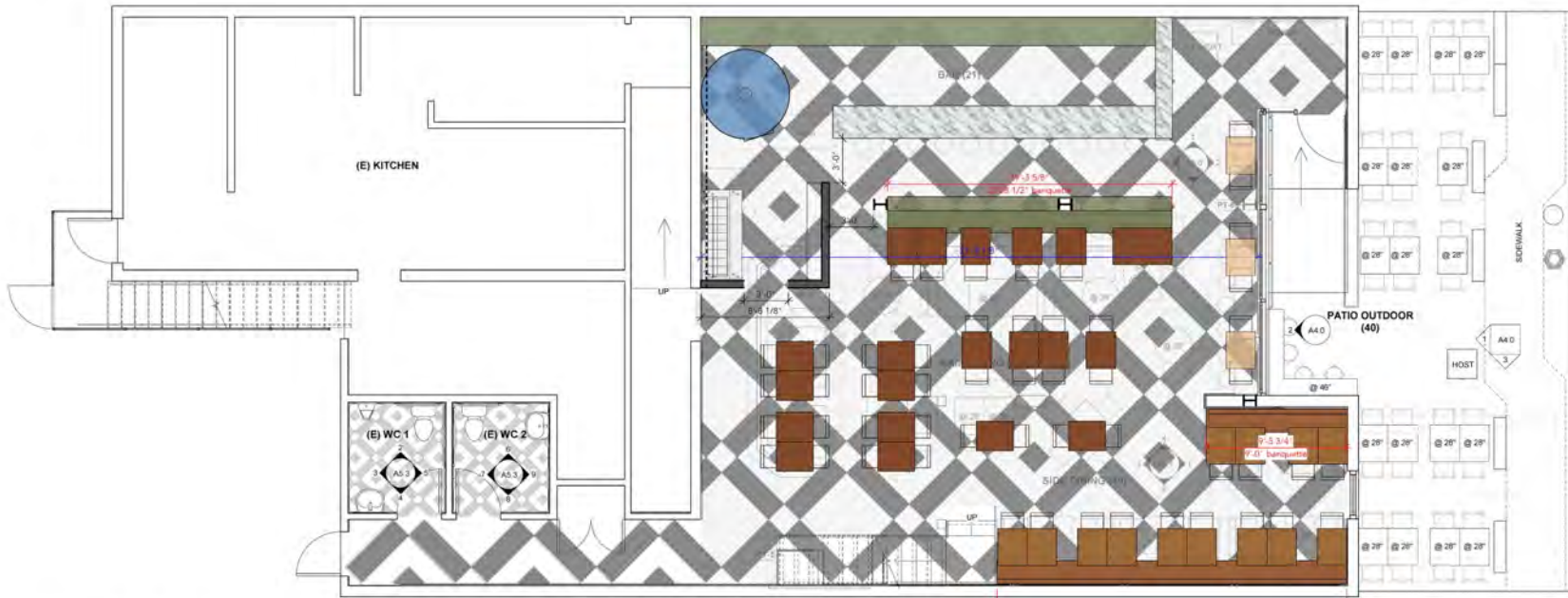
H High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

8022 W. 3rd St., Los Angeles, CA 90048



2 Floor Plan - Upper Level
Scale: 1/4" = 1'-0"

The information contained and depicted herein has been obtained from sources deemed reliable but has not been verified and no warranty or representation, either express or implied, is made with respect to such information. Buyer to verify all dimensions.



1 Floor Plan - Lower Level
Scale: 1/4" = 1'-0"

Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

H High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

8022 W. 3rd St., Los Angeles, CA 90048



8022 W 3rd St.
Nardo Restaurant w/
Type 47 & Patio

STREET MAP

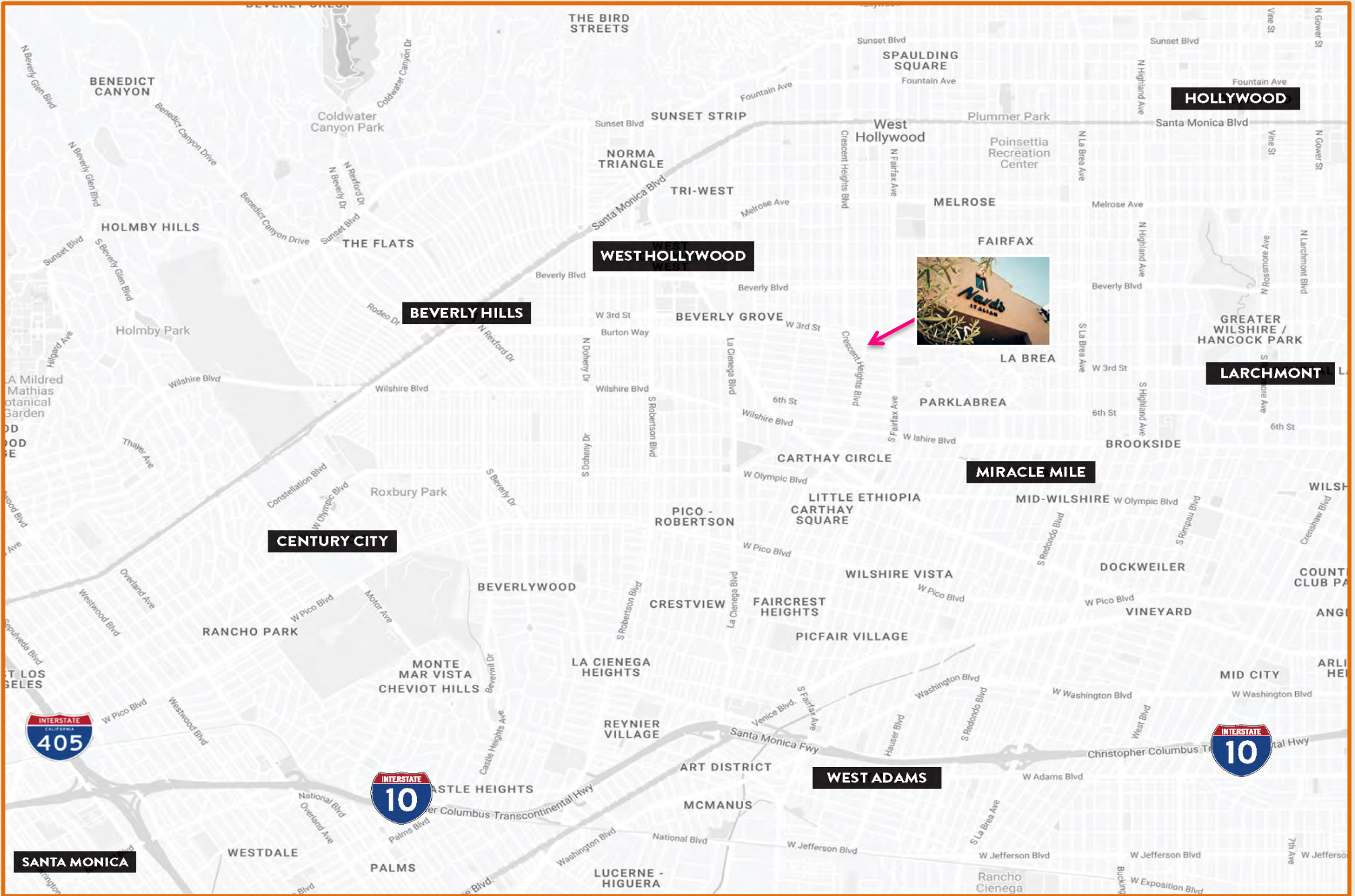
The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

H High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025



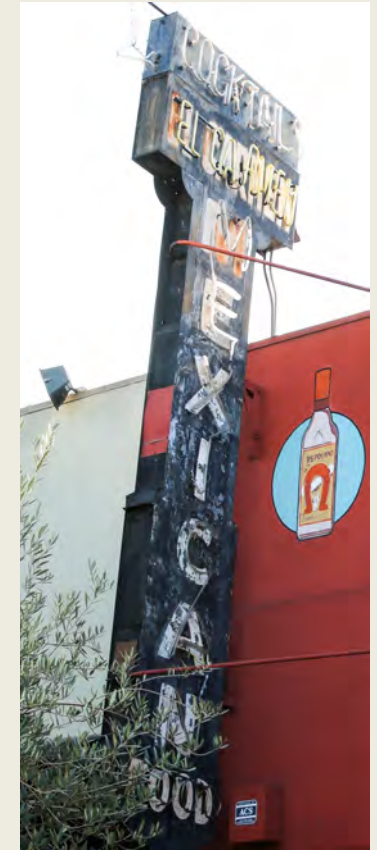


8022 W. 3rd St., Los Angeles, CA 90048

Street Vibe

A+ Location At The Center Of It All

Walking Distance to Some of The Best Restaurants, Retail, & Amenities in the City.



Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

H High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

8022 W. 3rd St., Los Angeles, CA 90048



95 WALK SCORE
"WALKER'S PARADISE"



+43K CARS PER DAY
W 3RD ST & S LAUREL AVE



LAPTOPS & LATTES
UPTOWN INDIVIDUALS

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.



DEMOGRAPHICS
3 MILE RADIUS

345,645
2022 POPULATION

470,434
DAYTIME POPULATION

323,962 (69%)
DAYTIME WORKERS

33%
MILLENNIALS (81'-98)

\$113,898
2022 AVERAGE
HOUSEHOLD INCOME

77%
WHITE COLLAR
2022 WORKING CLASS

TRENDSETTERS
UPTOWN INDIVIDUALS

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they tend to not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

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.

Linnard Lane, President
DRE# 00805179

Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

H High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

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.

Linnard Lane, President

DRE #00805179

Office: (310) 806-9380

Cell: (510) 612-7111

Email: Linnard@hightouchgrp.com



High Touch Properties Inc.

DRE# 02179446

12100 Wilshire Blvd. 8th Fl.

Los Angeles, CA 90025