

717 N. Virgil Ave.

LOS ANGELES, CA 90029

BUSINESS ASSET SALE

OFFERING MEMORANDUM



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Area Highlights



ATTENTION: The existing restaurant is open and operating. **DO NOT DISTURB** the current business. Staff does **NOT** know this space is being listed. Please enter **ONLY** as a customer, or contact Broker to arrange a special tour.

CityStreet Commercial is proud to present **771 N. Virgil Ave.** situated right in the heart of the prime Silverlake enclave Virgil Village. Currently home to KinKan—a beloved neighborhood gem that is moving to a new location. Virgil Village has become one of LA's most buzz worthy culinary corridors with destinations like Melody, Sqirl, Voodoo Vin Wine Bar, Budonoki, Doto, and many more. Courage Bagels, which is the only other tenant that shares this building, has a long line of hungry local Eastsiders on a daily basis.

Deal Points

+ **Key Money: Negotiable**

+ Appx 1,380 SF

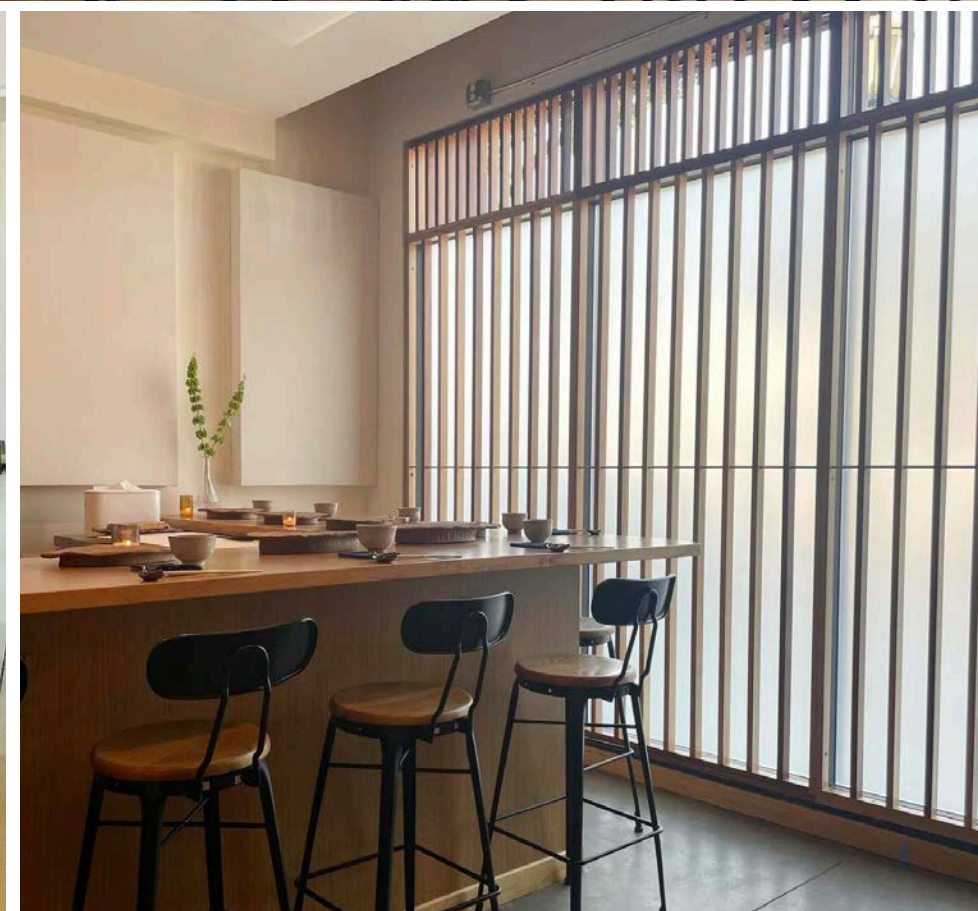
+ ABC Type-41 Beer & Wine License

+ Shared Parking Lot

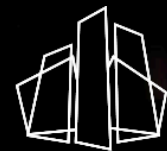
+ Alcohol Service Hours of Operation: 9:00 am to 11:00 pm
Sunday-Thursday & 9:00 am to 12:00 am Friday-Saturday



Property Photos

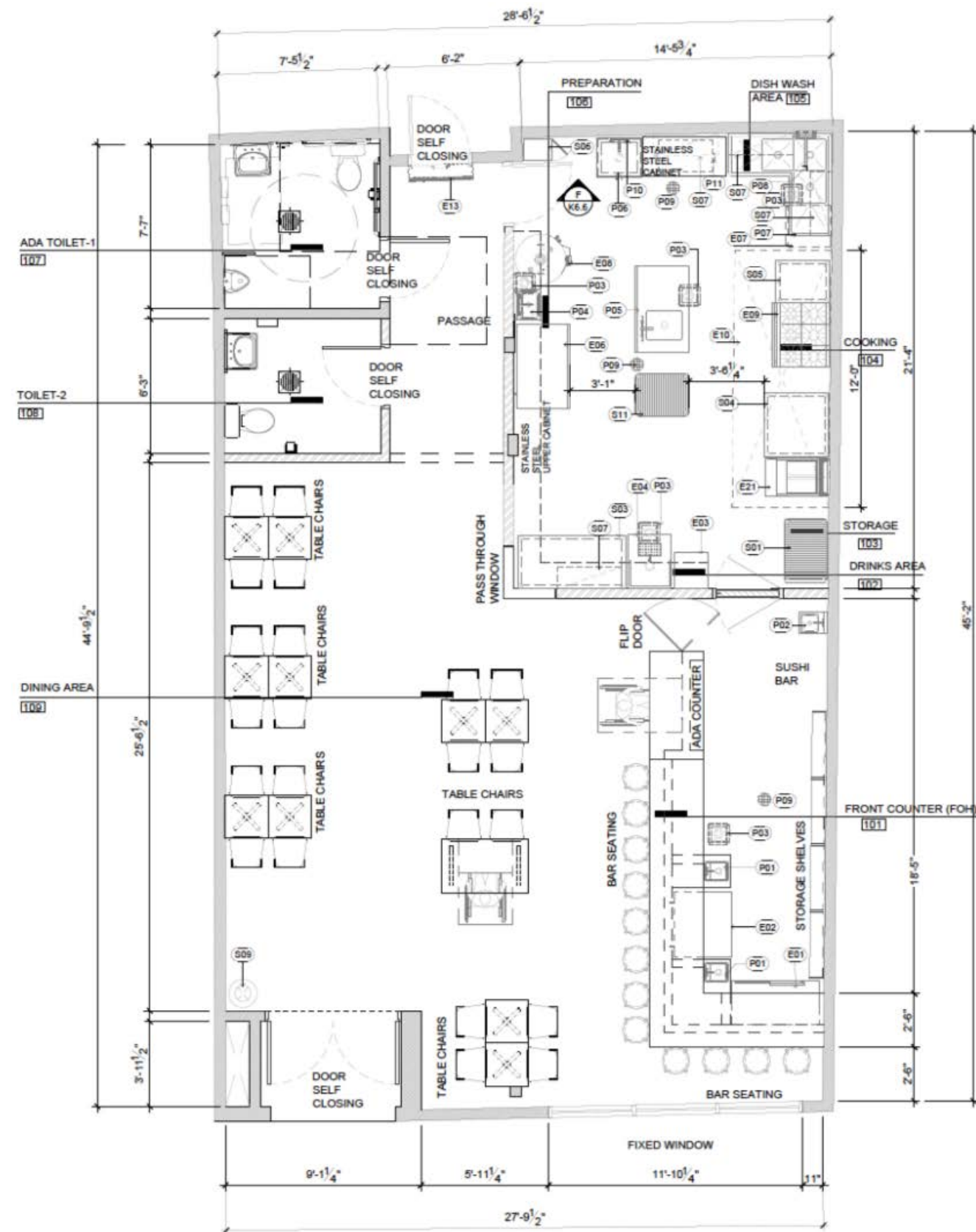


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Floor Plan





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Neighboring Tenants



COURAGE BAGELS



SQIRL



VOODOO
WINE BAR
VIN

OTO
OTO
OTO

Virgil Village Demographics



1 Mile

2 Miles

3 Miles



Total Population

65,899

289,648

525,521



Median Age

38.1

38.2

38



Total Spending on
Restaurants

\$222.7 M

\$996.2 M

\$1.8 B

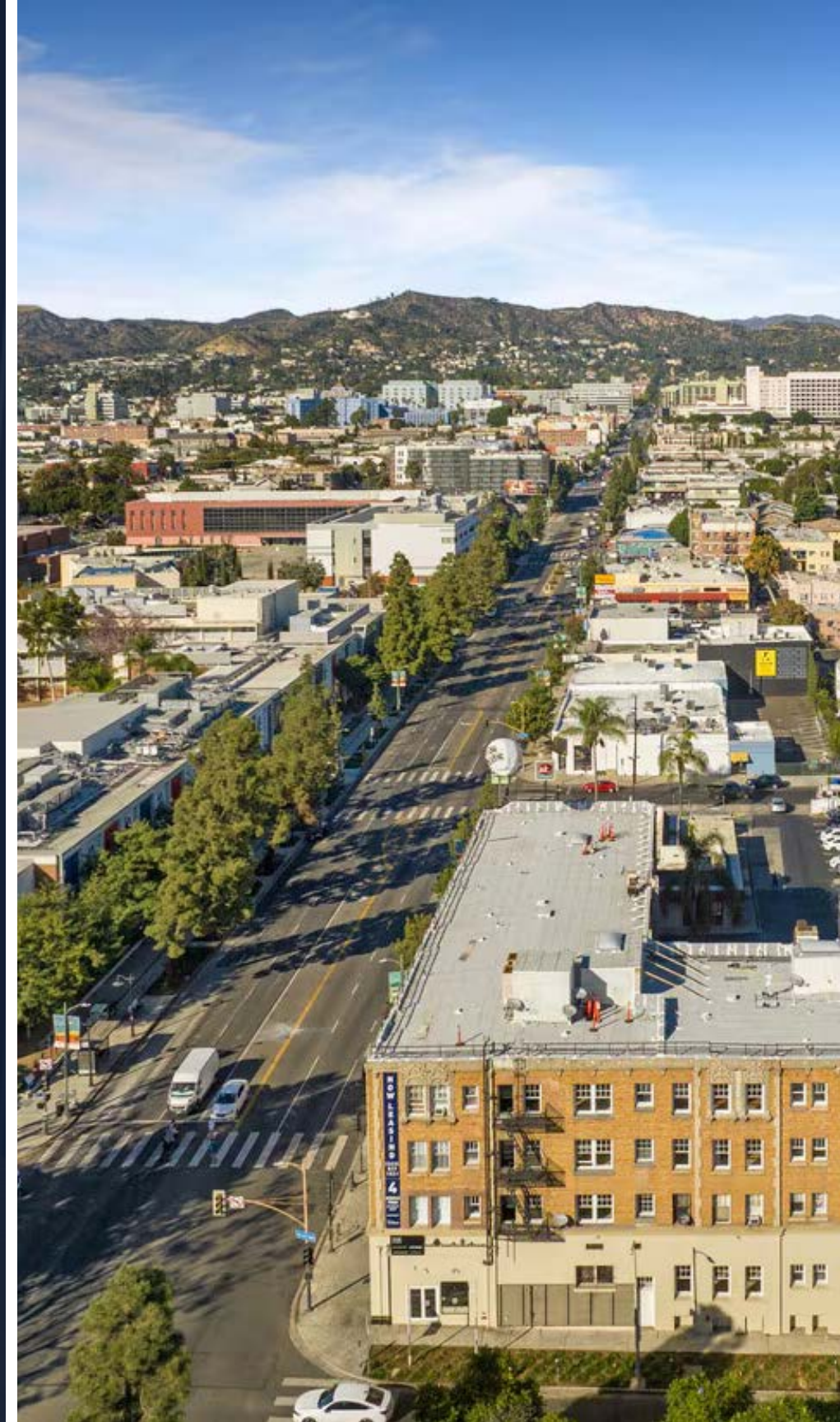


Average Household
Income

\$85,549

\$80,623

\$82,387



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