

1816 A & B N Vermont | Los Feliz

# ASSET SALE

BEAUTIFUL TURN-KEY RESTAURANT | BAR

## Lorena Tomb

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**URBANLIME**  
REAL ESTATE





# LOS FELIZ

Los Feliz, a charming neighborhood nestled in the heart of Los Angeles, boasts a unique blend of historic character and modern amenities. Its tree-lined streets are lined with an eclectic mix of architectural styles. The neighborhood's bustling commercial corridors along Vermont Ave. and Hillhurst Ave. are teeming with boutique shops, diverse dining options, and cozy cafes, catering to a wide array of tastes. Cultural attractions, including the historic Los Feliz Theater, and a strong sense of community involvement round out the neighborhood's appeal, making it a sought-after enclave for those seeking a vibrant yet relaxed urban lifestyle.

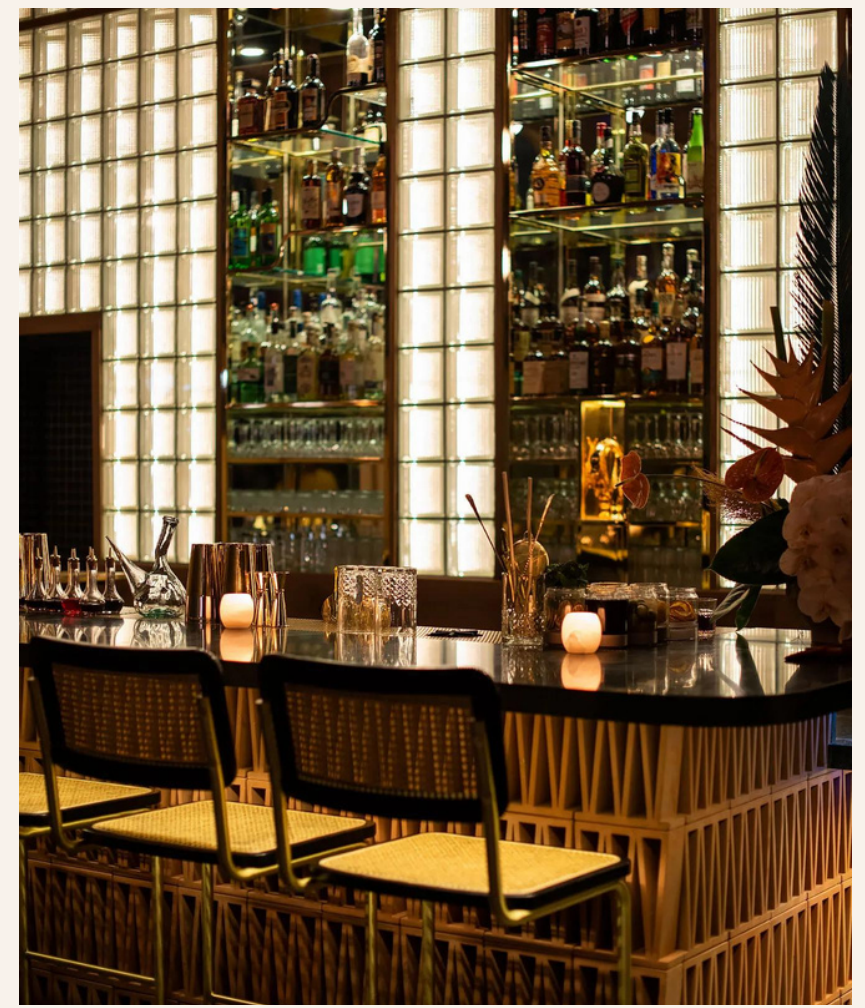


# FEATURES

- Currently Atrium & Pinky's
- Key Money: Negotiable
- Rent: \$20,886.93
- Term: ends Sept. 30, 2028
- Options: 2 Five-year Options @ 90% FMV
- NNN: \$3,268.39
- 50 yard line on Vermont Ave.
- Join a thriving community
- Neighbors include Los Feliz Theater, Figaro Bistrot, Fred 62, Skylight Books, Mirate, Hitops, Loupiotte Kitchen, and several boutique shops









# FLOOR PLAN

Pinky's

entrance

N. Vermont

Atrium



# Neighboring Tenants



***SquaresVille***

**SKYLIGHT  
BOOKS**

**MIRATE**

artisan LA  
JEWELRY

**LALA LING**

# LOCATION



Population (2 mile radius):  
+175,000



Average Household Income:  
+\$85,000



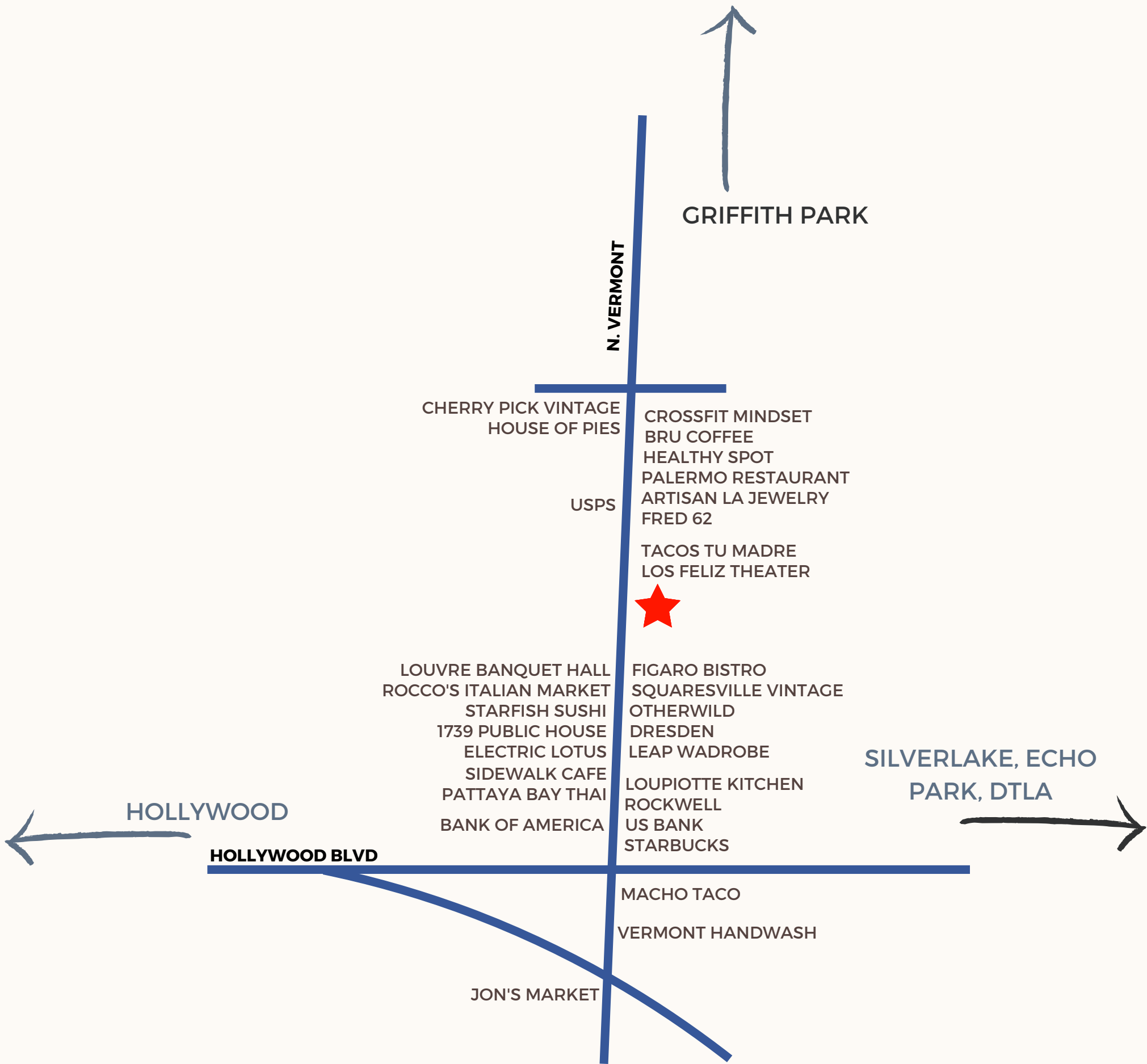
Pre-pandemic Employment (2  
mile radius): +65,000



Food & Beverage Spending pre-  
pandemic (2-mile radius): +\$500m



Traffic Count: +20,000 Vehicles







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