

PRIME NOHO ARTS DISTRICT



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NOHO Arts District

NOHO has been called
“the best neighborhood in L.A.” by L.A. Weekly.





INVESTMENT HIGHLIGHTS
NOHO Arts District

PRESENTING PRIME NOHO Arts District:

Great opportunity to acquire an 2nd generation restaurant and bar in a stand-alone building.

This space is located in the buzzing prime NOHO Arts District which is a one-square-mile community in North Hollywood that is home to more than 20 live professional theatres, acting and dance studios, performance spaces including the restored 1926 El Portal Theatre, art galleries, hip cafes, gastropubs, vintage stores and tattoo parlors on Lankershim and Magnolia Boulevards.

The architecture and landscaping at NOHO West provide a mix of eclectic LA style, allowing for a truly connected community experience due to the high pedestrian area and high car traffic count, locals, and tourists. NOHO Arts District is a fun shopping destination for daytime and nighttime goers.

Additionally, and importantly, NOHO is surrounded by Burbank, Toluca Lake, Glendale, Studio City which are homes of production, music & movies corporations such as Marvel, The Walt Disney Company, Warner Brothers, Sony, Paramount, 20th Century Fox and more.

Tap into the thousands of employees, executives, designers, attorneys, accountants, musicians, producers working at these corporations.

INVESTMENT HIGHLIGHTS
NOHO Arts District

AT A GLANCE

- ASK PRICE \$295,000
- ASSET SALE
- STAND ALONE BUILDING
- SQUARE FOOTAGE APPROXIMATELY 5,100 SF
- INDOOR | OUTDOOR PATIO
- INCLUDES AN ABC 47 TILL 2AM DAILY

INVESTMENT HIGHLIGHTS

NOHO Arts District

\$295,000

Ask Price

**ABC Type 47 No restrictions
+28 Draft Beers on Tap**

3,638 SF INDOOR

Approximate Square Footage

ABC WEEKDAY HOURS

11 AM - 2 AM

LEASE Through 2028 + One (1) seven and a half (7 1/2) years option - Through 2035

WRAP AROUND BAR AREA

ASSET SALE

Type

**\$18,009 Rent/mo + \$967 Gross Modified
less than \$4.00/sf**

1,568 SF OUTDOOR PATIO

Approximate Square Footage

ABC WEEKEND HOURS

10 AM - 2 AM

ABILITY TO HAVE MUSIC, HOOKAS, ETC

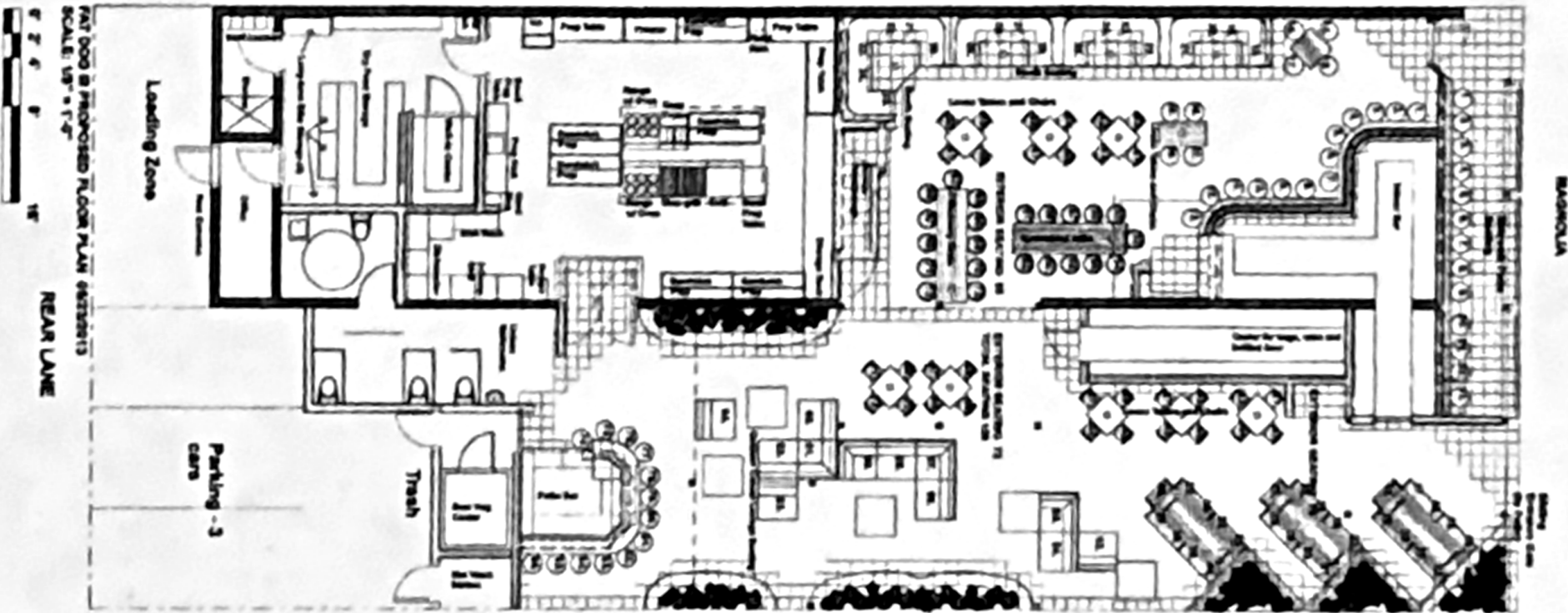








NOHO ARTS
DISTRICT



WHY KELLER WILLIAMS



kw | KELLER WILLIAMS
REALTY

4061

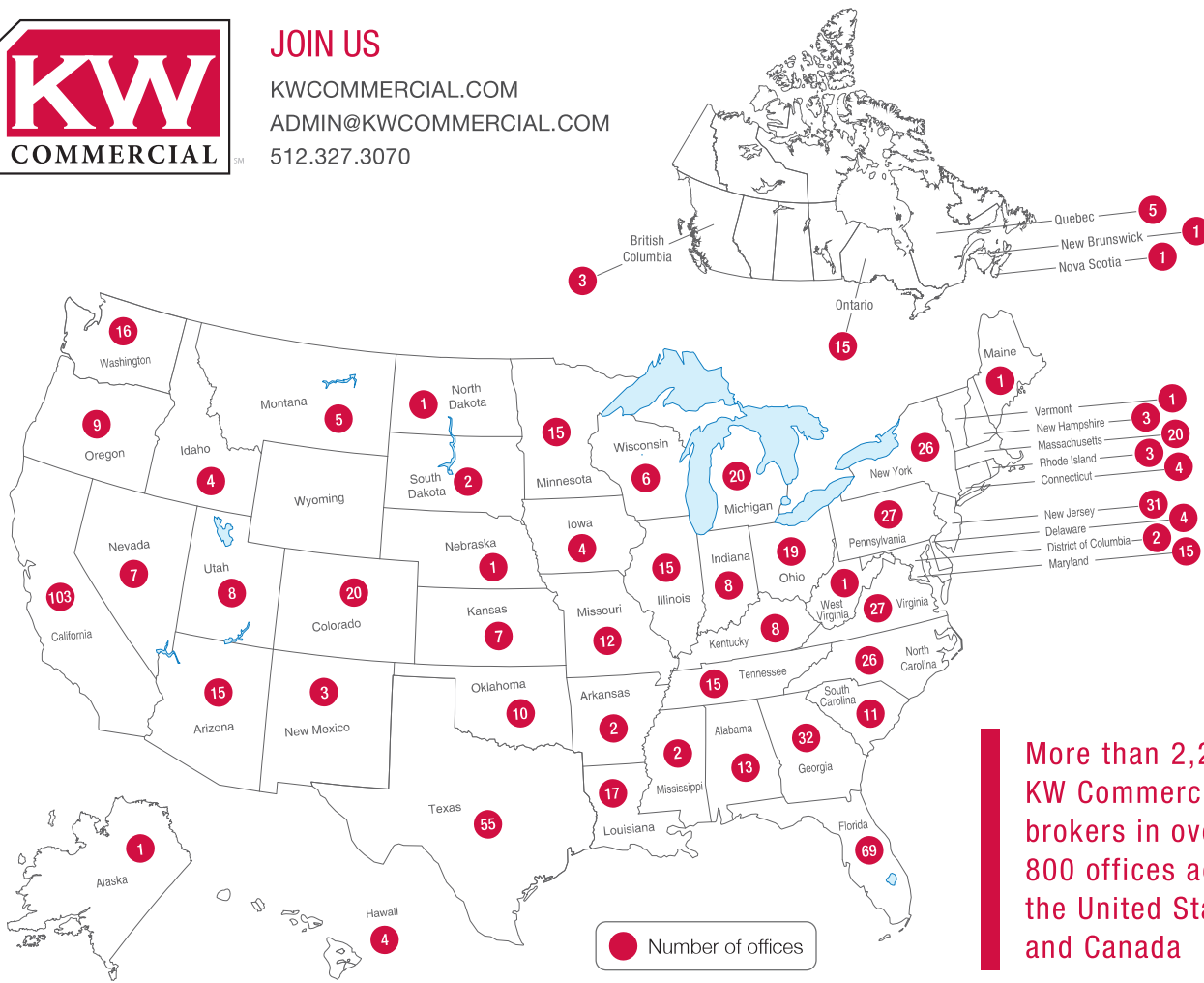


JOIN US

KWCOMMERCIAL.COM

ADMIN@KWCOMMERCIAL.COM

512.327.3070



More than 2,200 KW Commercial brokers in over 800 offices across the United States and Canada

WHAT SETS US APART

CULTURE

KW Commercial promotes a family atmosphere and focuses on individual business and profitability.



EDUCATION

KW Commercial training is complemented by the KWC Associate Academy – over 50 training videos created by The Lipsey Company – as well as monthly trainings that are conducted based on market demands.



ECONOMIC MODEL

Unlike traditional commercial real estate, KWC brokers have the potential to earn more through the capping model.



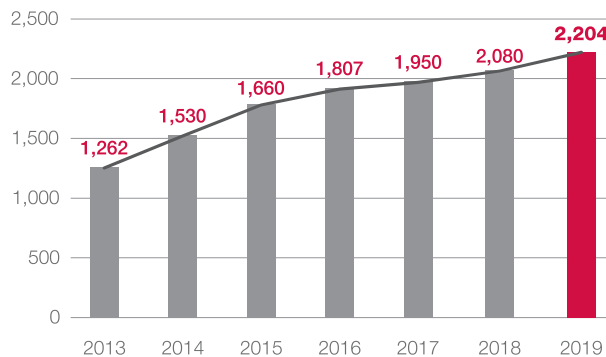
REFERRAL NETWORK

KW Commercial's network includes more than 2,000 brokers who are dynamically connected through technology and have access to a vast network of real estate professionals in more than 800 offices.

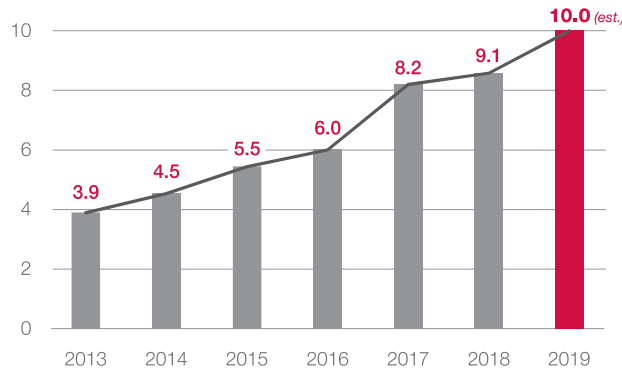


KW Commercial is one of the **fastest growing CRE firms** in North America!

Broker Growth



Production Volume (in Billions)



METRICS

TOP STATES IN PRODUCTION



TOP ASSET TYPES



OFFICE

MULTIFAMILY

RETAIL

KW COMMERCIAL'S COMMITMENT TO EXCELLENCE SPANS ACROSS ALL OF OUR SPECIALTY PRACTICE GROUPS.

From office properties to land brokerage, if you have an area of specialty or are looking to enhance your career by branching into the commercial world, KW Commercial can take your business to new heights.

SPECIALTY PRACTICE GROUPS

- INDUSTRIAL
- OFFICE
- RETAIL
- LAND AND DEVELOPMENT
- MULTIFAMILY
- HOSPITALITY/SPECIALTY PROPERTIES
- TENANT REPRESENTATION
- DISTRESSED ASSETS
- GOVERNMENT SERVICES
- INTERNATIONAL INVESTORS
- HEALTH CARE
- MANUFACTURED HOUSING



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OFFERING MEMORANDUM



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