



PRIME TROPHY RESTAURANT OPPORTUNITY | DTLA





# TERMS

Base Rent | Negotiable

Term | 5-10 Years

Space | 4,774 RSF  
Plus 800 SF of Patio Space (Rear)

Use | Restaurant

Licenses | Full Liquor License

Parking | Valet + Adjacent Lots & Garages + Street

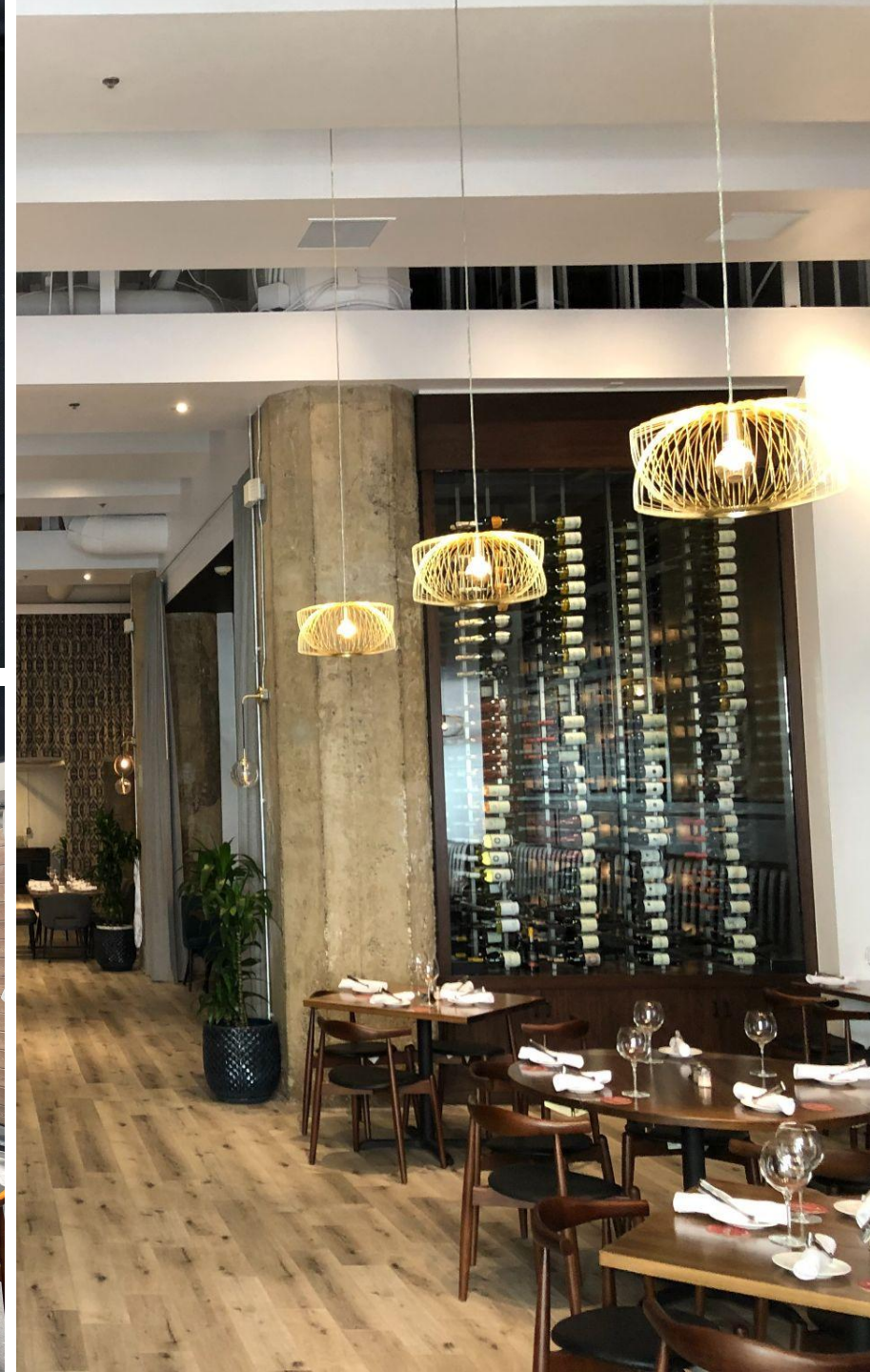
# FEATURES

- Newly renovated interior
- HVAC
- Prime location on 7th street next to Bottega Louie
- High ceilings
- Turnkey high finishes
- Located on the most sought after street for restaurants in DTLA (7th)
- 11:00 a.m. to 2:00 a.m., daily\*
- Indoor seating: 128 seats +/-\*
- Outdoor seating: 52 seats +/-\*

\*SUBJECT TO CITY RESTRICTIONS AND CHANGES



















SQUARE FOOTAGE SUMMARY		
MAIN FLOOR AREA	SQUARE FOOTAGE	REMARKS
MAIN ENTRANCE	131 SQ.FT.	-
MAIN BRNG	2,390 SQ.FT.	130
SALESMAN	266 SQ. FT.	-
BAR	228 SQ.FT.	-
REAR BRKFAST ROOM	183 SQ. FT.	-
STORAGE	51 SQ. FT.	-
BEVERAGE STATION	82 SQ. FT.	-
RESTROOM	217 SQ. FT.	-
OFFICE	71 SQ.FT.	-
LOCKER ROOM	70 SQ. FT.	-
HALLWAY	262 SQ. FT.	-
MAIN FLOOR TOTAL	4,176 SQ.FT.	130
PAVE DRIVE	618 SQ. FT.	52

NOTE:  
NO CHANGE TO THE EXISTING FLOOR AREA

TOTAL INTERIOR AREA:	4,776 SQ. FT.	SEATS: 128
TOTAL OUTDOOR DINING AREA:	690 SQ. FT.	SEATS: 50

**PLANS APPROVED**  
as required by  
Case No. 2A-2019-6887-CA0  
DEPARTMENT OF CITY PLANNING  
CITY OF LOS ANGELES  
Division 1-21  
Section 6.4.2  
Date 6.4.2



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