

Beautiful Melrose Ave. Café With Outdoor Patio

Key Money Asset Sale – New To Market

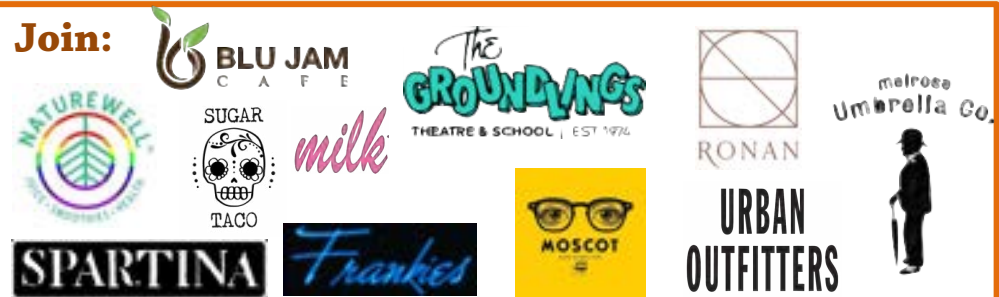


7473 Melrose Ave., Los Angeles, CA 90046

Highlights:

- Great Rental Rate @ \$4,635/mo.
- Newly Remodeled, Lots of Windows To Street
- Pivotal Location in The Center of Everything
- Priced To Move

Join:



Linnard Lane, President
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(310) 806-9380 (o), (510) 612-7111 (cell)

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

7473 Melrose Ave., Los Angeles, CA 90046



Take The Video Tour Here



THE DETAILS

KEY MONEY: **\$99,000**

CURRENT RENT & NNN's:

Monthly Rent: **\$4,635.00/mo. until 4/1/24**
\$4,774.00/mo. until 4/1/25
\$4,917.00/mo. until 4/1/26
\$5,065.00/mo. Until 6/30/27

2024 NNN: **\$785.00/mo.**

CURRENT LEASE TERM & OPTIONS:

TERM: **Expires June 30, 2027**

OPTIONS: **To Be Negotiated**

DESCRIPTION

This beautiful neighborhood café serves salads, panini sandwiches, espresso based coffee drinks and wonderful desserts. Newly remodeled in 2022, it compliments and includes all newer equipment and furnishings including a dual Italian made Royal Synchro espresso machine.

HIGHLIGHTS & FEATURES

- Fully Equipped café, NO Hood or Walk-In, Full FF&E list included
- On one of the Trendiest blocks of Iconic Melrose Ave., featured on Bravo, LA Times, Conde Nast Traveller and more.....
- Outdoor Patio Shielded from Street
- Storefront Windows On Melrose & Sierra Bonita
- Heavy Pedestrian Walk Traffic

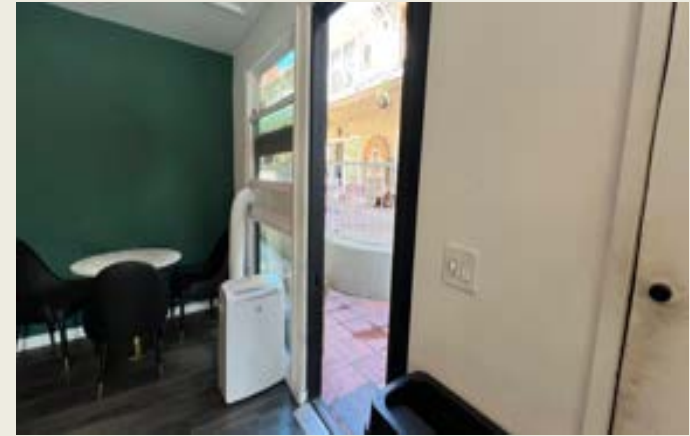
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COFFEE		REFRESHERS	
EASTERN COFFEE ON SAND	0.55	APPLE LIME	1.00/1.10
ESPRESSO	0.55	POMEGRANATE BASIL	1.00/1.10
AMERICANO	0.55	GINGER CUCUMBER	1.00/1.10
CAPPUCCINO	0.55	LIME LITCHI	1.00/1.10
LATTE	0.55	HANDSHAKEN TARRAGON	1.00/1.10
NATURAL LATTE	0.55		
RAI COFFEE	0.55	FRESH SQUEEZED JUICE	
POMONA	0.55	POMEGRANATE	1.00
HOT CHOCOLATE	0.55	APPLE	1.00
ICED COFFEE		CARROT	1.00
BARISTA COFFEE	1.00	ORANGE	1.00
COCONUT COFFEE	1.00	GRAPEFRUIT	1.00
NUTELLA COFFEE	1.00	CARROT APPLE CELERY	1.00
SHOCKING DRINK	1.00	ORANGE GRAPEFRUIT LEMON	1.00
DEEP-CHOCOLATE	1.00	SHAKES WITH ICE-CREAM	
FRAPPUCCINO	1.00	BERRY BOUQUET	1.00
FRESHO	1.00	AVOCADO MONKEY	1.00
TRANDU	1.00		

Check It Out The Vibe – Click these Now!



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Location Map

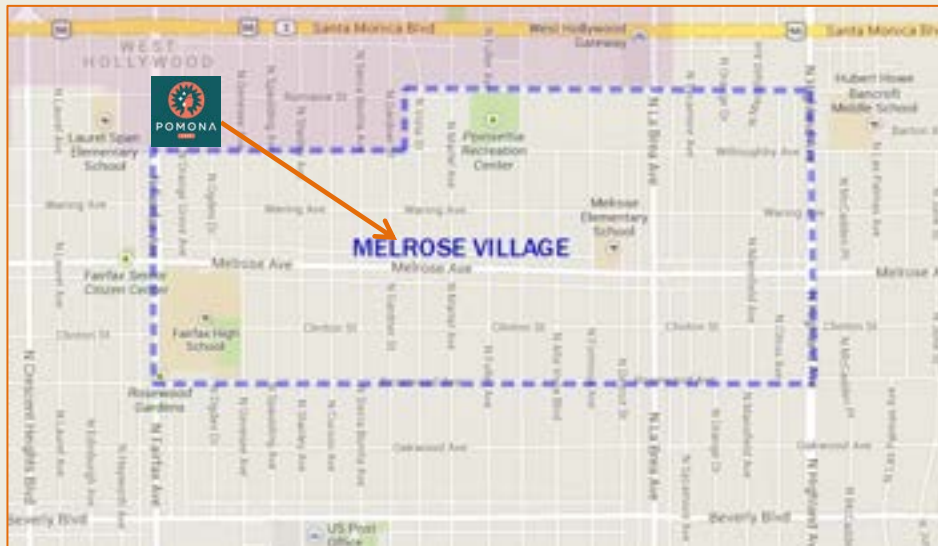
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DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	Population	43,646	369,734	923,013
	Total Retail Expenditures	\$924.25 M	\$6.82 B	\$14.53 B
	Total Food & Beverage Expenditures	\$289.51 B	\$2.13 B	\$4.55 B
	Estimated Households	24,527	183,775	405,799
	Estimated Avg. Household Income	\$121,675	\$118,890	\$113,479
	Estimated Avg. Household Net Worth	\$1.35 M	\$1.27 M	\$1.17 M
	College Degree Bachelor Degree Or Higher	63.9%	54.8%	47.0%

YOUR MELROSE AVE. NEIGHBORS

Restaurants

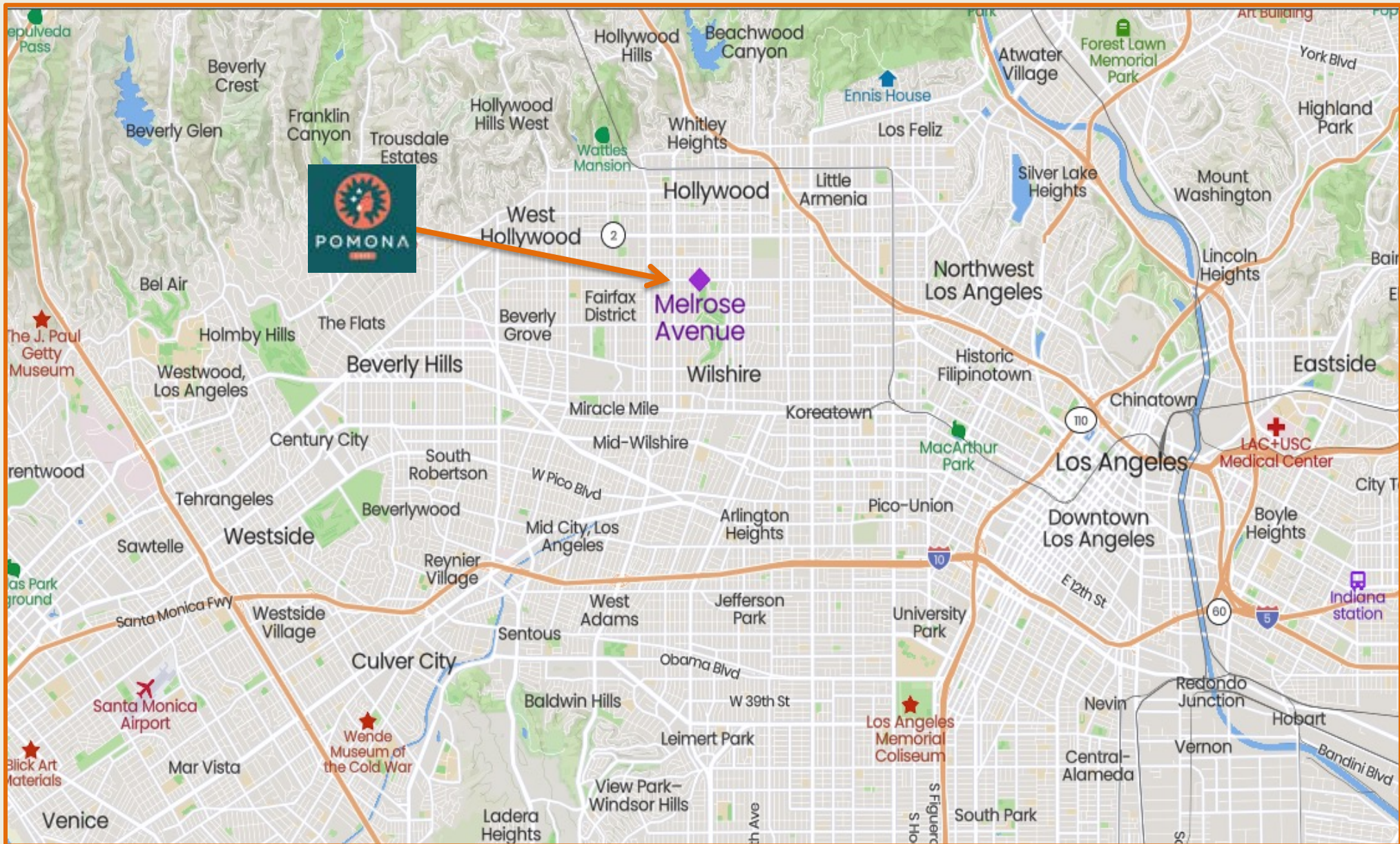


Retail & Services



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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.

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