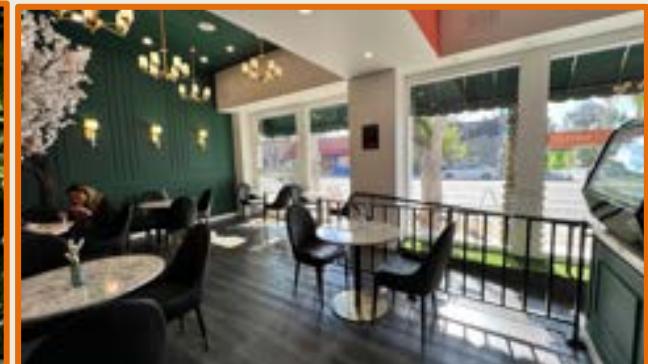


Beautiful Melrose Ave. Café With Outdoor Patio

Key Money Asset Sale – New To Market



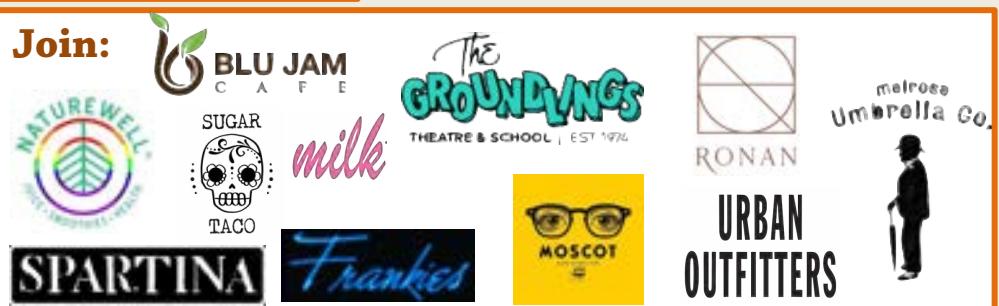
7473 Melrose Ave., Los Angeles, CA 90046



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
DRE# 00805179

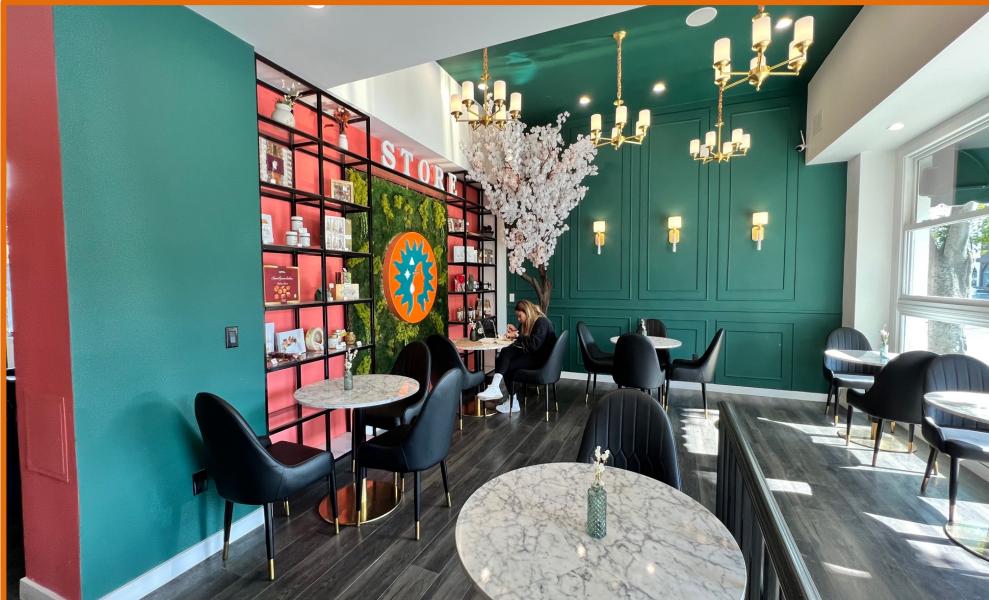
Linnard@hightouchgrp.com
(310) 806-9380 (o), (510) 612-7111 (cell)

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Take The Video Tour Here



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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 complements and includes all newer equipment and furnishings including a dual Italian made Royal Synchro espresso machine.

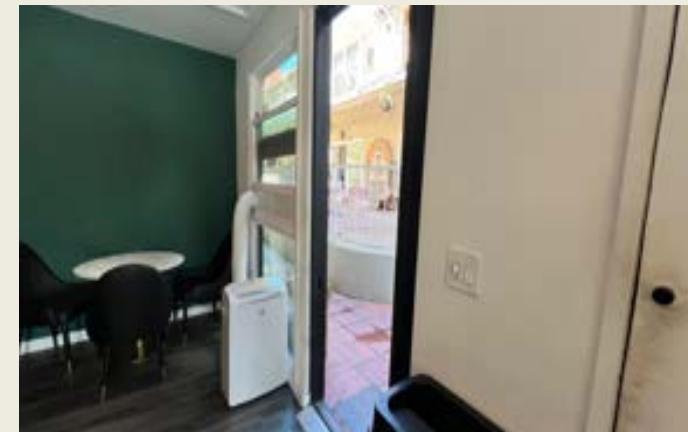
HIGHLIGHTS & FEATURES

- 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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CREPE 13.75



PANCAKE 11.95



WAFFLE 13.95

CHOOSE UP TO 3 ITEMS

nutella	banana	honey
caramel	strawberry	ice-cream
white chocolate	raspberry	whipped cream
condensed milk	blueberry	almonds
original syrup	berry preserve	Walnuts

OATMEAL BOWL 11.50

oatmeal with berries, banana, nuts, chia seeds and honey

FRUIT SALAD 11.50

a fresh fruit salad made with seasonal fruits and berries

GRANOLA & YOGURT BOWL 12.75

granola, yogurt, berries, sunflower seeds

COFFEE

ESPRESSO	1.15
AMERICANO	1.15
CAPPUCCINO	1.15
LATTE	1.15
MATCHA LATTE	1.15
ESPRESSO	1.15
POMÉGRA	1.15
HOT CHOCOLATE	1.15

REFRESHERS

POMEGRANATE	1.15
APPLE LIME	1.15
POMEGRANATE BAN	1.15
GRASS CUCUMBER	1.15
LIME LEMON	1.15
MANDARIN TARRAGON	1.15

FRESH SQUEEZED JUICE

POMEGRANATE	1.15
APPLE	1.15
CARROT	1.15
ORANGE	1.15
GRAPEFRUIT	1.15
CARROT APPLE CELERY	1.15
ORANGE GRAPEFRUIT LEMON	1.15

ICED COFFEE

BANANA COFFEE	1.15
COCONUT COFFEE	1.15
ESPRESSO COFFEE	1.15
SHAKERS DRINK	1.15
CHOCO-CHOCOLATE	1.15
FRAPPUCCINO	1.15
FRESHCO	1.15
TEARISU	1.15

SHAKES WITH ICE-CREAM

BERRY BOUQUET	1.15
AVOCADO MINTY	1.15

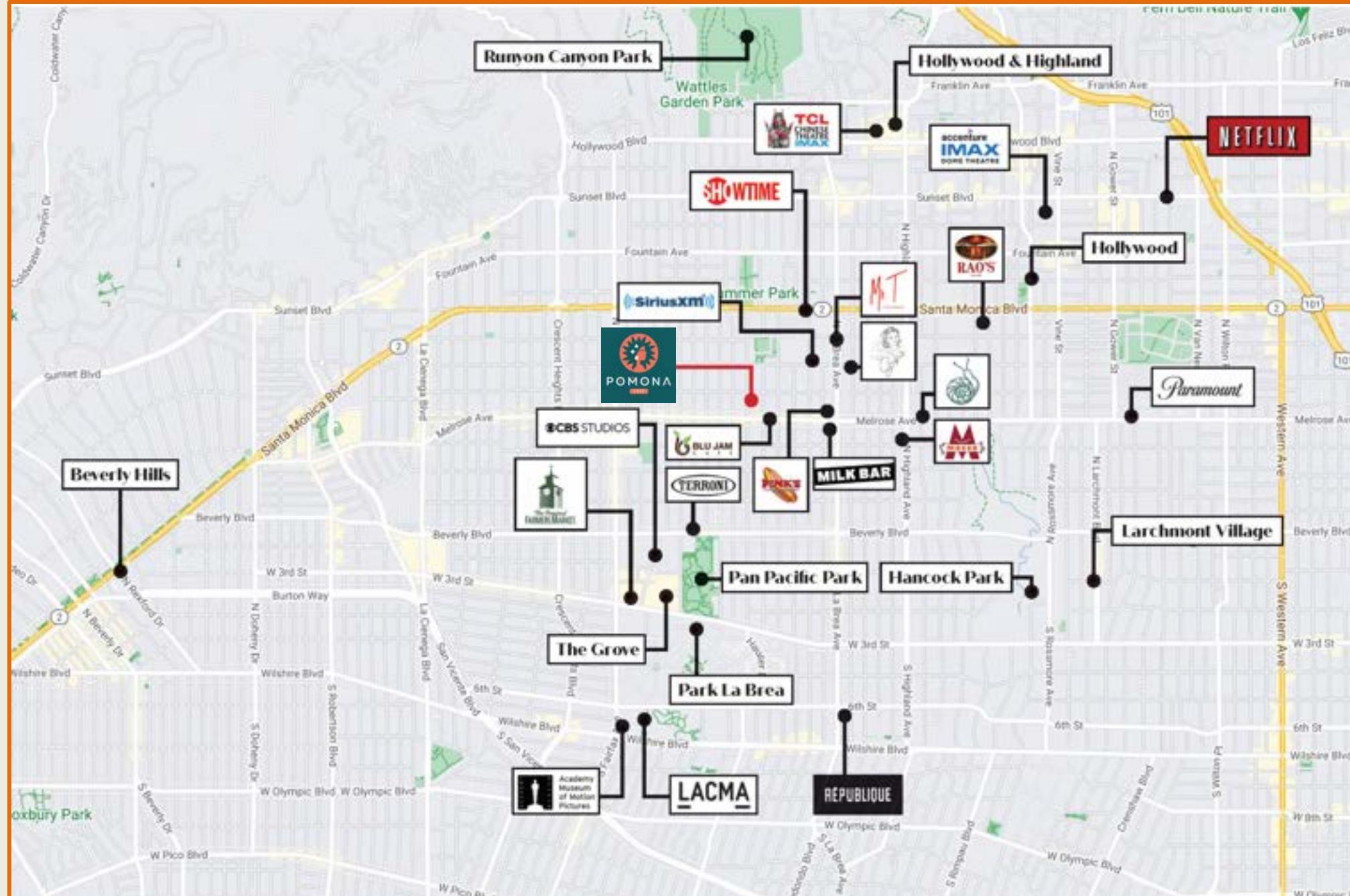


Check It Out The Vibe – Click these Now!



Location Map

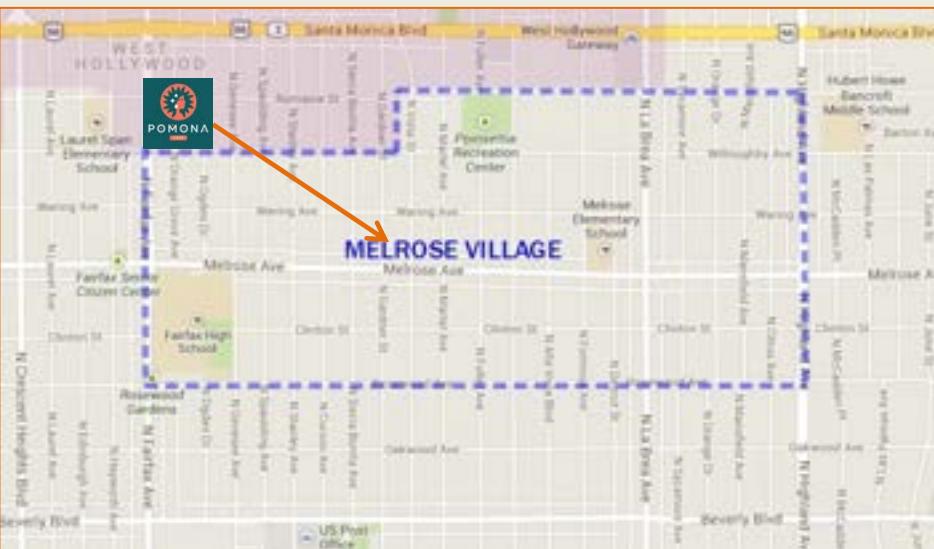
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DEMOGRAPHICS

	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

I.a. Eyeworks



**URBAN
OUTFITTERS**

The GROUNDLINGS
THEATRE & SCHOOL | EST 1976

American Vintage

SP
SHOE PALACE

adidas
ORIGINALS

WASTELAND

Agent Provocateur

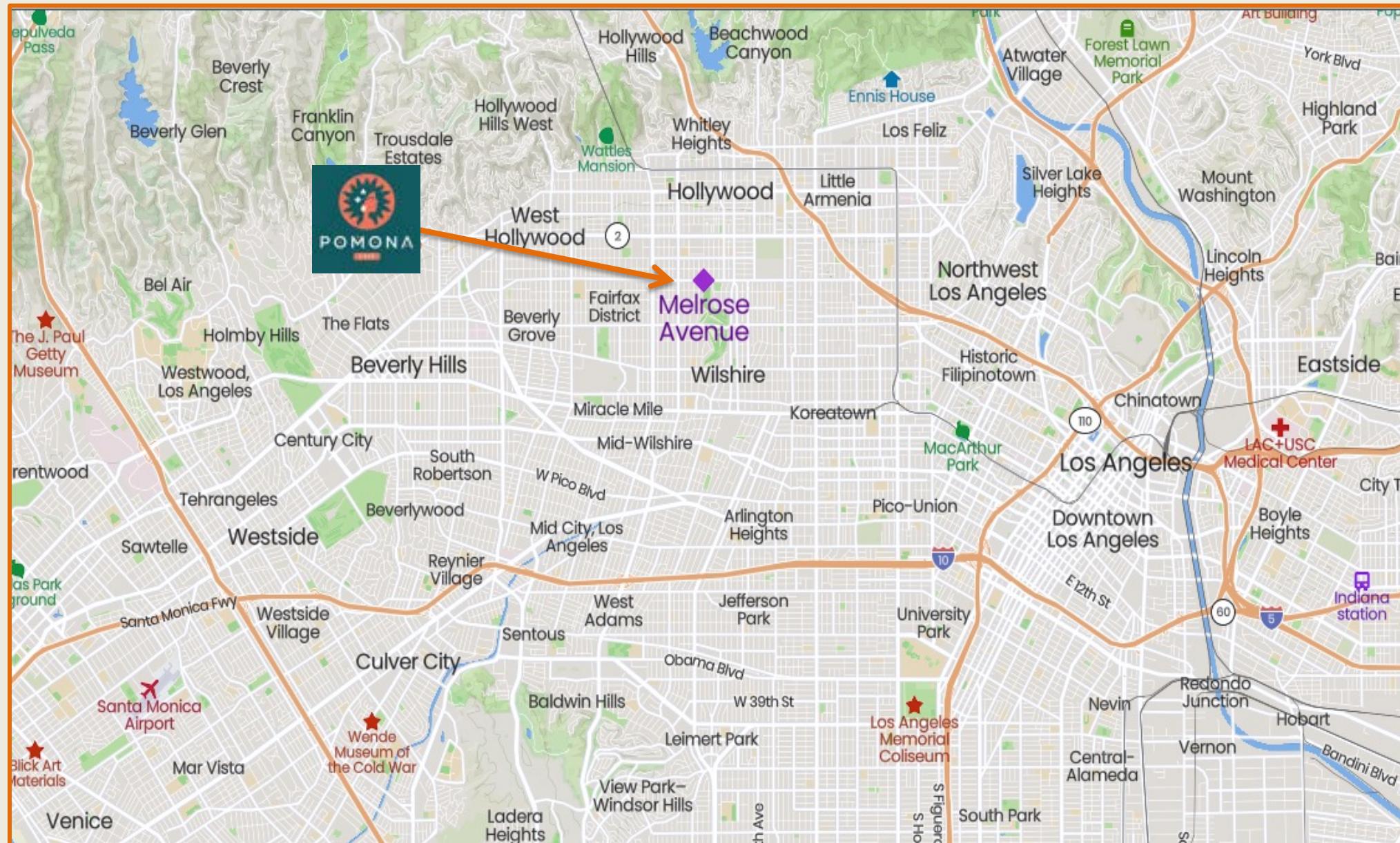


Blush LA
NAIL LOUNGE

PALIHOTEL
MELROSE AVENUE

Location Map

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CONFIDENTIALITY AGREEMENT & DISCLOSURE

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.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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