

**6020 S. SEA BLUFF DRIVE**  
**Playa Vista, CA 90094**

**RITROVO**  
**PIZZERIA-TRATTORIA**

**ASSIGNMENT OF LEASE/ASSET SALE: RITROVO TRATTORIA**



**JOHN MOUDAKIS**  
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**JEFF JAROW**  
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**RUDY QUINTANAR**  
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## PROPERTY CHARACTERISTICS

**SIZE:** Approximately 1,393 square feet and patio

**RATE:** \$9,624 per month, NNN (estimated to be \$3,890 per square foot per month)

**LEASE TERMS:** 1 year left on lease term. Two 5 year options to extend are available.

**ASKING PRICE:** \$499,000 which includes the name, goodwill, lease entitlements, FF+E and intellectual property.

**AVAILABLE:** Immediately

**PARKING:** Off-site structure and street parking

- Beautiful italian restaurant in Playa Vista overlooking the park and neighborhood
- Pride of ownership restaurant business
- Open lunch and dinner, 7 days a week
- Profitable business owner, keeps good books and records



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## PHOTOS - INTERIOR



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## PHOTOS - KITCHEN



**JOHN MOUDAKIS**  
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|                                  | 1 Mile      | 3 Miles     | 5 Miles     |
|----------------------------------|-------------|-------------|-------------|
| 2023 Population                  | 27,500      | 196,125     | 495,928     |
| 2028 Projected Population        | 28,163      | 194,754     | 488,434     |
| 2023-2028 Population Growth      | 2.41%       | -0.70%      | -1.51%      |
| 2023 Average Age                 | 38          | 42          | 41          |
| 2023 Bachelor's Degree or higher | 57%         | 49%         | 37%         |
| 2023 Households Estimate         | 11,689      | 88,142      | 210,364     |
| 2023 Average Household Size      | 2.00        | 2.10        | 2.30        |
| 2023 Average Household Income    | \$168,130   | \$141,479   | \$124,430   |
| 2023 Housing Units               | 12,623      | 99,605      | 237,057     |
| 2023 Median Home Value           | \$1,072,506 | \$1,053,829 | \$1,022,401 |

# DEMOGRAPHICS

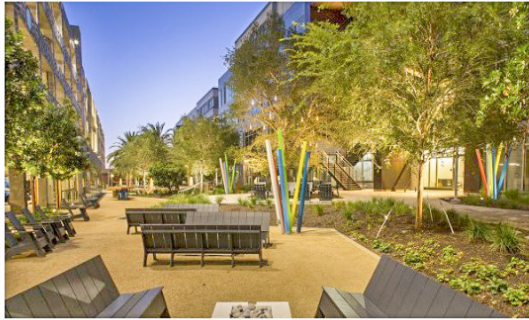


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# PLAYA VISTA NEIGHBORHOOD



The Campus at Playa Vista



The Resort at Playa Vista



The Centerpointe Club



Runway Playa Vista



Bluff Creek Fields



Playa Vista Daily with Beach Shuttles



Farmers' Market

**Playa Vista Living** - Playa Vista is a destination in its own right. This is where a tech hub, open space, recreation, entertainment, shopping, dining and new home collections all come together to reinvent the way you live. Everything is just a walk away. Playa Vista has become a choice address for businesses, technology, media and entertainment and, along with Santa Monica and Venice, has become known as Silicon Beach. With parks and open spaces in every direction, Playa Vista lets you find the perfect place to unwind, come together and take it all in. You'll discover acres of inviting parks that make room for adventure and expand far beyond any yard.



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