



7505 Melrose Ave., Los Angeles, CA
 Restaurant & Bar Asset Sale

Join:



Linnard Lane, President
 DRE# 00805179

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

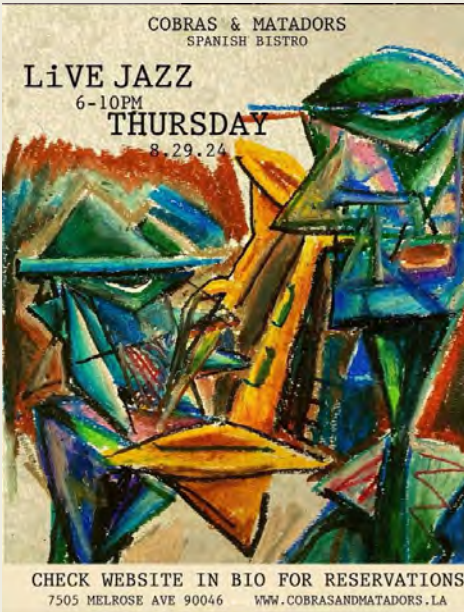
H High Touch Properties Inc.
 12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

7505 Melrose Ave., Los Angeles, CA 90046



Formerly Spartina since 2014, this beautiful and intimate restaurant is located on one of Melrose Ave's. trendiest and hippest blocks, now Cobras & Matadors since 2024, it continues the spirit of bringing great food and entertainment to the Hollywood and media district crowd who live here. This is no ordinary spot either, its a part of LA culinary history with a lineage of famous chef / owners delivering memorable experiences. This restaurant, with its sleek, rustic, mid century dining room, expansive patio, bar, and open kitchen is well known as a perfect spot to drop in for a glass of wine or cocktail at your own "Social Club", bring someone special for a date night, or enjoy the vibe with great food and friends. Its time to now make it your own.....

Check It Out The Previous Vibe – Click Here



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Take A 3D Tour Here



THE DETAILS

KEY MONEY ASKING PRICE:

CALL BROKER

NEW LEASE AVAILABLE

Term:	10 YEARS
Monthly Rent:	\$ 16,500.00/Mo.
Increases:	3% Annually
Real Estate Taxes:	\$ 1,000.00/Mo.
CAM:	Self Managed
Insurance:	Tenant \$2M/occurrence, Landlord as additional insured
Security Deposit:	\$33,000.00 subject to financial review
Tenant Responsibility:	Repairs for Roof, Plumbing, Electric, & FFE equipment

SIZE

Total Restaurant Size:	2,652 Sq. Ft. (Per CUB)
Interior Dining Room Area:	1,434 Sq. Ft., (Per CUB)
Outdoor Patio Area:	717 sq. ft. (Per CUB)

SEATING (Buyer To Verify)

Indoor:	64 (Per CUB) More available
Outdoor Patio:	33 (Per CUB) More Available

HIGHLIGHTS & FEATURES

- Fully Equipped Modern Chef's Kitchen with Type 1 Hoods (2), 2nd Hood Rated For Open Flame, Wood Burning Grill, Large Walk-In, Wood Burning Pizza Oven, dishwasher area, grease interceptor, Bar (2) wells, Full FF&E list included
- Trendiest blocks of Iconic Melrose Ave., featured on Bravo, LA Times, Conde Nast Traveller and more.....
- Type 47 ABC License (Full Liquor) Included, allows service 7:00 a.m. to 12:00 a.m. (midnight), 7 days a week.
- Rare Pole Signage – Iconic Location

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Additional Patio Seating Area



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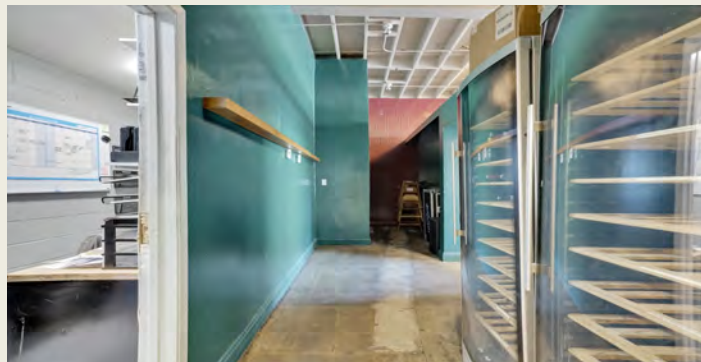


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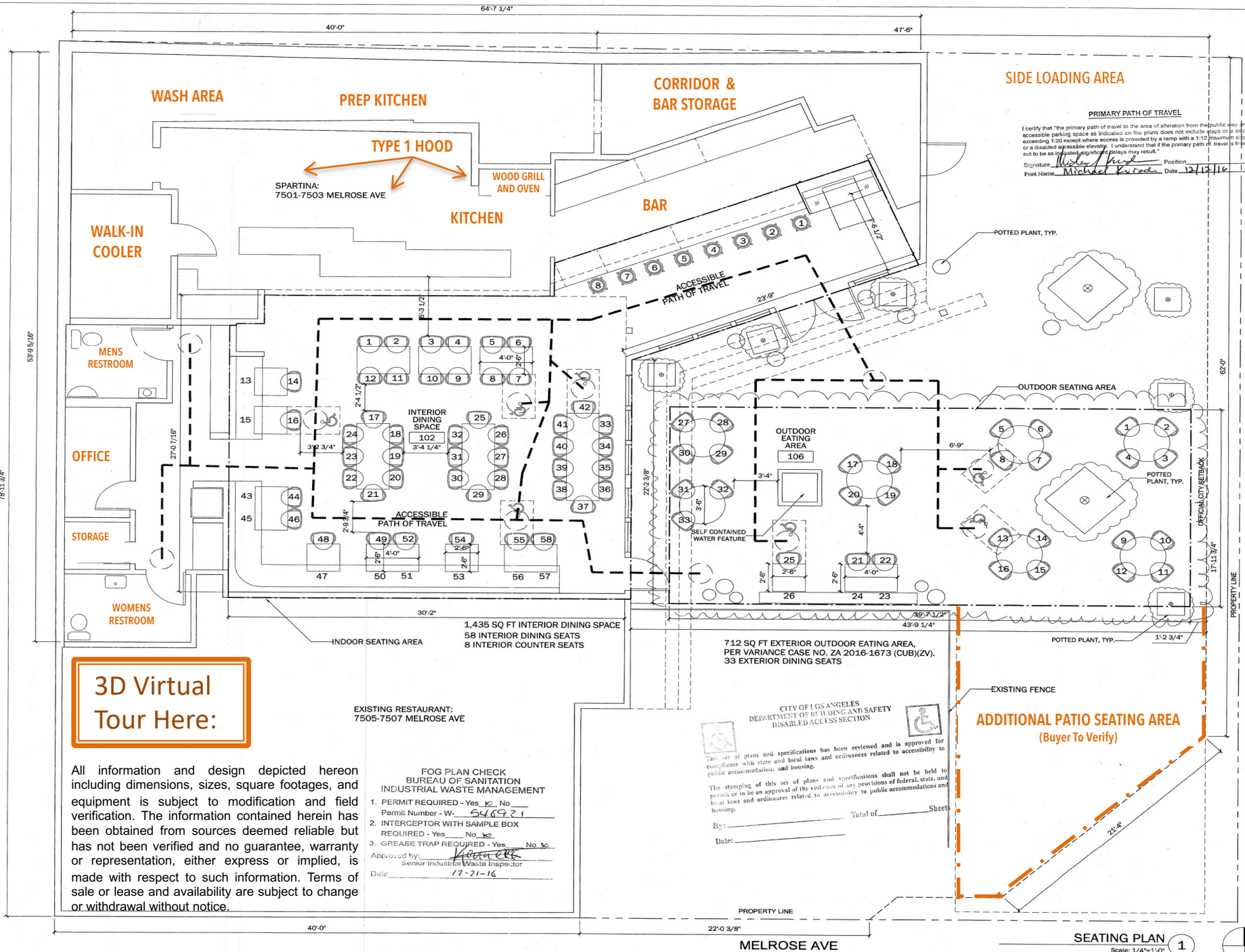


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PRIMARY PATH OF TRAVEL

I certify that the primary path of travel to the area of alteration from the public way and accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with a 1:12 maximum to the top or a disabled accessible elevator. I understand that if the primary path of travel is found not to be as indicated, significant delays may result.

Signature: Michael R. Reed Position: _____
 Print Name: Michael R. Reed Date: 12/12/16

3D Virtual Tour Here:

All information and design depicted hereon including dimensions, sizes, square footages, and equipment is subject to modification and field verification. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

EXISTING RESTAURANT:
7505-7507 MELROSE AVE

FOG PLAN CHECK
BUREAU OF SANITATION
INDUSTRIAL WASTE MANAGEMENT

1. PERMIT REQUIRED - Yes X No _____
 Permit Number - W- 546921

2. INTERCEPTOR WITH SAMPLE BOX
REQUIRED - Yes _____ No X

3. GREASE TRAP REQUIRED - Yes _____ No X

Approved by: [Signature]
 Senior Industrial Waste Inspector
 Date: 12-21-16

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

By: _____ Total of _____ Sheets
 Date: _____

ADDITIONAL PATIO SEATING AREA
(Buyer To Verify)



LAPTOPS & LATTES UPTOWN INDIVIDUALS

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

TRENDSETTERS UPTOWN INDIVIDUALS

Armed with the motto “you’re only young once,” Trendsetters residents live life to its full potential. These educated young singles aren’t ready to settle down; they tend to not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.



DEMOGRAPHICS 3 MILE RADIUS

345,645
2022 POPULATION

470,434
DAYTIME POPULATION

323,962 (69%)
DAYTIME WORKERS

33%
MILLENNIALS(81'-98)

\$113,898
2022 AVERAGE
HOUSEHOLD INCOME

77%
WHITE COLLAR
2022 WORKING CLASS

YOUR MELROSE AVE. NEIGHBORS

Restaurants



THE BENJAMIN
Hollywood



melrose
Umbrella Co.



Retail & Services

l.a. Eyeworks



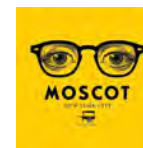
**URBAN
OUTFITTERS**



THEATRE & SCHOOL | EST 1974



WASTELAND



Blush LA
NAIL LOUNGE

PALIHOTEL

MELROSE AVENUE

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Surrounding Area Map

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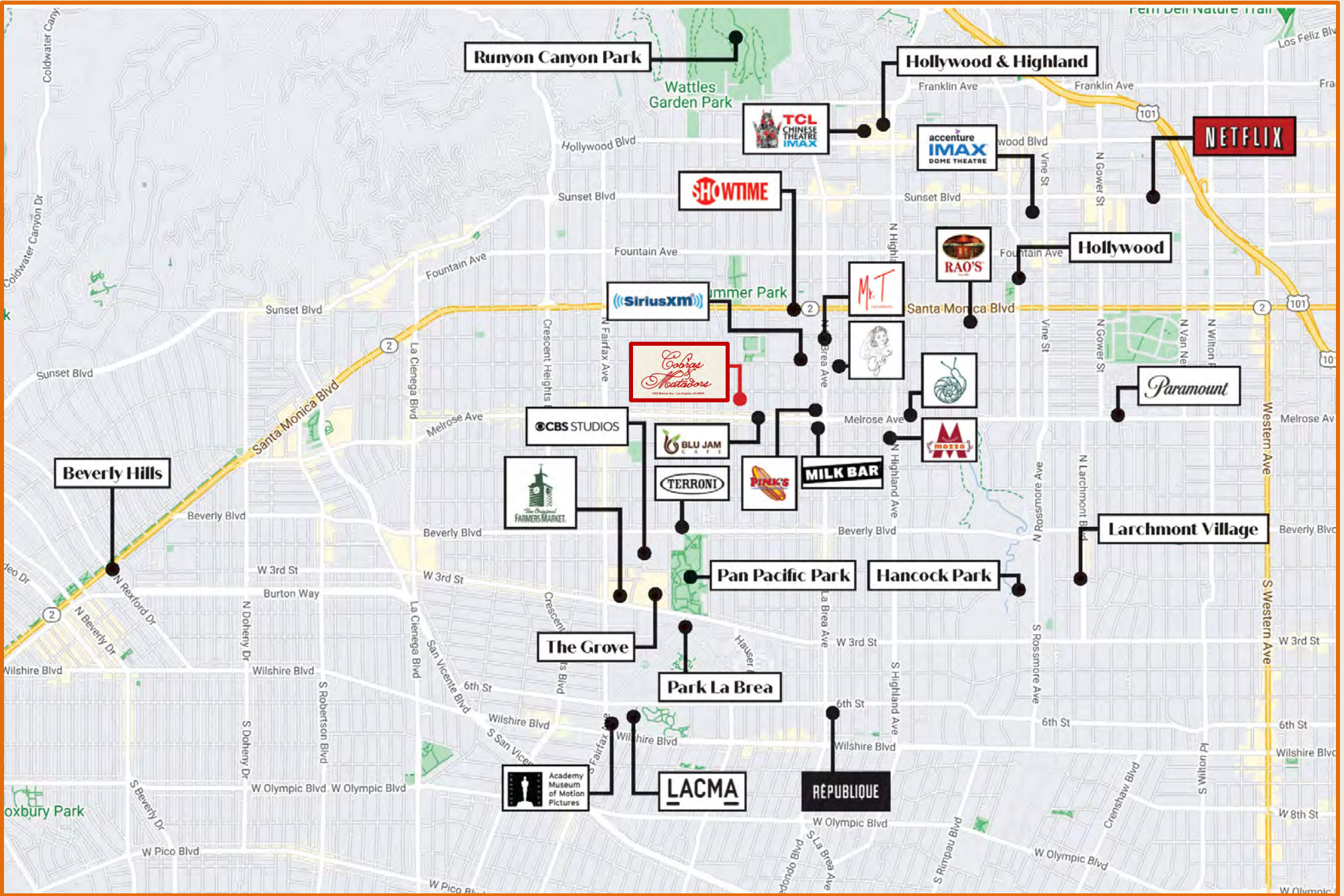
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Location Map

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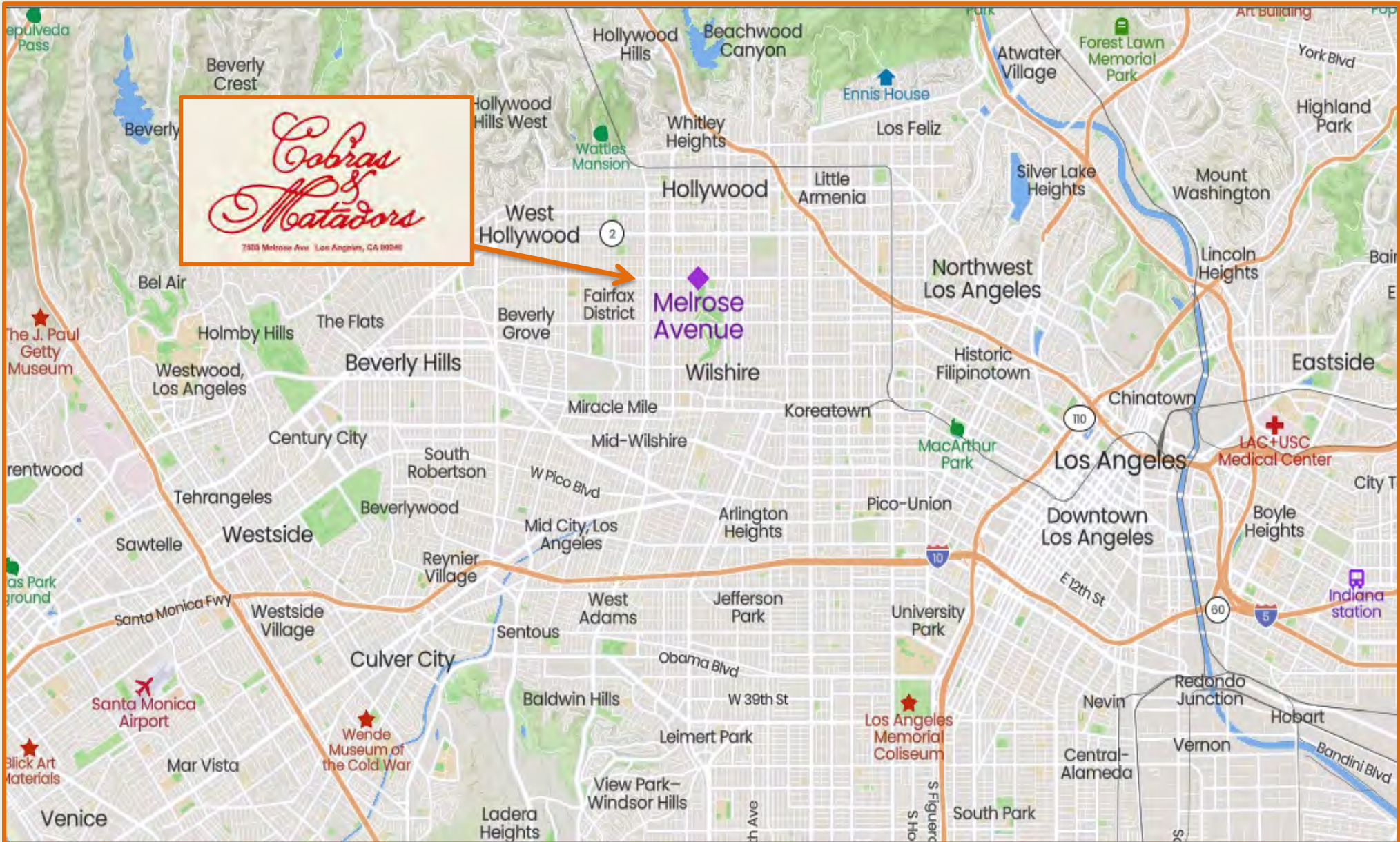
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Location Map

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Surrounding New Developments

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The project would feature nearly 50,000 square feet of office space on its upper three floors. The structure's three bottom floors would be devoted to a 175-car parking garage and 15,000 square feet of street-fronting commercial space.



In the Hollywood Media District, construction is now underway for a pair of mid-rise buildings that will provide production space for companies in the entertainment industry.



Applicant 1 Up Fitness Group, a subsidiary of the German organization McFit Global Group, intends to convert the five-story edifice into a 58,417-square-foot athletic club, featuring weight rooms, group fitness groups, a spa and salon, a swimming pool, a juice bar, and restaurant space.



In the Hollywood Media District, construction is now underway for a pair of mid-rise buildings that will provide production space for companies in the entertainment industry.



La Brea Avenue with a five-story building that would feature 49 studio apartments for low-income households and one manager's unit. Plans also call for a gym, a community room, a laundry facility, a central courtyard, and five at-grade parking stalls.



The five-story building, designed by Santa Monica-based VTBS Architects, will include 179 apartments, a 33,000-square-foot Sprouts Farmers Market and parking accommodations for up to 463 vehicles and 231 bicycles.



Construction of a nine-story building that would feature 91 guest rooms and eight apartments above ground-floor commercial space. Other proposed elements of the development include a rooftop lounge and swimming pool.



The project site, will yield a four-story building featuring 19 apartments over ground-floor restaurant space and an subterranean parking garage.

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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HIGH TOUCH GROUP

COMMERCIAL HOSPITALITY INVESTMENT

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