

# Next To USC - 2<sup>nd</sup> Gen Restaurant w/ Type 41 Asset Sale



3017 S. Figueroa St., Los Angeles, CA, 90007

## KEY MONEY:

Call Broker For Pricing

MONTHLY RENT:

\$ 7,675.44 (Annual CPI Increase)

NNN:

\$ 1,566.00

TERM:

Expires March 31, 2026

OPTIONS:

1 X 5 Year Option

SIZE:

1,350 Sq. Ft. per lease

FREE PARKING:

Yes

AVAILABLE:

30 days

Join:



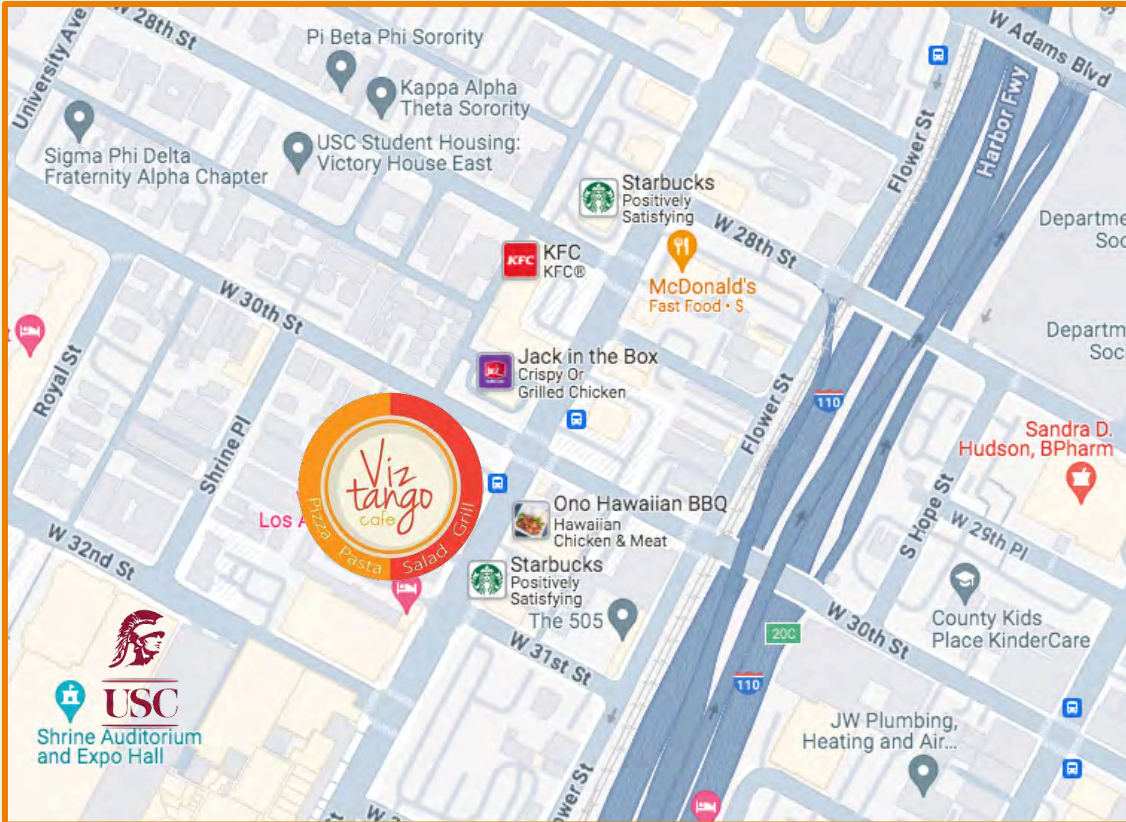
Linnard Lane, President  
DRE# 00805179

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

Proposed Uses to be verified with City and subject to permitting restrictions. 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.

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## FACILITY HIGHLIGHTS & FEATURES

- Fully Equipped Kitchen – 11'+12' Type 1 Hood(s), Large Walk In
- Beer & Wine Type 41 License
- Free Parking
- Walk To USC
- Large Pylon Sign panel included
- High Traffic Intersection

## PROPERTY HIGHLIGHTS

- Close proximity to USC with 49,500 students and 4,700 fulltime faculty members
- Across the street from USC's fraternity row; 7,500 students are involved in Greek life
- Near Exposition park which receives approximately 4 million visitors per year and features the L.A. Memorial Coliseum (home of USC Trojans Football and major music events), Banc of California Stadium (home of Major League Soccer's Los Angeles Football Club), California Science Center, California African American Museum and Natural History Museum
- Near three venues to be used for the 2028 Olympics – Galen Center, USC Campus and Dedeaux Field
- Near national credit tenants such as Starbucks, Chili's, Panda Express, Carl's Jr., Starbucks, and Five Guys as well as local favorites like 901 Bar & Grill and Dirt Dog

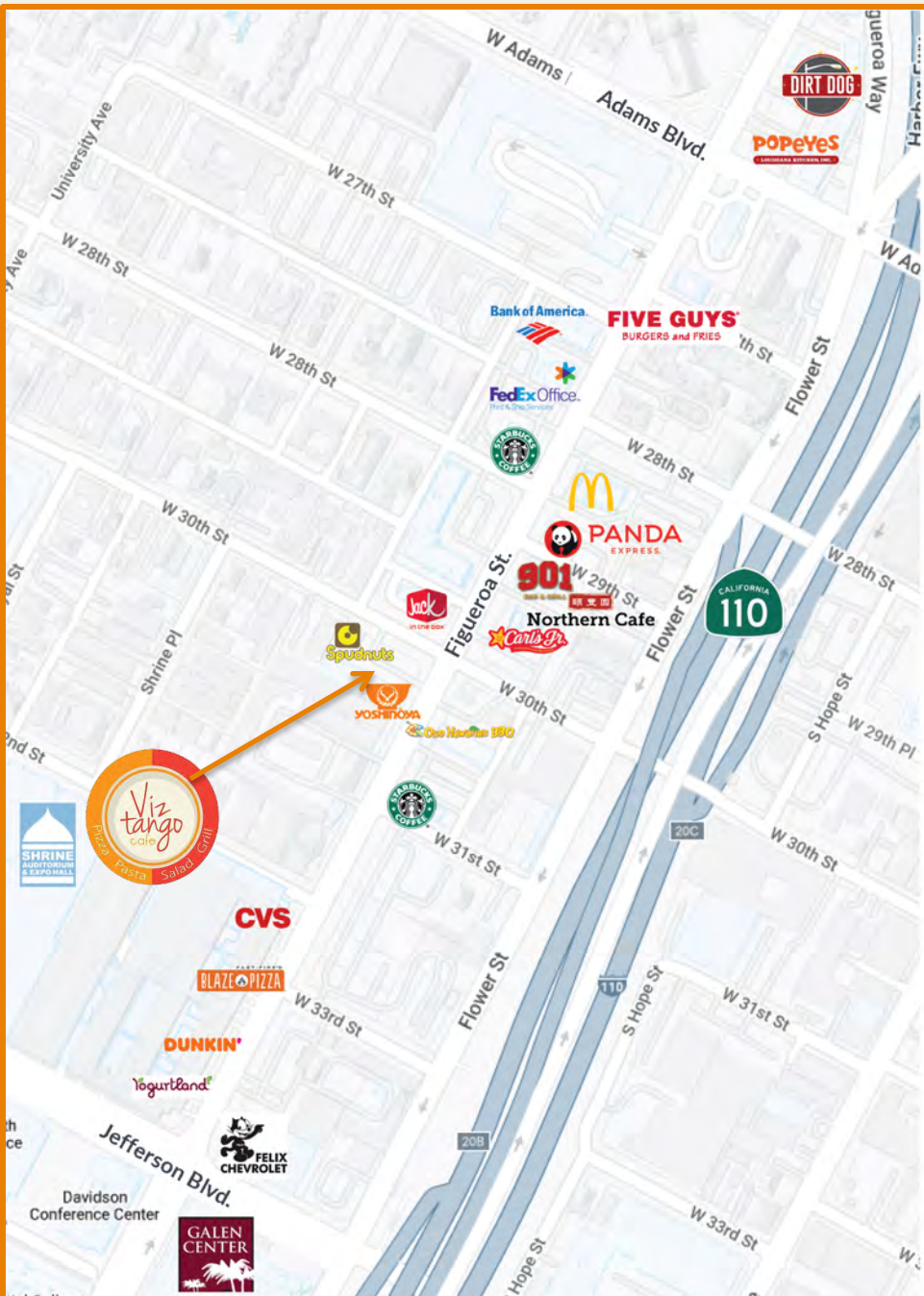
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Amenities Map



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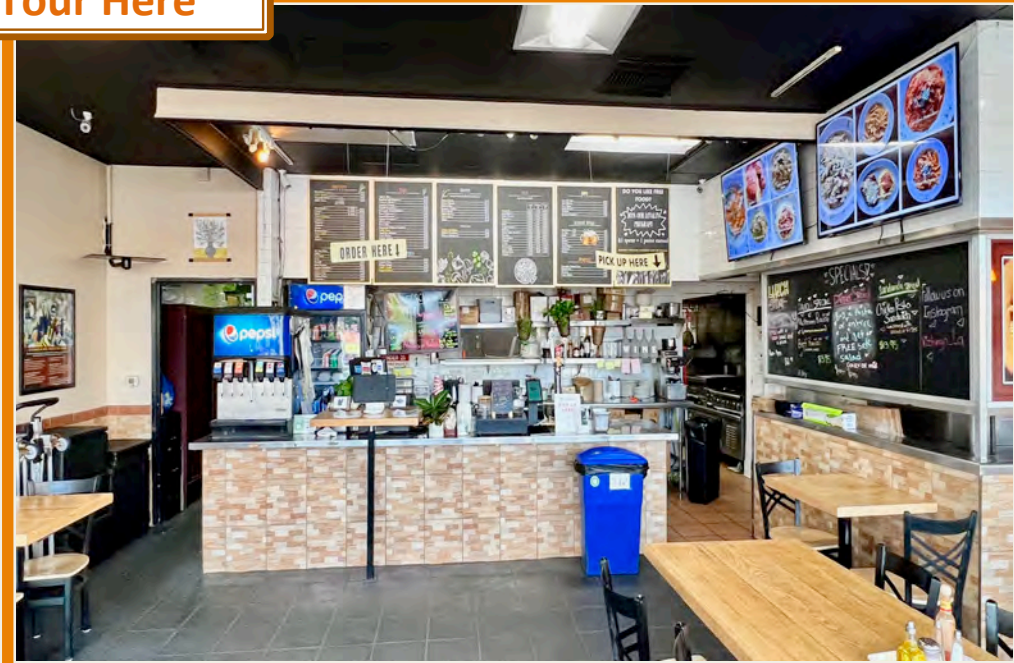
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Dining Area



[Video Tour Here](#)



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Kitchen & Service Area



[Video Tour  
Click Here](#)



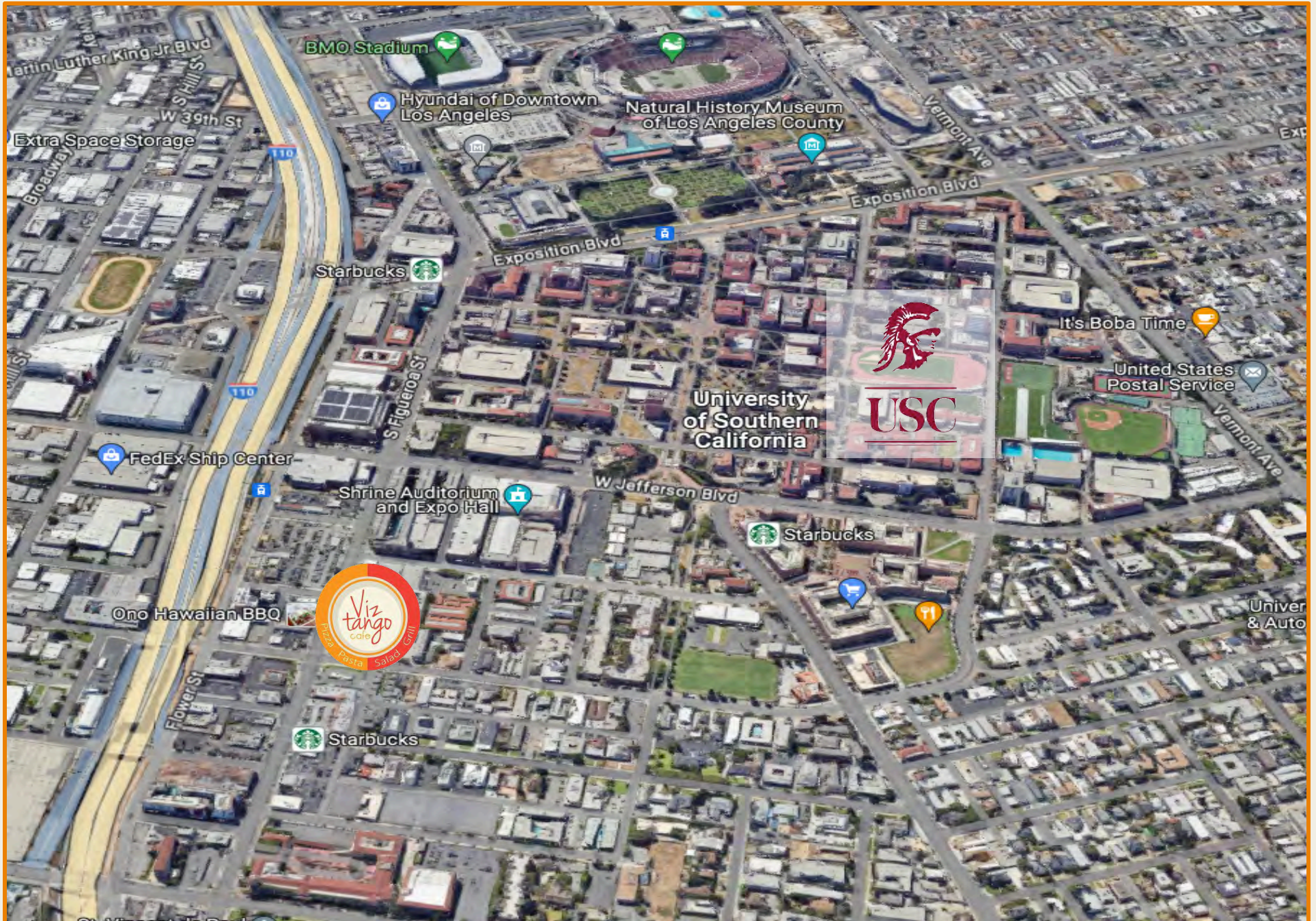
AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2022 Estimated Population</b>	<b>10,792</b>	<b>50,523</b>	<b>269,882</b>
2027 Projected Population	10,775	50,506	268,969
2010 Census Population	10,626	50,957	275,030
2010 Census Population	9,547	45,659	248,119
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	1.1%	0.9%	0.7%
2022 Median Age	26.4	28.6	32.2
<b>HOUSEHOLDS</b>			
2022 Estimated Households	3,326	14,011	85,431
2027 Projected Households	3,367	14,163	85,883
2010 Census Households	3,467	14,319	86,920
2010 Census Households	2,251	11,900	71,662
Projected Annual Growth 2022 to 2027	0.2%	0.2%	0.1%
Historical Annual Growth 2010 to 2022	4.0%	1.5%	1.6%
<b>RACE &amp; ETHNICITY</b>			
2022 Estimated White	22.5%	20.4%	20.0%
2022 Estimated Black or African American	7.2%	7.3%	10.7%
2022 Estimated Asian or Pacific Islander	41.0%	28.2%	13.6%
2022 Estimated American Indian or Native Alaskan	1.3%	2.0%	2.6%
2022 Estimated Other Races	28.0%	42.2%	53.0%
2022 Estimated Hispanic	34.8%	51.6%	63.4%
<b>INCOME</b>			
<b>2022 Estimated Average Household Income</b>	<b>\$26,115</b>	<b>\$52,712</b>	<b>\$66,477</b>
2022 Estimated Median Household Income	\$24,656	\$34,053	\$51,385
2022 Estimated Per Capita Income	\$10,069	\$16,244	\$21,685
<b>EDUCATION</b>			
2022 Estimated High School Graduate	9.8%	16.9%	20.0%
2022 Estimated Some College	13.6%	13.8%	14.4%
2022 Estimated Associates Degree Only	4.0%	4.5%	4.8%
2022 Estimated Bachelors Degree Only	31.4%	19.3%	16.6%
2022 Estimated Graduate Degree	14.4%	11.4%	8.0%
<b>BUSINESS</b>			
2022 Estimated Total Businesses	751	2,766	16,628
<b>2022 Estimated Total Employees</b>	<b>10,915</b>	<b>35,346</b>	<b>157,451</b>
2022 Estimated Employee Population per Business	14.5	12.8	9.5
2022 Estimated Residential Population per Business	14.4	18.3	16.2

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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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