

Arts District Turnkey Restaurant

ASSET SALE

1850 Industrial St,
Los Angeles, CA





Location

Arts District | Los Angeles

The Arts District first got on the radar in the late 70s when creatives began to move into the area having been priced out of the likes of Hollywood and Venice. Since then, artists opened galleries, showrooms, studios, and unique concepts, developing the area into a culture-rich community and entrepreneurial mecca for creativity. Today it is a hub for many start-ups in architecture, tech, fashion, design, and entertainment and a space for people to come grab a coffee, work on a project, shop or dine.

With a long track record of restaurant success at this location, 1850 Industrial St. offers an incoming tenant the opportunity to take over a state of the art 2nd gen, beautifully improved and fully equipped restaurant space.

Nearby tenants include: Little Bear, Bestia, Guerrilla Tacos, Zinc Market, Dover Street Market, Bread lounge, Damian, Girl and the Goat, Bavel and more.





Terms

Asset Sale and Lease

Lease Terms:

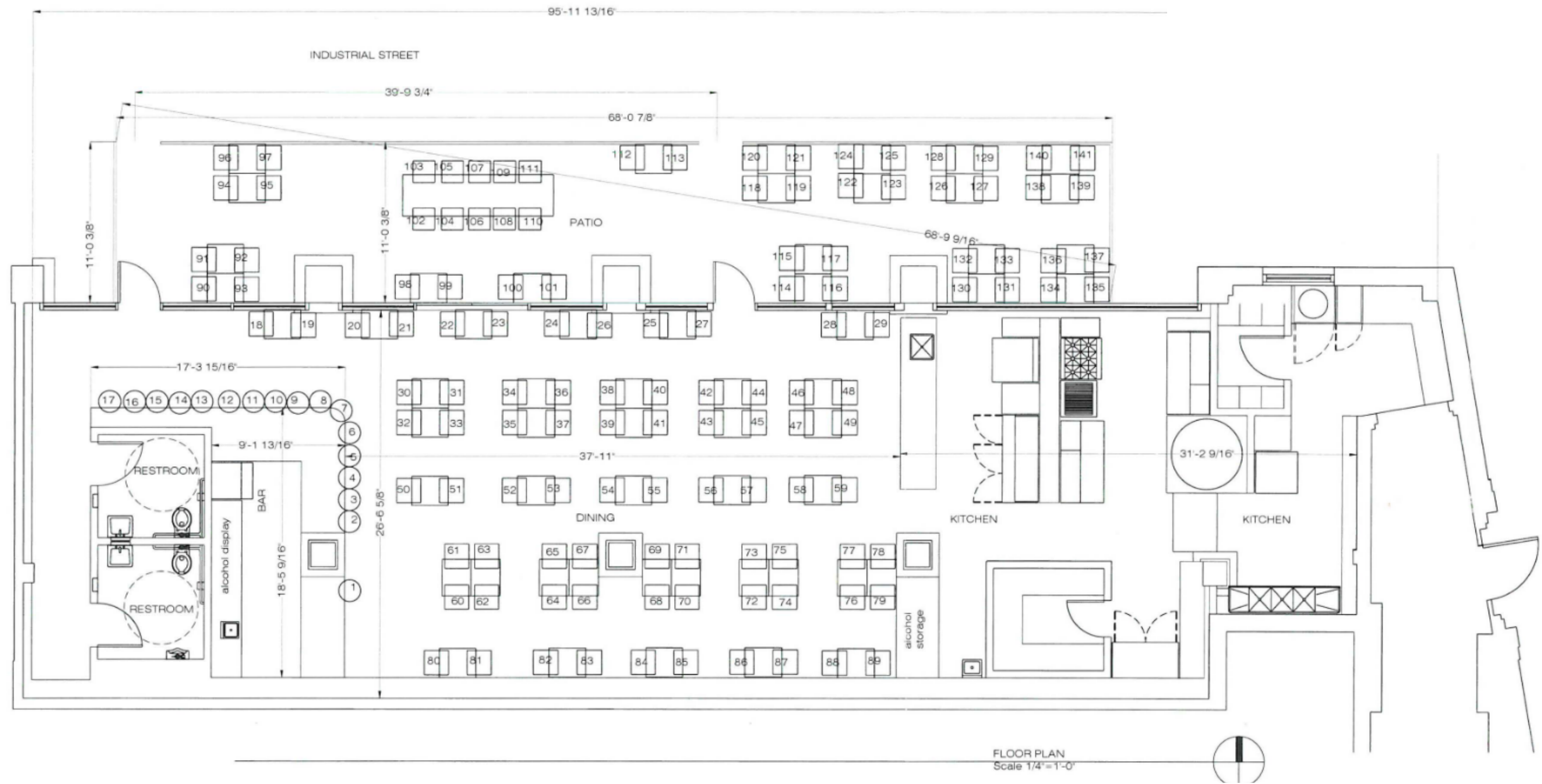
- Size: 2,448 sf + 780 sf patio
- Lease through June 2029 + two five-year options.
- Rent: \$9,362.50
- Percentage rent: 5% of gross above the natural break-event point
- NNNs: \$3,468.00
- Seats 89 interior and 52 outdoors

Asset Sale:

- Includes all furniture, fixtures and equipment with the exception of artwork.
- Liquor License: Type 47 Full liquor
- Asking Price: \$450,000.00

Other:

- Brand new remodel (2019)
- Long term success of previous restaurant at that location
- Type 47 allows service on:
 - Interior: 6 am to 2 am daily
 - Patio: 6 am to midnight daily



Floor Plan





Contact info

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