

923 E THIRD STREET

ARTS DISTRICT, DTLA



**RESTAURANT  
IN THE HEART  
OF  
DOWNTOWN  
LA  
ARTS  
DISTRICT**



**JAY LUCHS**  
EXECUTIVE VICE PRESIDENT  
T: 310.407.6585  
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**ASSAF RAZ**  
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CA RE LIC #01414907

[WWW.JAYLUCHS.COM](http://WWW.JAYLUCHS.COM)

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ARTS DISTRICT, DTLA

This restaurant is offered for sale in a historic building within the heart of the Arts District. It is one of the hottest development markets in the country, fueled by an influx of high income residents and award winning restaurants, growing number of cultural entertainment and art venues.

The purchase comes with all the equipment, furniture, fixtures and an assignment of the current below-market rent. Reposition it for your own ideal operation and flavor.



## SIZE

Approximately 2,124 SF

## CURRENT LEASE

\$5,268 per month (\$2.48 PSF)

4% Annual Increases

8 Years left with one 5-year option at market rate

## CUB

Approved CUB for full line of liquor

(License #47 is not included)

Beer and wine license transferrable with purchase

## PRICE

\$325,000



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**Newmark Grubb  
Knight Frank**

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