

2520 Hyperion Ave.

LOS ANGELES, CA 90027

BUSINESS ASSET SALE



OFFERING MEMORANDUM



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Area Highlights

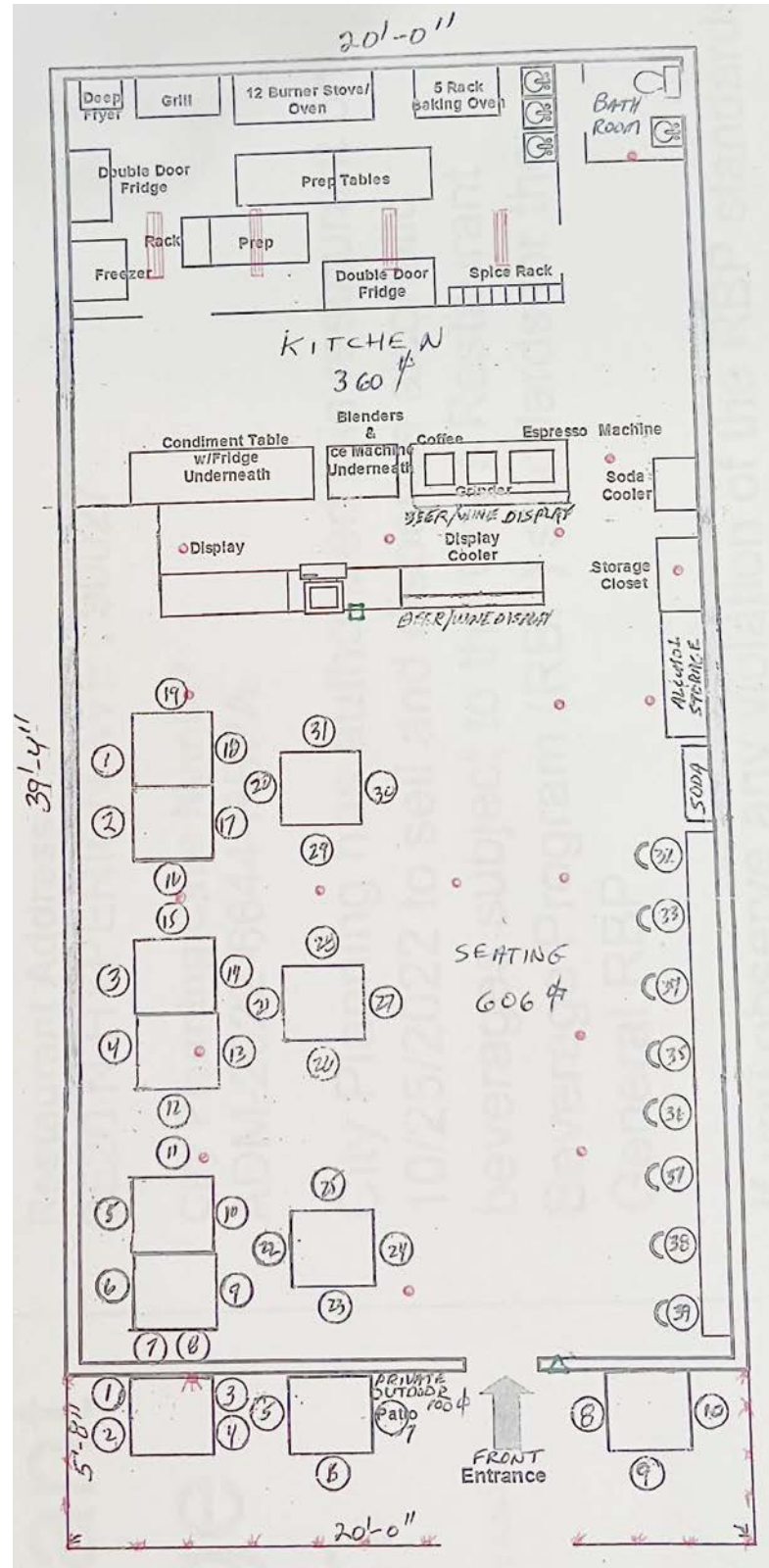
CityStreet Commercial is pleased to present **2520 Hyperion Ave.** to the prime sub-market of Silverlake. This 2nd gen restaurant sits along the popular stretch of Hyperion Ave. Silverlake is a popular destination for locals and tourists alike with an amazing demographic and mix of single-family homes. Neighboring tenants include Ceviche Project, Trophy Wife LA, Speranza, Barbrix, Blairs and many more.

Deal Points

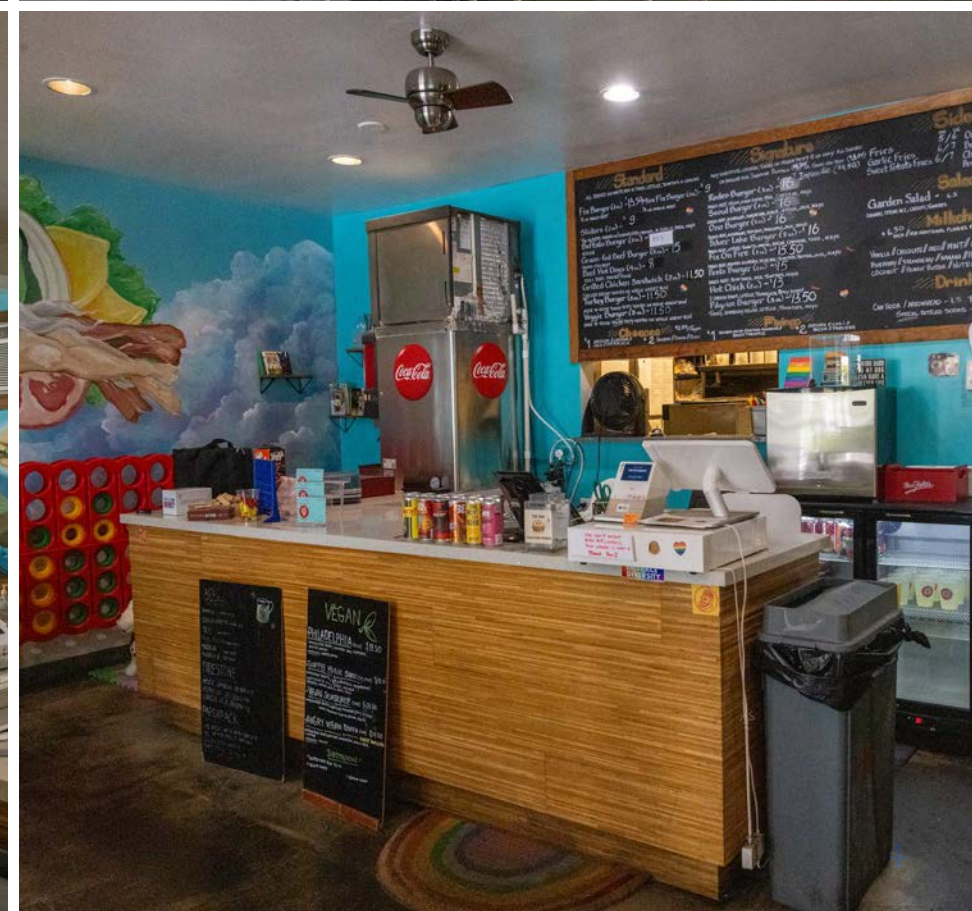
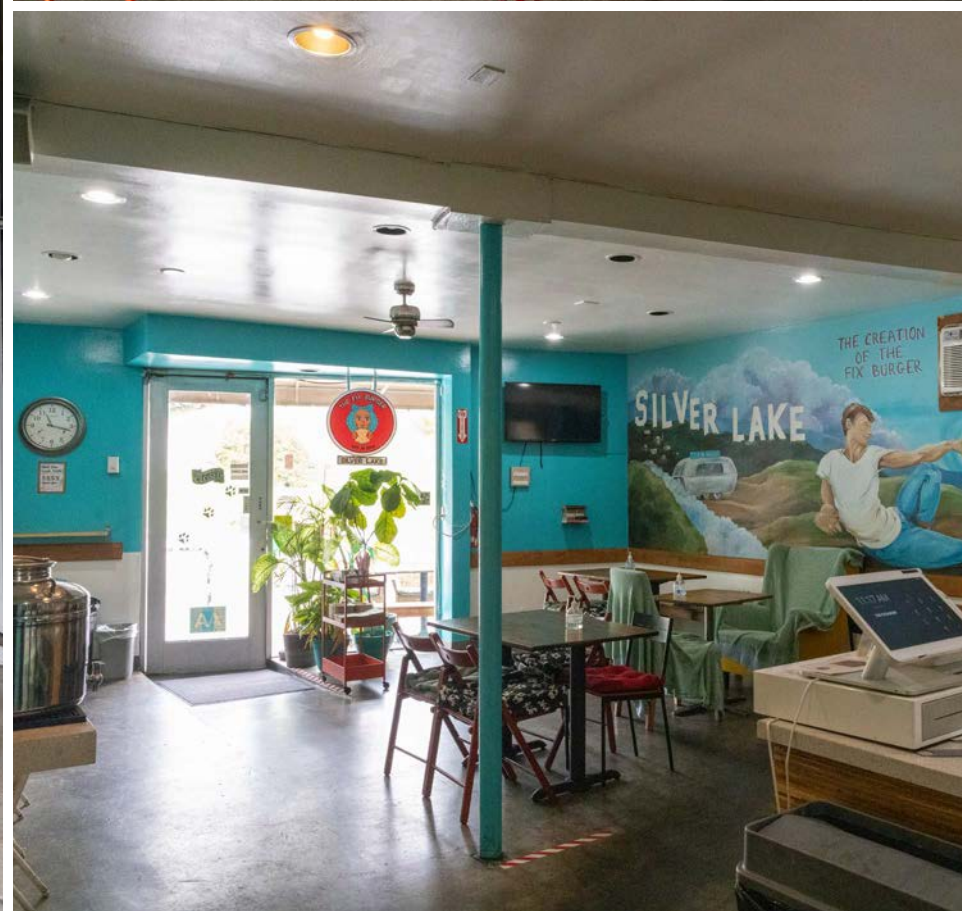
- + **Asking Price (Business Assets):**
\$200,000
- + Appx 966 SF +100 SF Patio
- + Lease Rate: Appx \$5750 All-In
- + Lease Expires: September 30, 2029
*Landlord will consider a new lease for qualified tenants
- + All FF&E Included in the Sale
- + On-Site Parking
- + Permitted Seating: 39 Interior, 10 Patio
- + Type-41 Liquor License
- + Hours of Operation: 6 am to 12 am 7 Days a Week



Floor Plan



Property Photos



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Melrose Demographics


Total Population

1 Mile

14,452

2 Miles

56,378

3 Miles

142,579


Median Age

44.4

41.8

40.1


Total Spending on
Restaurants

\$144.6M

\$520.7M

\$1.25B


Average Household
Income

\$133,536

\$105,204

\$88,217



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Neighboring Tenants



barbrix

S P E R A N Z A

BLAIRS



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