

2520 Hyperion Ave.

LOS ANGELES, CA 90027

BUSINESS ASSET SALE



OFFERING MEMORANDUM



THE FIX

Local Burger Dealer
Since 2008

2520

THE
FIX

BURGER



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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

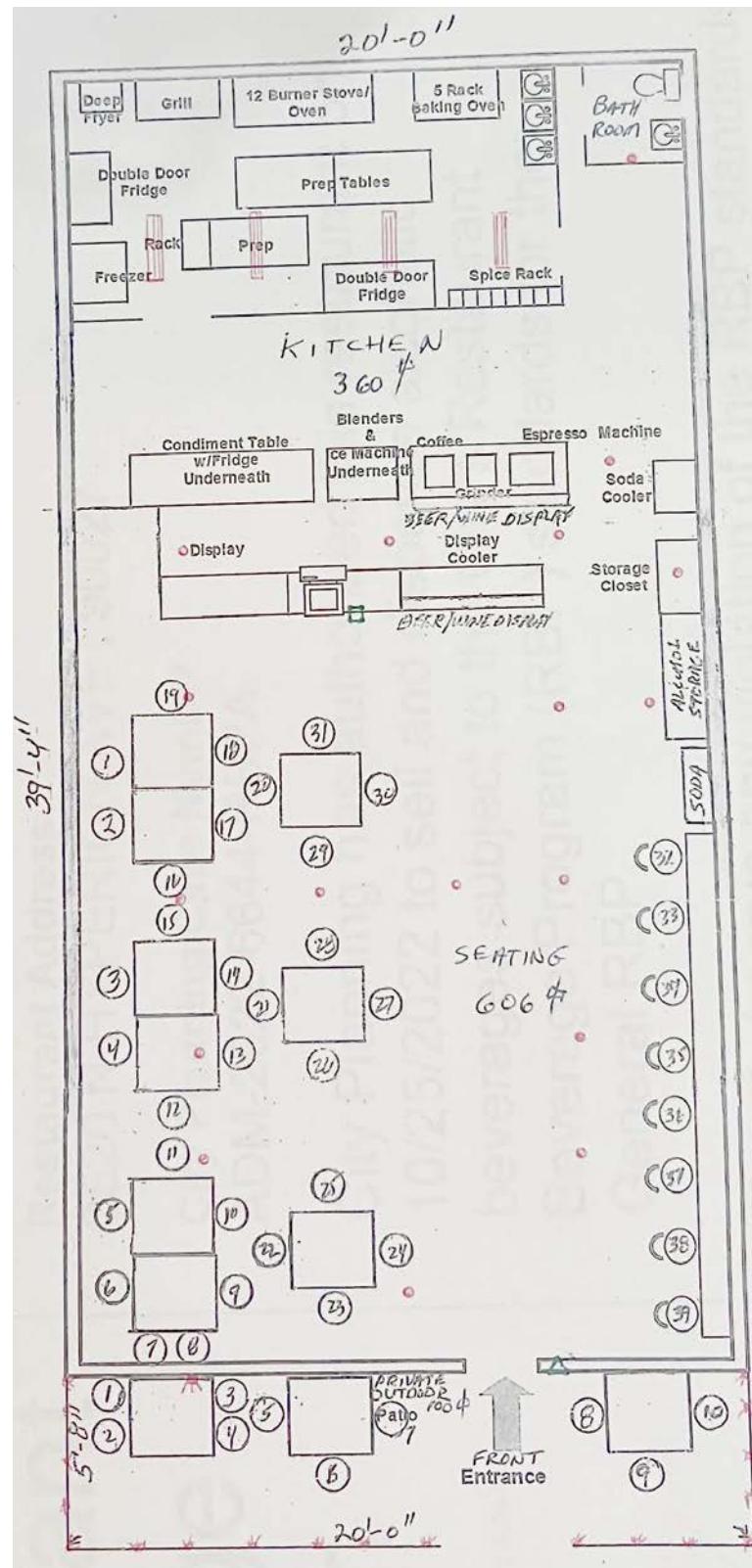
+ Permitted Seating: 39 Interior, 10 Patio

+ Type-41 Liquor License

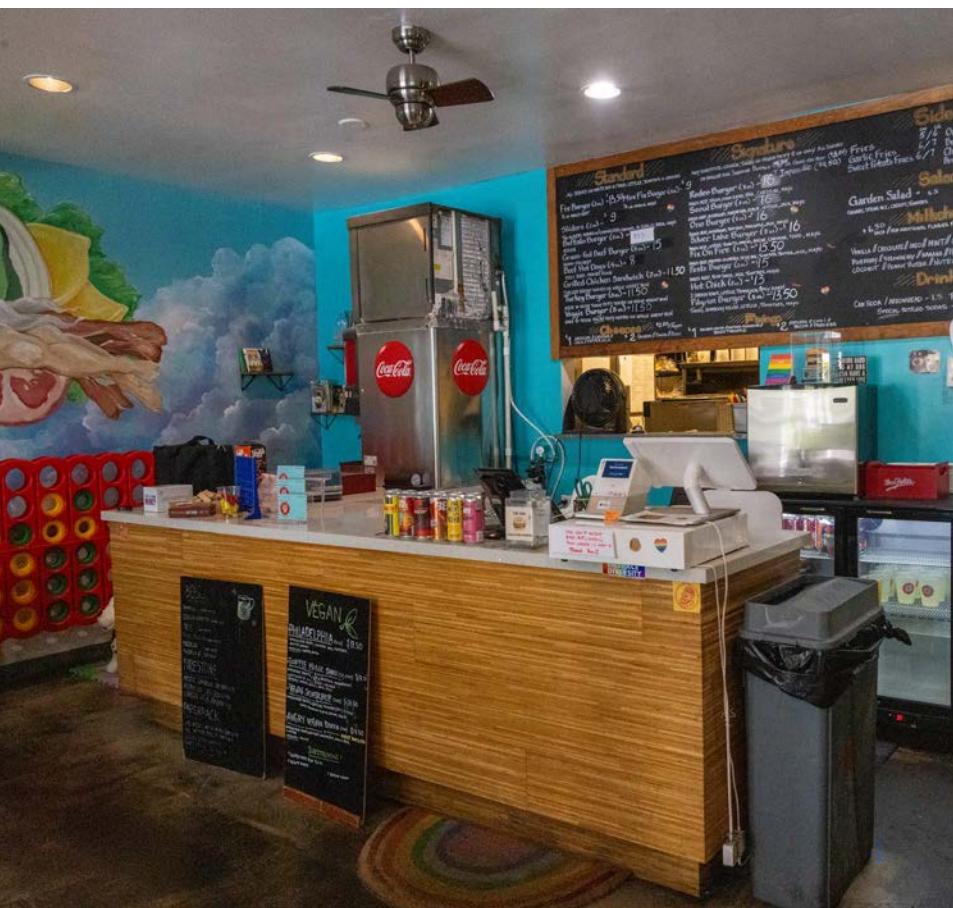
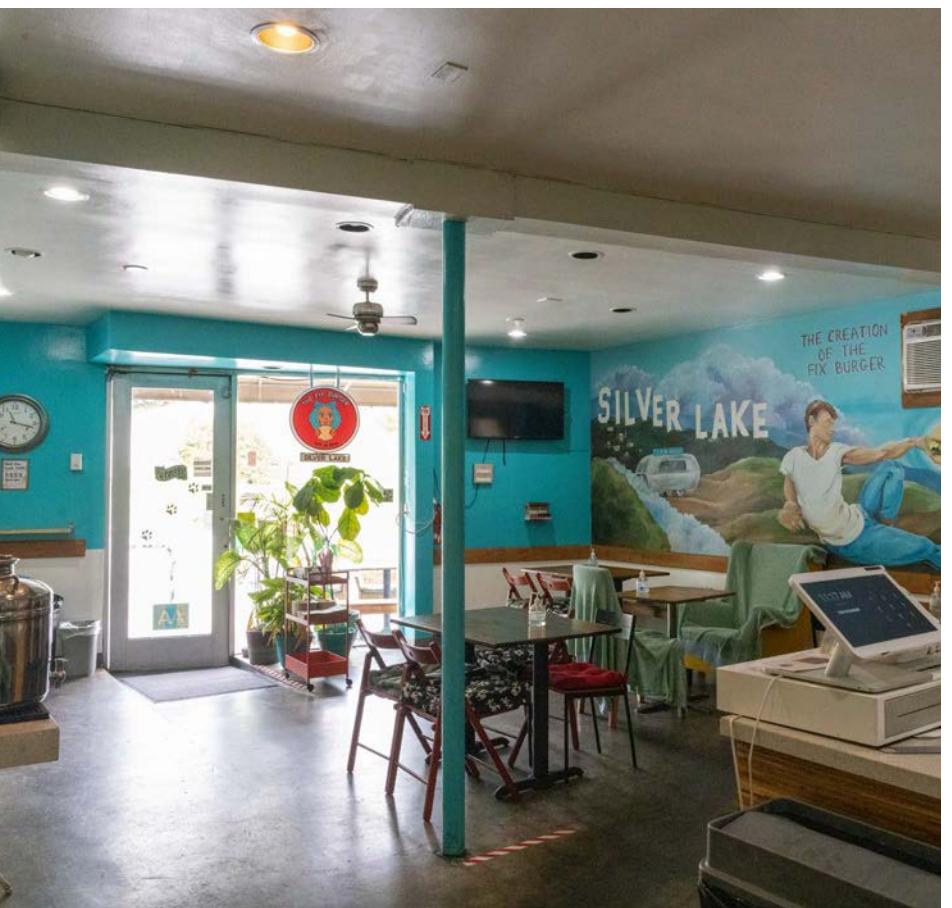
+ Hours of Operation: 6 am to 12 am 7 Days a Week



Floor Plan



Property Photos



Melrose Demographics

	1 Mile	2 Miles	3 Miles
 Total Population	14,452	56,378	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



BACARDI



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