

A photograph of a restaurant and bar interior. The scene features a curved bar with a dark countertop. Behind the bar, there are several shelves filled with various bottles of liquor, illuminated from within. The walls are dark, and there are some decorative elements like a hanging plant and a mirror. The overall atmosphere is warm and inviting.

TURNKEY RESTAURANT + BAR OPPORTUNITY

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SUMMARY

District Realty Group, is pleased to present the opportunity to own an established turnkey restaurant & bar in prime Koreatown. Paper Tiger Bar comes with a very attractive, below market rent and stabilized increases. It also includes a full kitchen, allowing it to be easily converted into a restaurant. The unique building layout allows for an operator to implement their own business for the entire space or even a dual-concept. The establishment is known for its great cocktails, complemented by popular bar food.

FEATURES AND HIGHLIGHTS

- Highly Desirable Koreatown Location
- Ideal For New Restaurant/Bar Concept Conversion
- Kitchen Currently Rented For Passive Income (MTM)
- Central to Numerous Amenities, Restaurants, Entertainment, Retail, and much more.
- Attractive Below Market Rents + Long Term Leasehold
- Multiple "Grandfathered" LA County conditional licenses attached to venue with no yearly renewal fees.
- Note: There is an option currently being permitted (and installed for the right buyer) for an 80 square foot digital ad billboard / marquee on the front of the venue. This very high traffic blvd (approx million traffic count per month ESRI) is a prime and coveted location for digital billboard advertising, with revenue potentially exceeding the entire rent amount. This digital billboard is in possession and ready to install. Please contact for more details.

SPECIFICATIONS

ADDRESS

4574 Beverly Blvd Los Angeles, CA 90004

ASKING PRICE

\$250,000 Or Best Offer

CURRENT RENT

\$6,000/Month (Including NNNs) - Lessor Pays For Water

TERM

New Lease To Be Negotiated

SIZE

2,500 +/- SF*

LICENSE

ABC Type 47 / Live Entertainment

CURRENT HOURS OF OPERATION

Wed-Saturday **9pm-2am** (Can Adjust Accordingly Subject To City Restrictions)

AVAILABILITY

Negotiable

USE

Restaurant & Bar

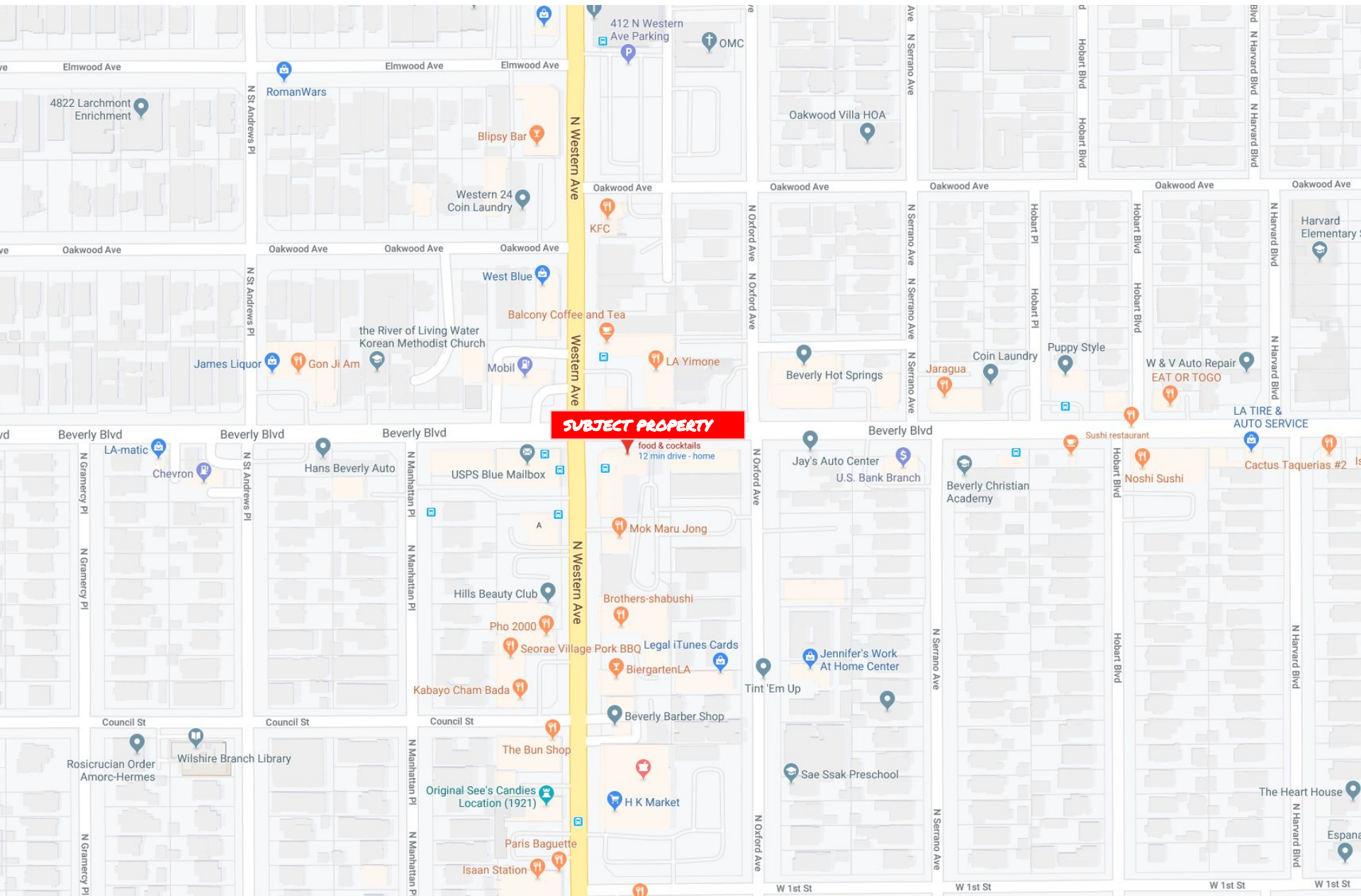
*All dimensions are approximate and independently verified. Buyer and Brokers must verify all information.











SUBJECT PROPERTY

412 N Western Ave Parking

Oakwood Villa HOA

4822 Larchmont Enrichment

RomanWars

Blipsy Bar

Western 24 Coin Laundry

KFC

West Blue

the River of Living Water Korean Methodist Church

Balcony Coffee and Tea

LA Yimone

James Liquor

Gon Ji Am

Mobil

Beverly Hot Springs

Jaragua

Puppy Style

W & V Auto Repair

EAT OR TOGO

LA TIRE & AUTO SERVICE

Beverly Blvd

Beverly Blvd

Beverly Blvd

Beverly Blvd

LA-matic

Chevron

Hans Beverly Auto

USPS Blue Mailbox

food & cocktails
12 min drive - home

Mok Maru Jong

Brothers-shabushi

Hills Beauty Club

Pho 2000

Seorae Village Pork BBQ

Legal iTunes Cards

BiergartenLA

Kabayo Cham Bada

Jay's Auto Center

U.S. Bank Branch

Beverly Christian Academy

Sushi restaurant

Noshi Sushi

Cactus Taquerias #2

Rosicrucian Order Amorc-Hermes

Wilshire Branch Library

Original See's Candies Location (1921)

Paris Baguette

Isaan Station

H K Market

Beverly Barber Shop

Jennifer's Work At Home Center

Tint' Em Up

Sae Ssak Preschool

The Heart House

Espana

W 1st St

W 1st St

W 1st St

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