

# FOR LEASE - NO KEY MONEY



456 N. Fairfax Ave, Los Angeles, CA 90036

## 2<sup>ND</sup> GENERATION CAFÉ/RESTAURANT TURN KEY OPPORTUNITY

*Heart of the Fairfax District*

Formerly Equator Coffee and previously Taco Vega, this is an exceptional opportunity to take over the lease of a premium café spot full of amenities alongside some of the best names in LA fashion, such as Flight Club, HUF, Dolls Kill, Aape, Diamond Supply Co., and LA classics such as Canter's Deli, Jon & Vinny's, Cofax, Prime Pizza, and directly across from Dave's Hot Chicken.

Linnard Lane, President

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**H** **HIGH TOUCH GROUP**  
COMMERCIAL HOSPITALITY INVESTMENT  
DRE# 02179446  
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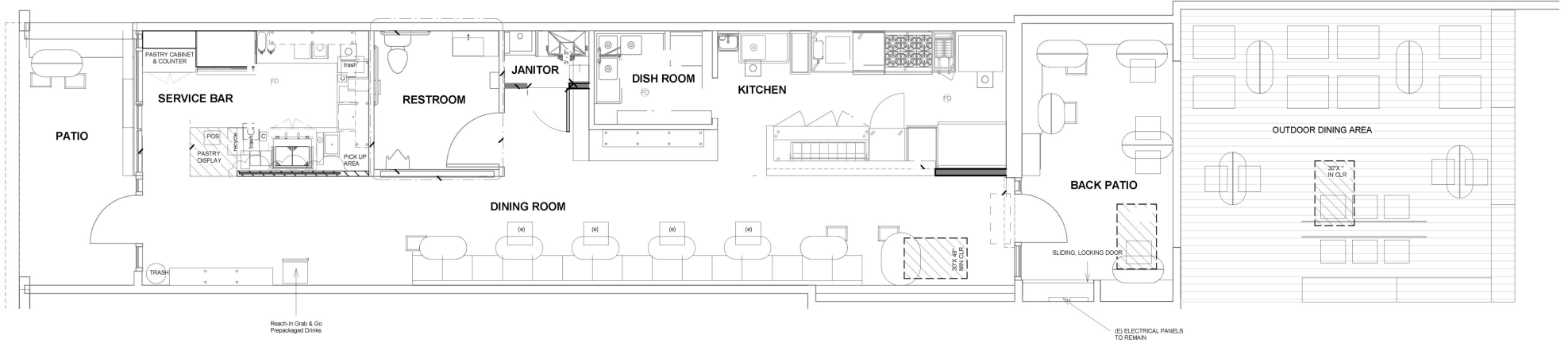
Dining Room, Rear Patio, & Coffee Bar Entry



HIGHLIGHTS	TERMS
Kitchen w/ 10' Type 1 Hood	Size: ±1,250 SF
Extensive FF&E List	Patio: ±350 SF
Front & Rear Private Patios	Term Expires: 11/30/2032
4 Rear Parking Places	Options: One x 5-Year Option
Great Signage	Rent & NNN: Call Broker

All pictures depicted herein are from Equator Store Opening, Some equipment may be different or removed and NIC, Prospective lessee's are advised to inspect and verify premises condition.

# Current Floor Plan



Dining Room To Rear Patio



Front Patio Off Fairfax



Dining Room To Fairfax Front Patio

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# Kitchen Pictures



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# Street Co -Tenant Map

## FAIRFAX AVE. STREET MAP

**Logos at the top:** 76, FAIRFAX HIGH SCHOOL, DOPE, Prime PIZZA, THE DIME, Cofax, JON & VINNY'S, GOLF, CHASE, CBS STUDIO CENTER, THE GROVE, The Original FARMERS MARKET, WHOLE FOODS MARKET.

**Logos at the bottom:** Bank of America, BRAIN-DEAD, THE HUNDREDS, Aape, RIBNDIP, Canter's DELICATESSEN, DOLLS KILL, WELLS FARGO, THE Vitamin Shoppe, TRADER JOE'S.

**Tenants on the map:**

- Melrose Avenue:** Genghis Cohen, Centerfold Newstand, - 76, Independent Jiu Jitsu, Bank of America, Brain Dead Studios.
- Fairfax Avenue:** FAIRFAX HIGH SCHOOL, Clinton Ave., Flight Club Los Angeles, White Label Creamery, Trophies Burger Club, The Hundreds, Dave's Hot Chicken, Goo Salon, Catwalk, Sole Stage, Fairfax Optical Lab, Diamond Supply Co., Aape, Rip N Dip, Kibitz Room, Canters, Dolls Kill, ABC Luggage, Black Star Burger, Caspi's Jewelry, Council Thrift, GOLF WANG, Jewish Family Services, Yours Truly, Chase Bank.
- Rosewood Ave.:** EQUATOR COFFEES, Sweet Chick, Prime Pizza, Western Kosher, The Dime, Cofax, - 4:30, Blitzstein, Melody Ehsani, Cappanova, Van Leeuwen, Badmash, Zak, Jon & Vinny's, Baba Sale.
- Oakwood Ave.:** Shell Gasoline, Wells Fargo, Box Depot, Chao Krung Thai, The Vitamin Shoppe.
- Beverly Blvd.:** CBS STUDIO CENTER, THE GROVE, FARMER'S MARKET.
- 1st Street:** Short Stories Restaurant, Short Stories Hotel, Commercial Bank, U.S. Bank, Trader Joe's.
- 3rd Street:** Whole Foods, CVS.

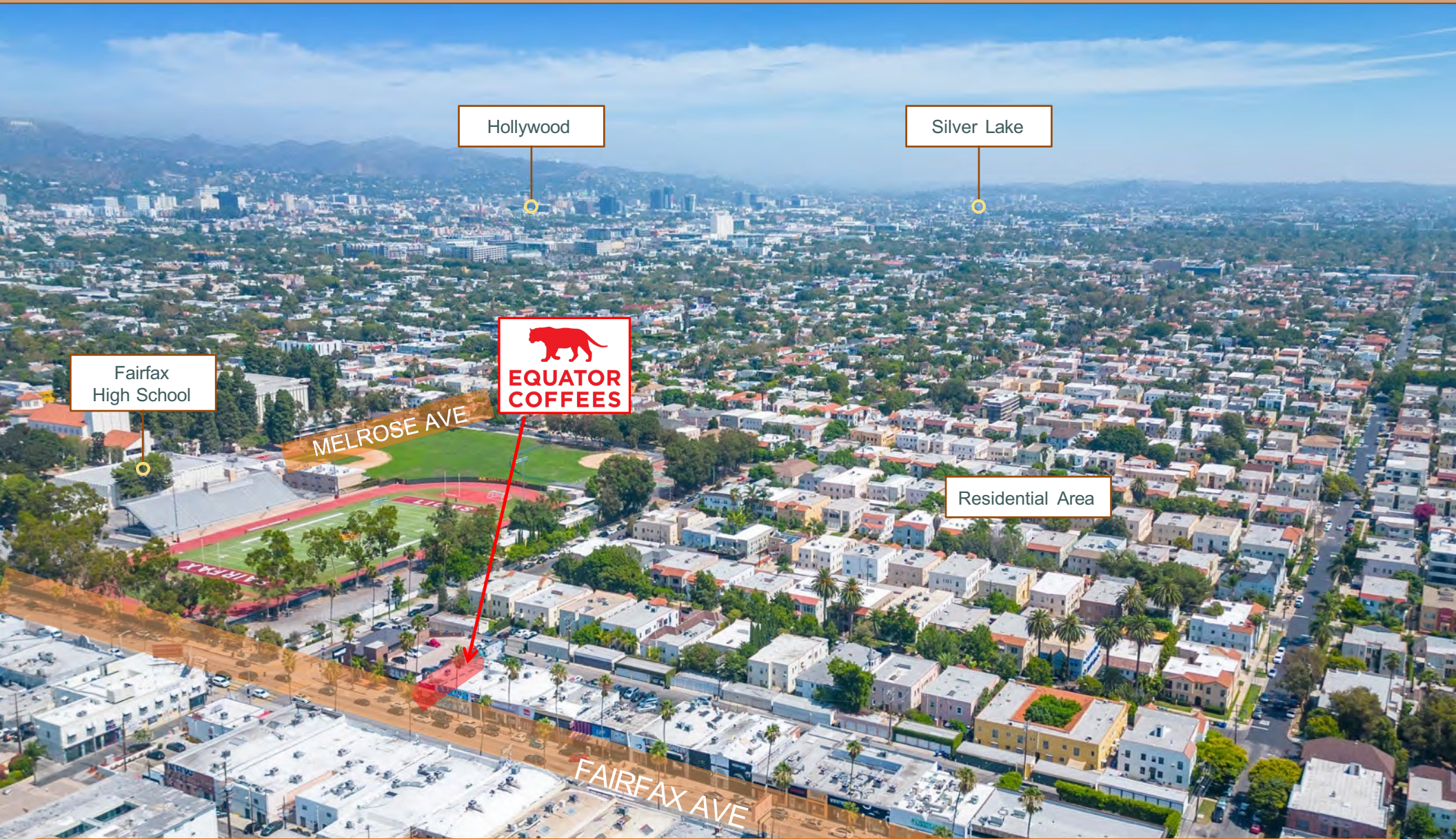
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# Street Aerial Map



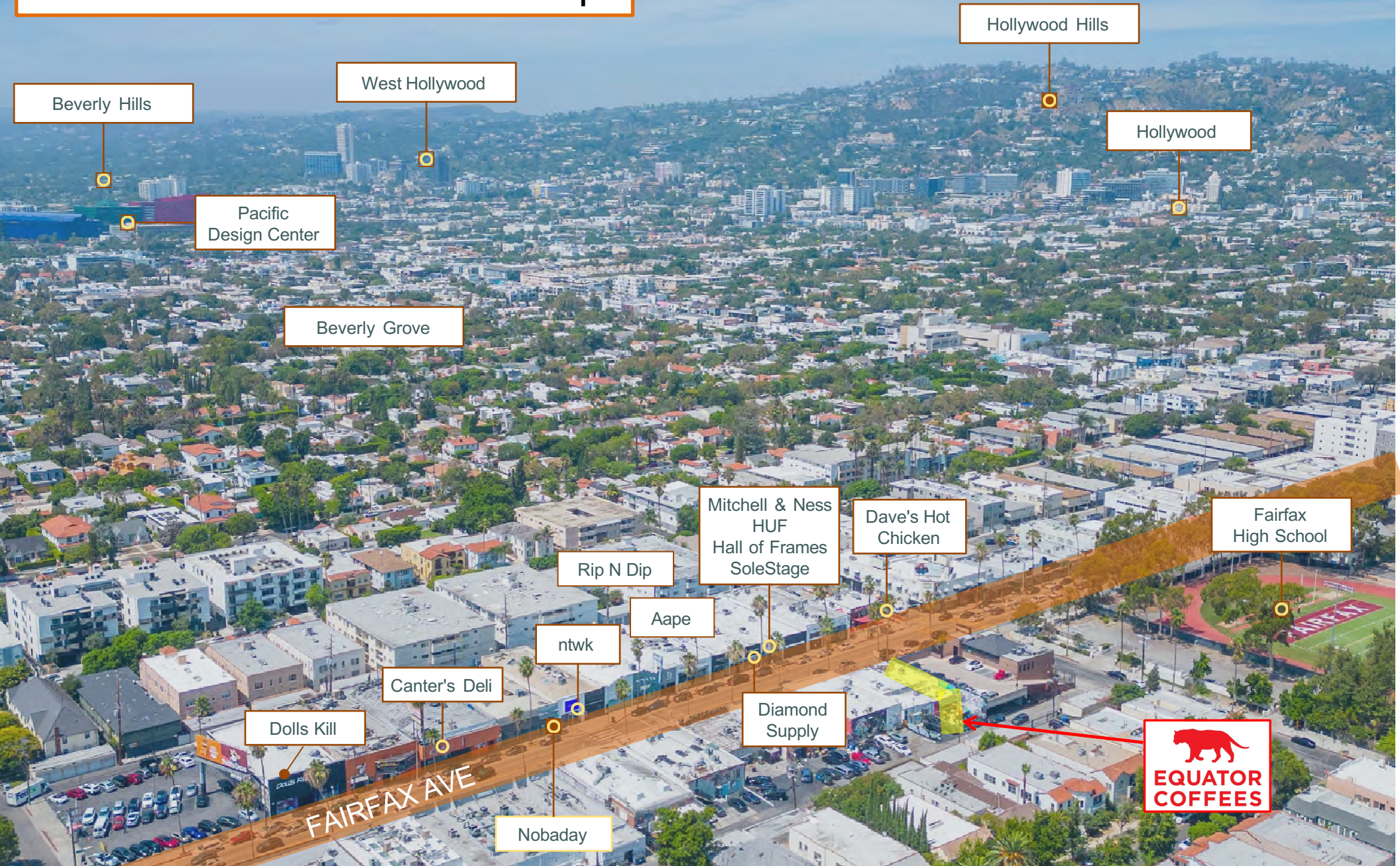
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# Street Aerial – Co Tenant Map



Beverly Hills

West Hollywood

Hollywood Hills

Hollywood

Pacific Design Center

Beverly Grove

Rip N Dip

Mitchell & Ness HUF  
Hall of Frames  
SoleStage

Dave's Hot Chicken

Fairfax High School

Aape

ntwk

Canter's Deli

Dolls Kill

Diamond Supply

Nobaday



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# Street Aerial – Co Tenant Map



  
**EQUATOR  
COFFEES**

Prime Pizza

Cofax

4:30

Van Leeuwen

Zak

Jon & Vinny's

Sweet Chick

Blitzstein

Melody Ehsani

Badmaash

FAIRFAX AVE

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties, Inc., DRE# 02179446 dba High Touch Group, the Seller's agent ("Broker") in connection with the sale of the Business Assets. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity or Assets. The information contained herein is for reference only and was obtained by third parties, Broker has not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" and "Where - Is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business Assets and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering, architectural, and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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