



## HRB Experience - Century City

10250 Santa Monica Boulevard Los Angeles, California 90067

### Property Highlights

- Restaurant Business Within Westfield Century City Mall
- 1,614 SF Covered Outdoor Patio Seating (34) with extendable patio
- Includes an additional 158 SF storage area on-site
- Beer & Wine License included
- Modern and Newly Built Facade in 2019
- Anchored by Nordstrom, Bloomingdale's, Macy's, a Gelson's Supermarket & a 15-Screen AMC Multiplex

### Demographics

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	16,578	145,740	335,556
<b>Total Population</b>	29,254	290,921	666,422
<b>Average HH Income</b>	\$154,963	\$124,979	\$124,646

### For More Information

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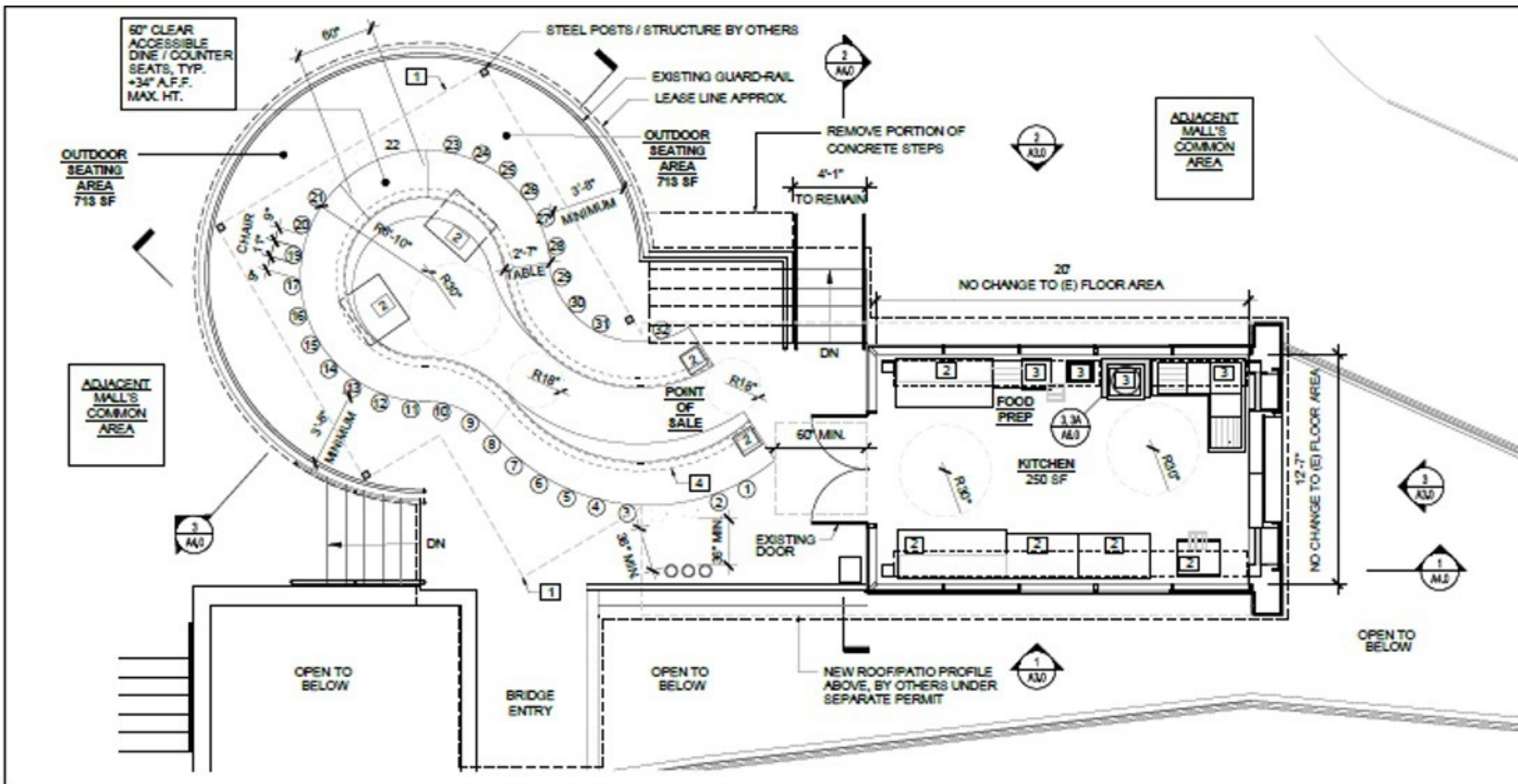


### Investment Summary

<b>Sale Price:</b>	\$800,000
<b>Gross Revenue:</b>	Approx. \$1.5M
<b>EBITDA:</b>	Approx. \$180K
<b>Initial FF&amp;E &amp; Buildout Cost:</b>	Over \$1M
<b>Price / SF:</b>	\$495.66
<b>Established:</b>	2019

### Lease Highlights

- **INITIAL TERM:** May 15, 2019 to January 31, 2028.
- **INITIAL TERM (STORAGE):** October 1, 2021 to September 30, 2024.
- **CURRENT RENT:** \$16,239.87 (**Rent** \$12,191.86 + **Storage** \$1,432.49 + **CAM** \$2,249.77).
- **ANNUAL INCREASES:** Rent 3% and Storage 5%.
- **PERCENTAGE RENT:** Five Percent (5%) over \$2,076,181,30 (threshold not reached).



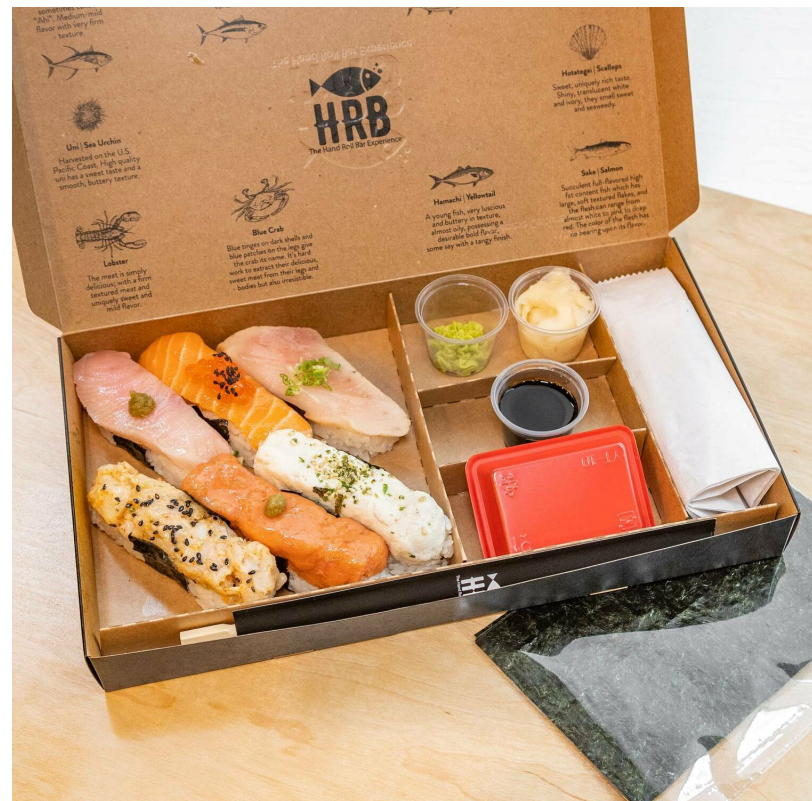
## HRB Experience

HRB is a modern Hand Roll Bar inspired by Japanese traditions, flavors and techniques. Our concept was created to provide an experience showcasing Japanese produce and delicacies. HRB Hand Rolls are carefully prepared using a special nori (seaweed) from Ariake Bay in Japan.

Our rice is known as one of the best short grain rice varieties in the world and we like it warm to reveal the vinegar notes and strike balance with the temperature of the fish. Our biggest challenge is to source the freshest seafood whilst also making smart choices for our planet. We believe the sea is our backyard and we wish to play our part in preserving the natural resources and biodiversity it contains.

**Website:** [www.thehrbexperience.com](http://www.thehrbexperience.com)

**Location Website:** [www.westfield.com/centurycity](http://www.westfield.com/centurycity)





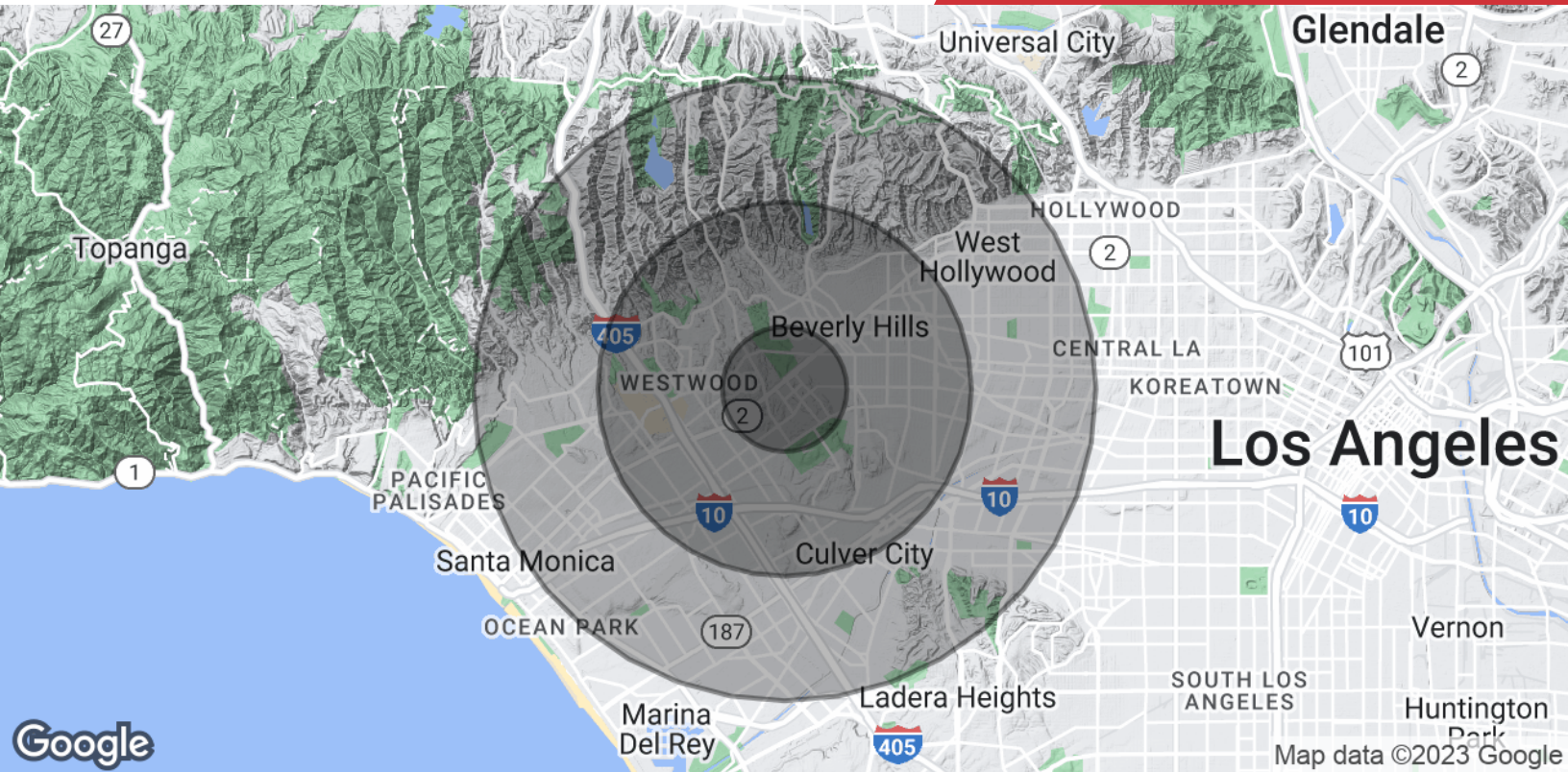
## Property Description

Built in 2019 with high end and modern design - NAI Capital is exclusively representing the sale of both business and asset of this restaurant opportunity within the Westfield Century City Mall. With a good following in social media and well established brand, we are looking for the right operator to take over and bring the business to new heights. For more information about the sale, please contact us.

## Location Description

Location! Location! Location! Century City, the home of 20th Century Fox and known as a prestigious business district. This establishment is situated within Westfield Century City Mall, one of the best rated Shopping Malls in Los Angeles, consisting of 60 dining options amongst with other 200 other types of tenants, and draws 2.1million of visitors, this is the place to do business.

Westfield Century City is a massive, 120,000 square-meter shopping mall. A must-see metropolis of Los Angeles opulence. The Mall has over 60 dining options amongst 200 stores including: Bloomingdale's, Nordstrom, Macy's and several other luxury retail stores. Not only is this a shopper's paradise, it's an excellent spot to mingle and explore as well. The open-air layout makes for easy and safe browsing and dozens of events occur here daily including pop-up shops, concerts and more.



**Population**

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	29,254	290,921	666,422
<b>Average Age</b>	47.4	37.6	38.9
<b>Average Age (Male)</b>	46.1	37.2	38.4
<b>Average Age (Female)</b>	47.8	38.0	39.6

**Households & Income**

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	16,578	145,740	335,556
<b># of Persons per HH</b>	1.8	2.0	2.0
<b>Average HH Income</b>	\$154,963	\$124,979	\$124,646
<b>Average House Value</b>	\$1,504,443	\$1,111,733	\$1,089,657

\* Demographic data derived from 2020 ACS - US Census