



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Historic Los Angeles Restaurant
Business & Real Estate Offering

3361 W 8th Street, Los Angeles, CA 90005



Real Estate Ownership • Established Cash Flow • Long-Term Upside

Approximately \$5.4 Million in Underlying Real Estate Value • Established Profitable Operating Business Since 1953

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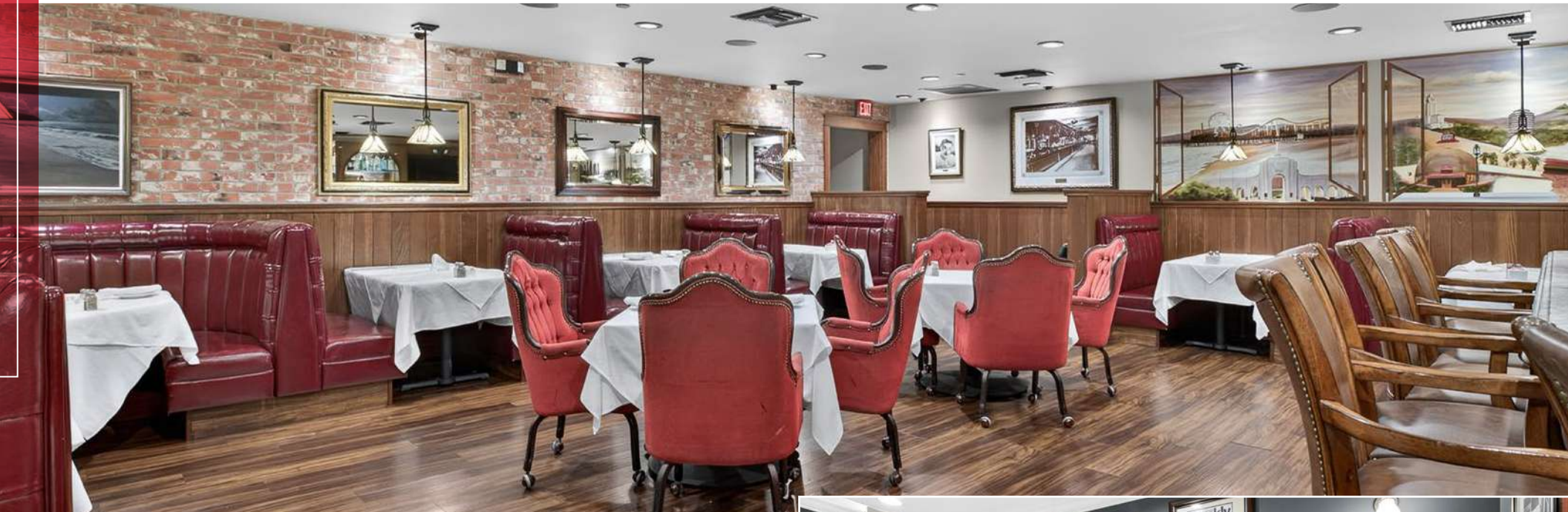
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Property Photos



Offering Summary

ACQUISITION SUMMARY	Real Estate Value: \$5,400,000 Operating Business & Goodwill: \$1,700,000 Total Asking Price: \$7,100,000
PROPERTY TYPE	Restaurant / Retail
OFFERING TYPE	Business / Real Estate
BUILDING SIZE	4,643 SF
LOT SIZE	12,844 SF
ZONING	R4
PARKING	21 Spaces - 4.52 / 1,000



Property Overview

Taylor's Steakhouse represents a rare opportunity to acquire both an established operating business and the underlying real estate in a dense, high-demand Los Angeles location. The offering combines an established business, a recognizable brand, and a functional restaurant property with multiple paths to value creation.

The asset can be operated in its current form, repositioned with a new concept, or evaluated for alternative uses, subject to buyer objectives and applicable regulations.

A MULTI-DIMENSIONAL INVESTMENT

This offering provides a rare combination of operational continuity, real estate ownership, and long-term optionality within a single asset. The existing restaurant benefits from an established presence and consistent customer base, while the underlying real estate offers intrinsic value driven by location, density, and accessibility. **FF&E INVENTORY AND FINANCIAL INFORMATION AVAILABLE UPON REQUEST WITH SIGNED NDA.**

Buyers may pursue a range of strategies, including continued operation, brand repositioning, or future redevelopment, allowing the asset to align with varying investment objectives.

Business & Real Estate Overview

A Proven Los Angeles Institution

Since 1953, Taylor's Steakhouse has served generations of Los Angeles residents and visitors:

- Continuous operation since 1953
- Profitable operating history
- Recognized Los Angeles brand
- Established customer base
- Turn-key operation

Revenue Channels

- Full-service dining
- Bar and beverage program
- Group and private dining
- Repeat local and business clientele

Business Positioning

The existing operation provides immediate functionality for an owner-operator while also offering a baseline for investors seeking in-place income or a platform for repositioning.

REAL ESTATE OVERVIEW

Underlying Real Estate Value

The estimated real estate value of approximately \$5.4 million is supported by comparable restaurant property sales within the surrounding market area.

Key Property Features

- Existing restaurant improvements
- Commercial kitchen and bar infrastructure
- Functional dining layout
- Street frontage and visibility
- Access to surrounding residential and commercial demand drivers



Investment Appeal

Flexible Acquisition Profile

This asset is positioned to appeal to a broad range of buyers due to its ability to support multiple strategies.

Why this acquisition is different

Included in Sale:

- Real Estate
- Operating Business
- FF&E
- Brand Goodwill
- Existing Customer Base

Long-Term Strategic Flexibility

Control a well-located commercial property with in-place business operations and the potential for income stability or strategic repositioning.

Growth Opportunities

Leverage the underlying land value and location to evaluate alternative uses or long-term redevelopment opportunities, subject to applicable approvals.



Property Photos



Aerial Overview



Location Overview

Central Los Angeles Positioning

The property is situated along West 8th Street within a densely populated and active Los Angeles submarket. The surrounding area supports a mix of residential, retail, and commercial uses, contributing to consistent demand drivers throughout the day and evening.

Strategic Central Los Angeles Location

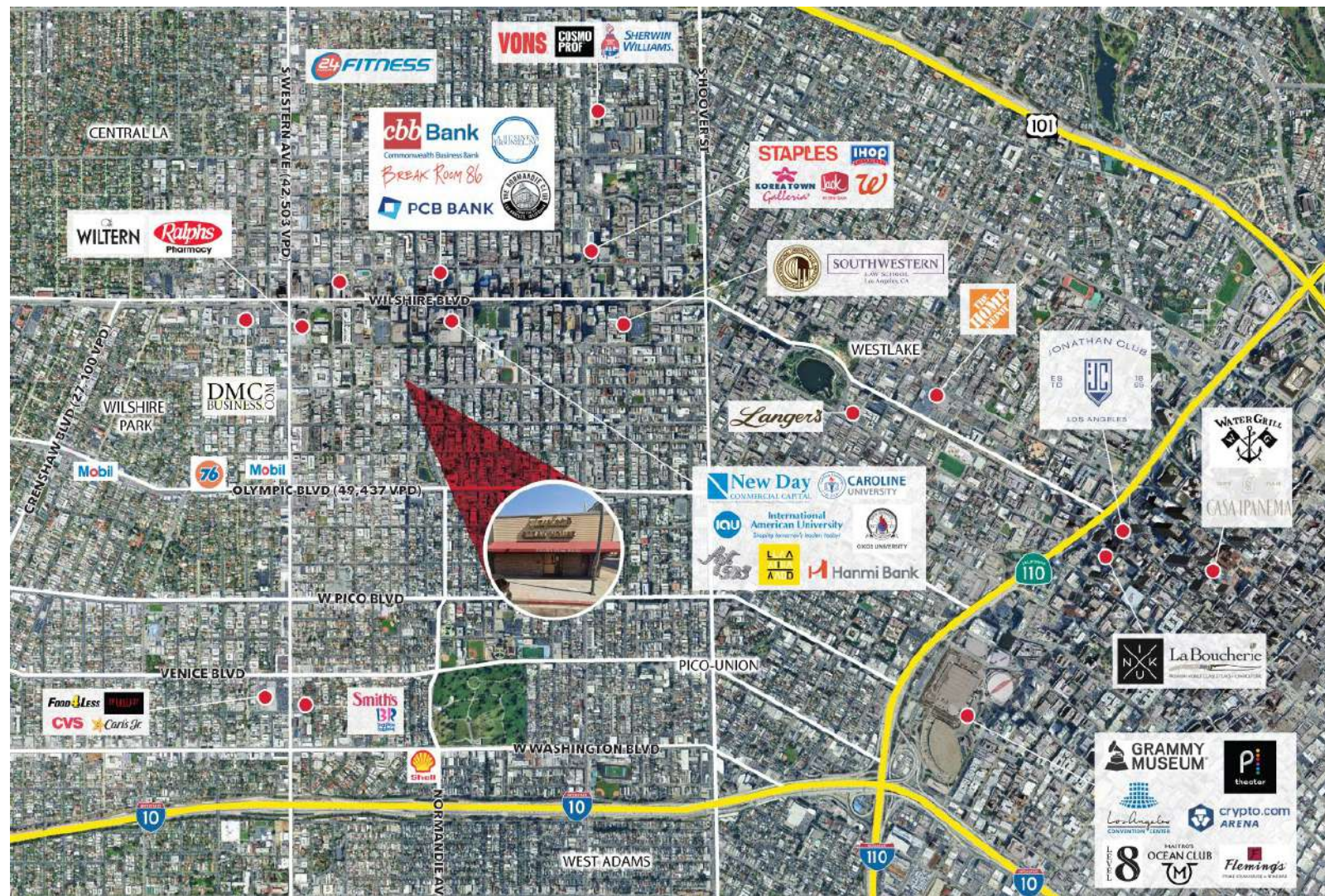
Significant daytime employment population supporting future growth opportunities.

Growth Opportunities

Potential future lunch service and expanded utilization of the facility.

Location Attributes

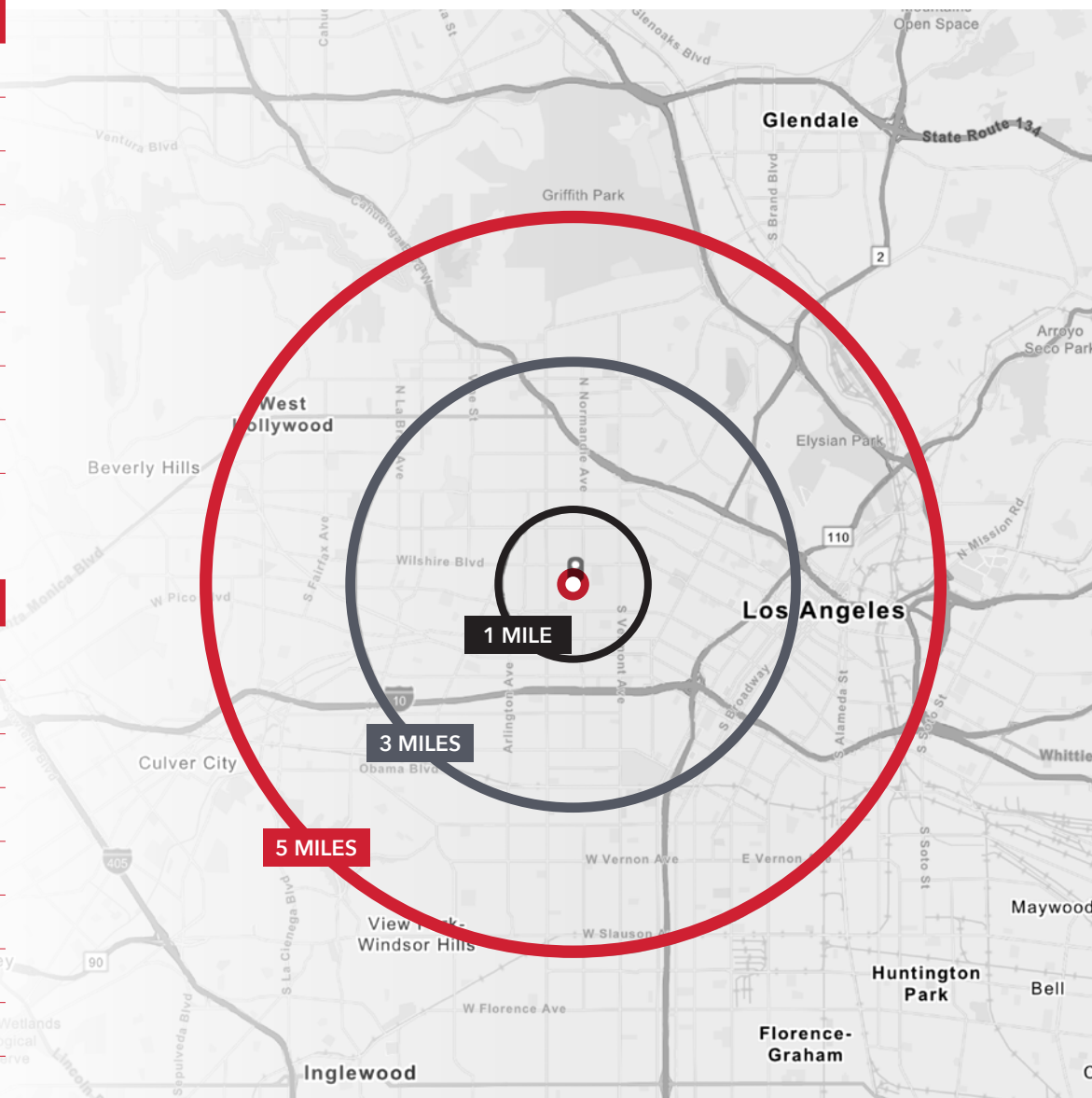
- Dense population base
- Established commercial corridor
- Proximity to business and residential districts



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	120,214	619,774	1,219,553
Households	54,287	260,877	511,863
Families	26,648	124,912	240,042
Average Household Size	2.19	2.29	2.29
Owner Occupied Housing Units	3,971	33,998	97,417
Renter Occupied Housing Units	50,316	226,879	414,446
Median Age	37.5	36.4	37.1
Median Household Income	\$56,122	\$63,373	\$70,827
Average Household Income	\$77,781	\$96,297	\$108,924

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	127,072	632,778	1,236,761
Households	59,348	275,028	534,362
Families	29,126	131,321	250,525
Average Household Size	2.11	2.22	2.22
Owner Occupied Housing Units	4,145	35,470	100,832
Renter Occupied Housing Units	55,203	239,558	433,530
Median Age	39.0	37.9	38.3
Median Household Income	\$62,638	\$71,517	\$79,756
Average Household Income	\$86,375	\$107,128	\$120,812



A RARE COMBINATION OF BUSINESS AND REAL ESTATE

- Approximately \$5.4 Million in Real Estate Value
 - Established Operating Business
- More Than 70 Years of Operating History
 - Immediate Revenue Generation

For more information, please contact:

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